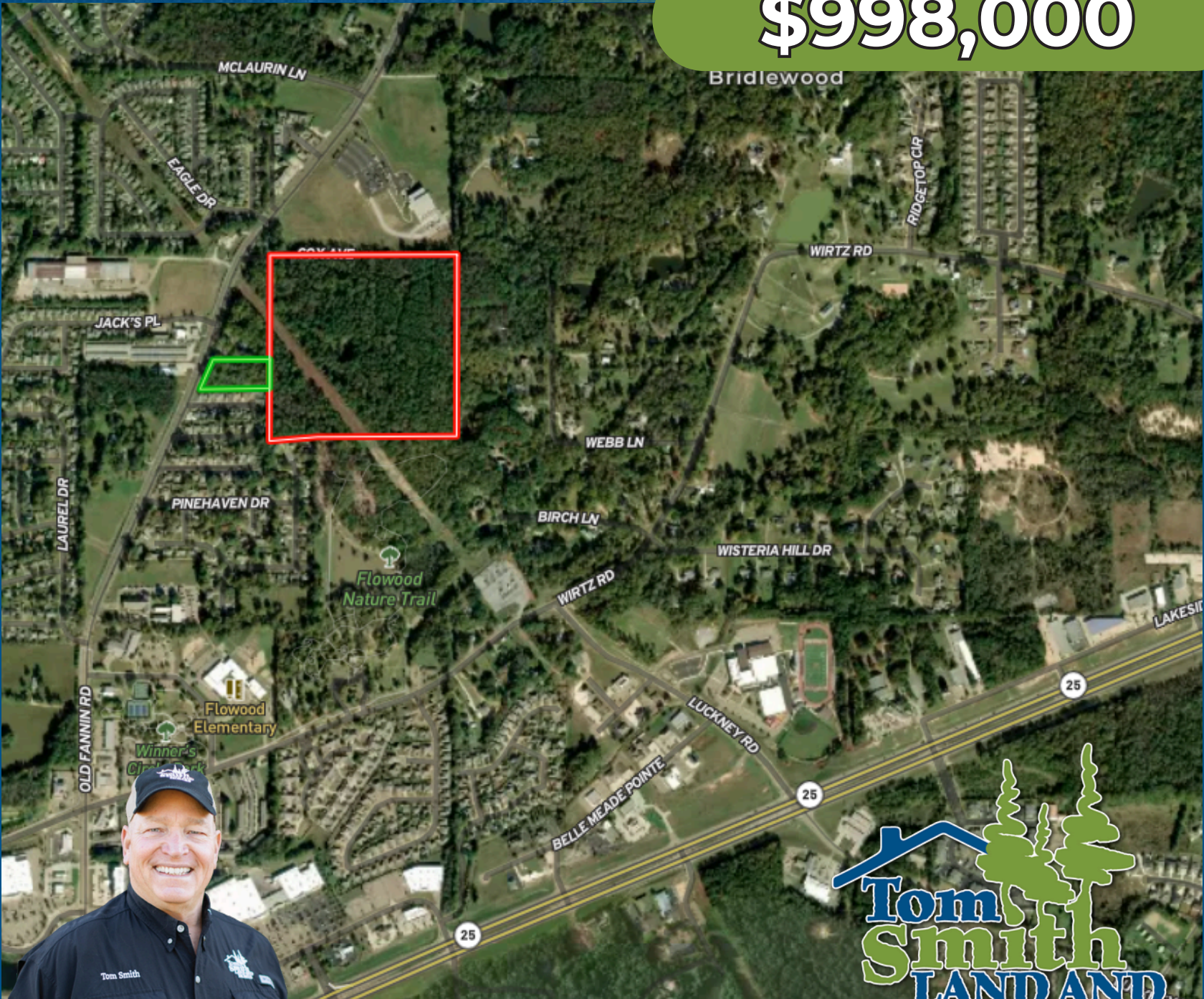


Residential Development Tract

40± Acres

Old Fannin Road, Flowood, MS

\$998,000



TOM SMITH

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Office: 601.898.2772

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Tom@TomSmithLand.com



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Information is believed to be accurate but not guaranteed.



The Property

40± Acres

Attention Developers! This is the opportunity you've been waiting for. This ±40-acre property is adjacent to the City of Flowood park and walking trails, offering exceptional access to recreation and community amenities. It fronts Cox Road, with additional land available for purchase that would provide access to Old Fannin, making this a rare chance to create a legacy development in the heart of Rankin County. The property is currently zoned R-E (Residential Estate), and all major utilities—sewer, water, gas, and fiber—surround the site. Priced below market value to sell quickly, this is truly a once-in-a-lifetime opportunity.



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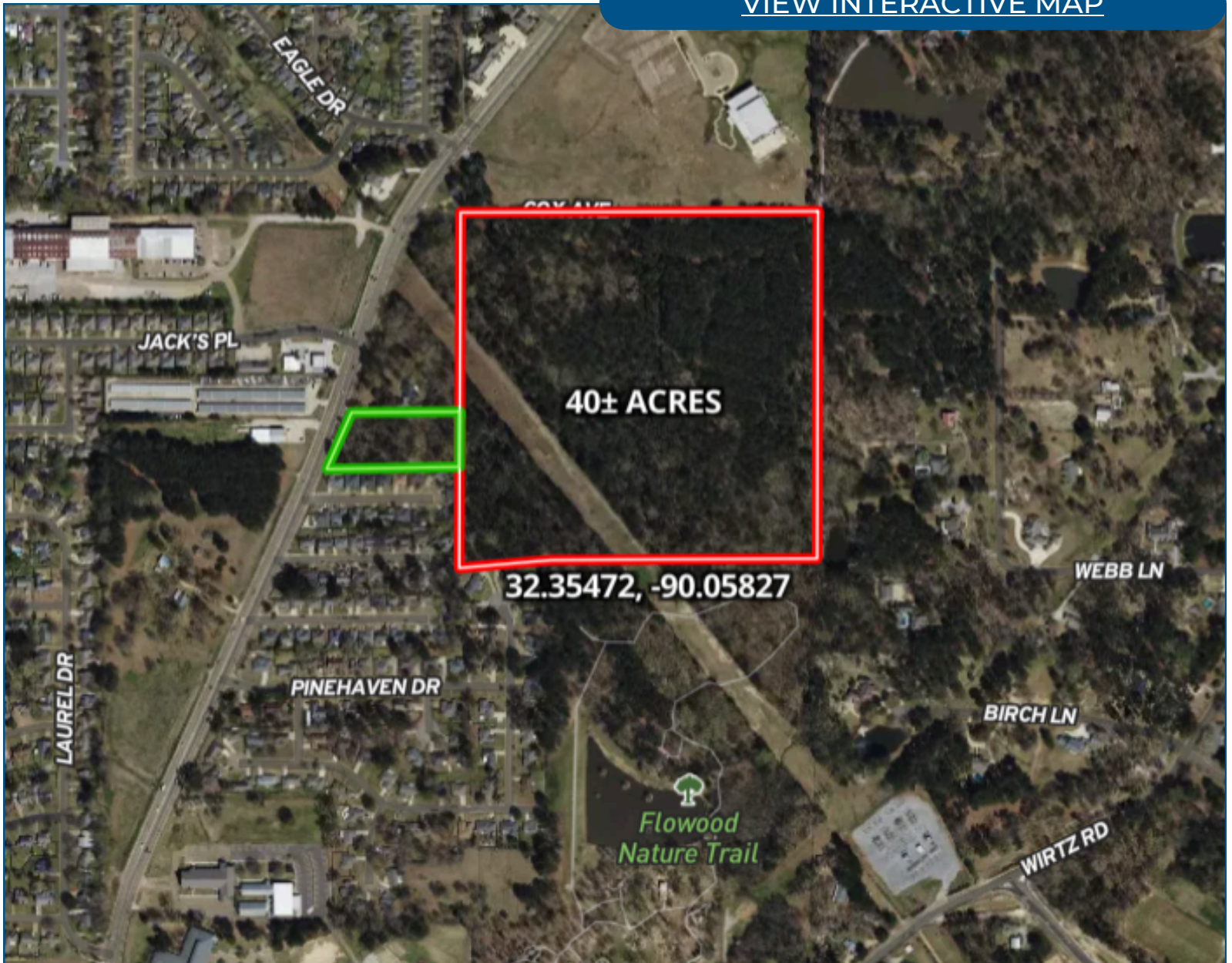
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Aerial Map

[VIEW INTERACTIVE MAP](#)



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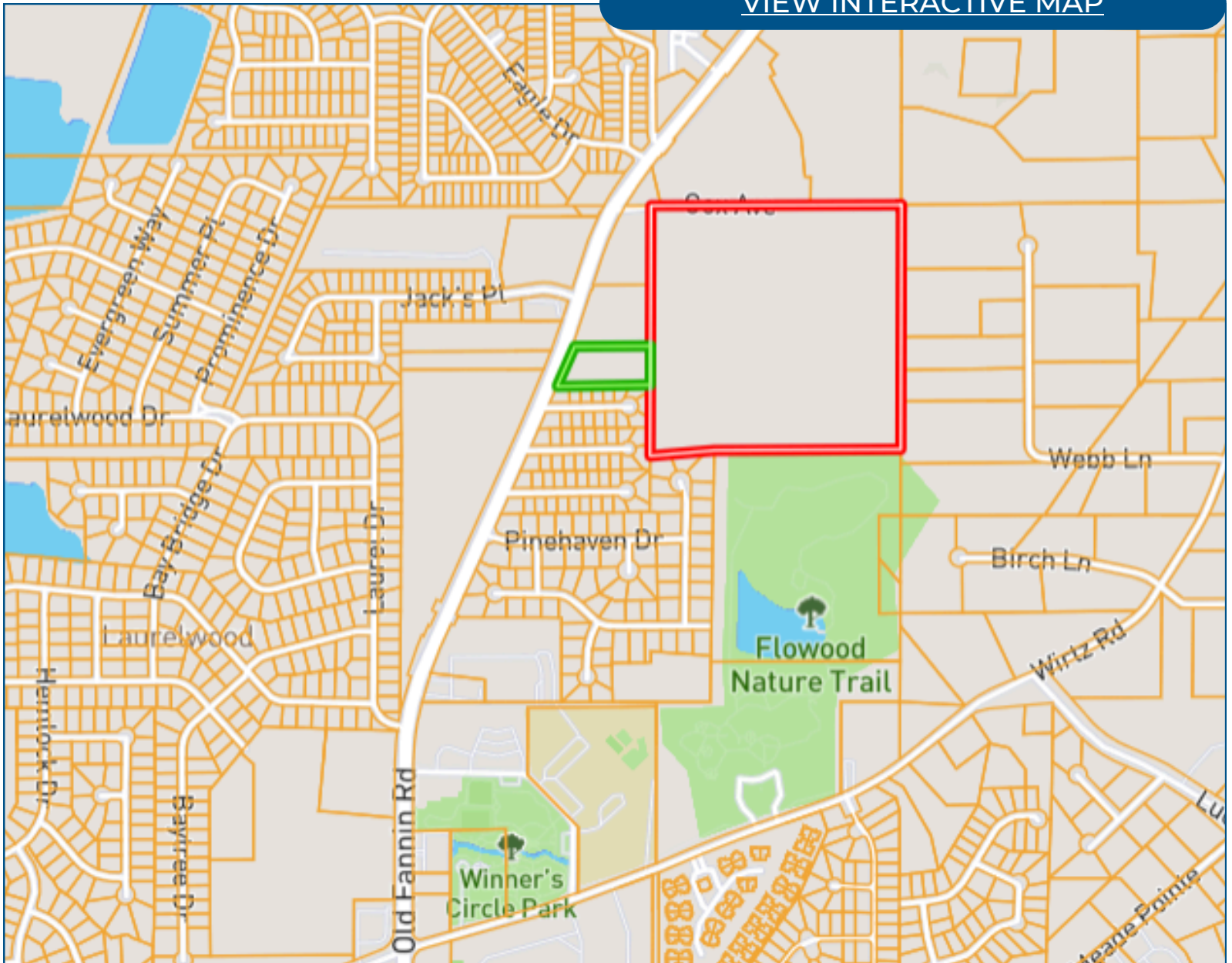
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Ownership Map

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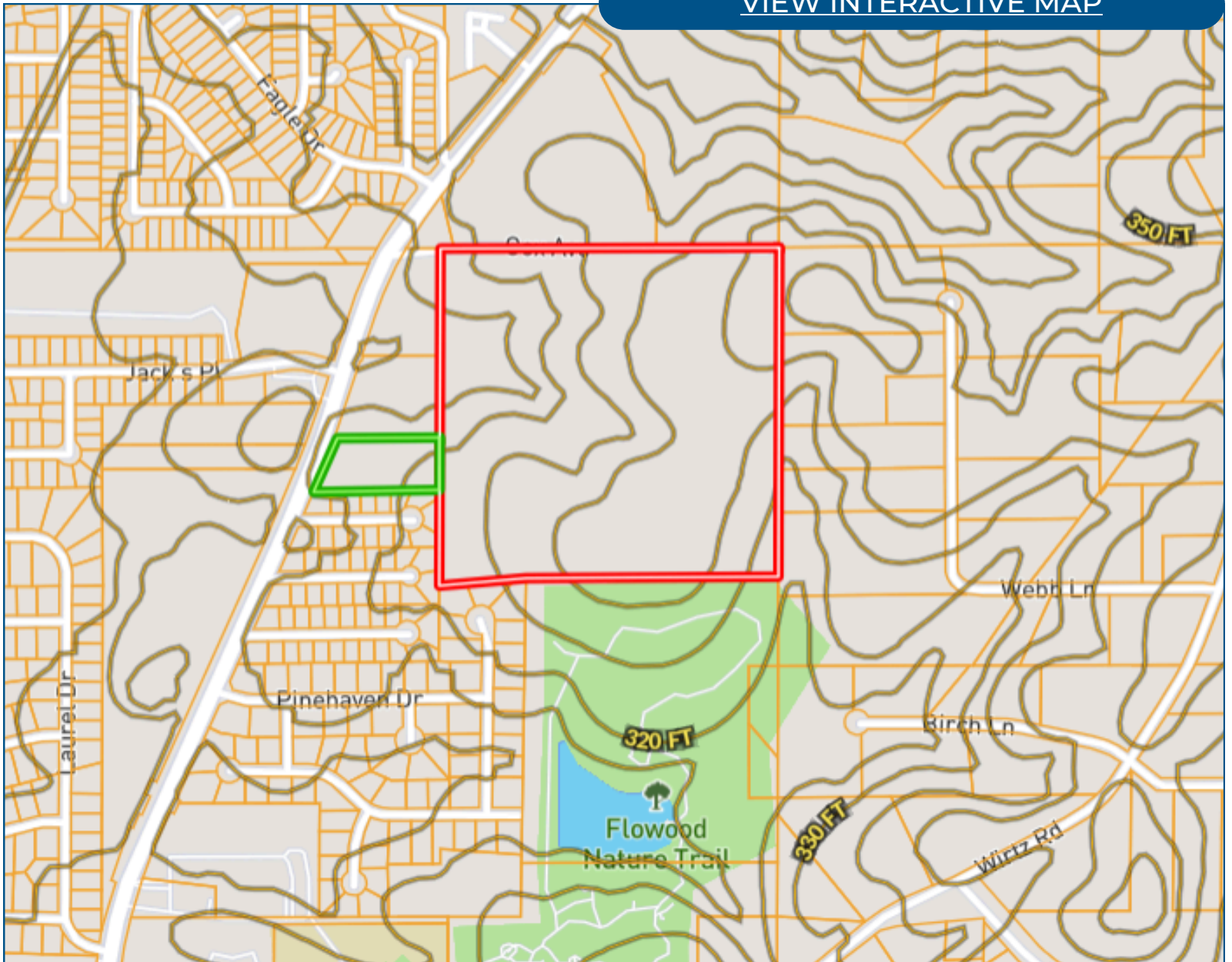
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Topo Map

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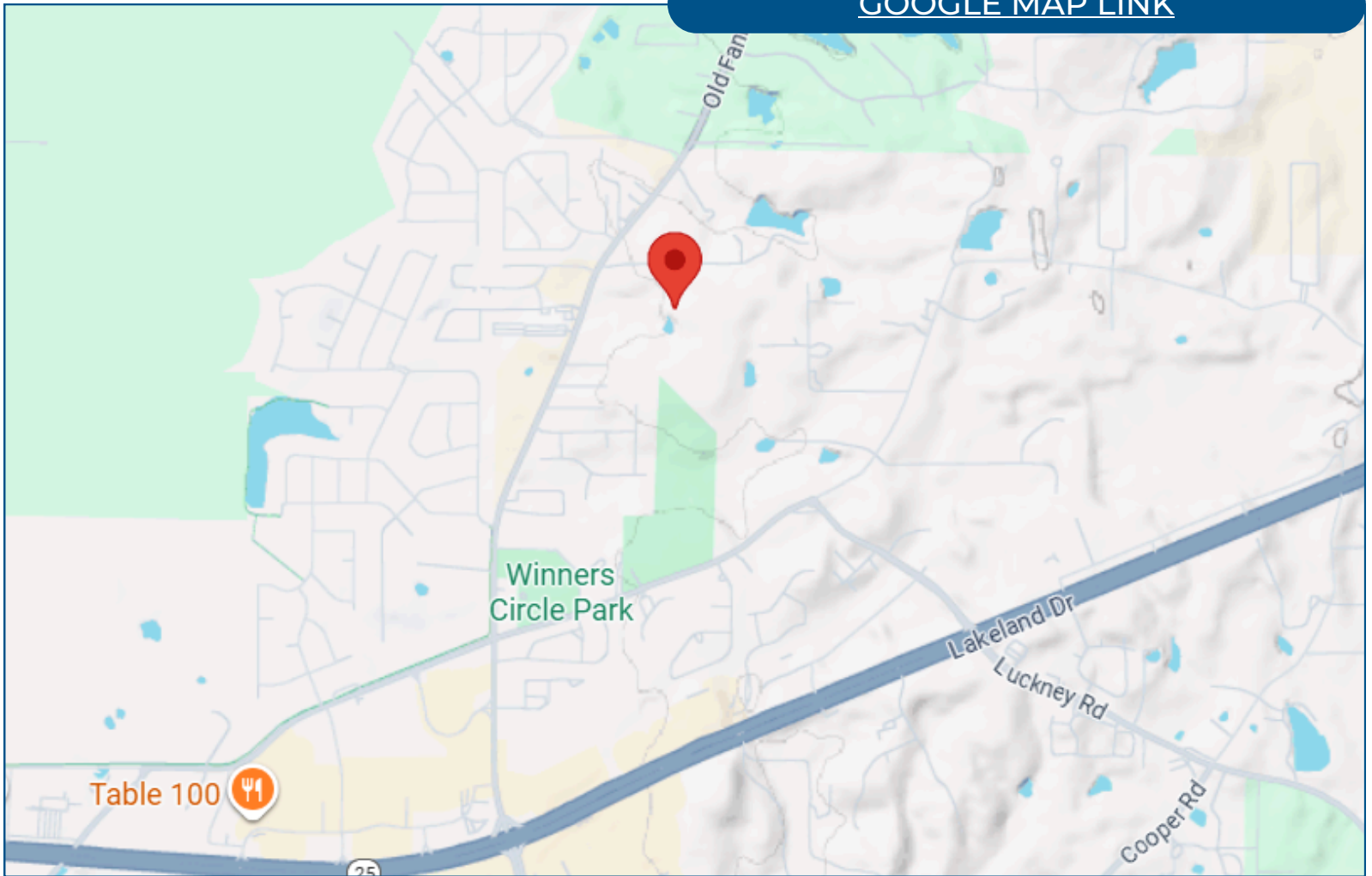
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Directional Map

[GOOGLE MAP LINK](#)



Directions from Lakeland Drive in Flowood, MS: Turn left onto Old Fannin Rd towards E Metro Pkwy for 1.2 mi. Turn right onto Cox Ave and in 0.2 mi your destination will be on the right.

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Property Information

Location:

- Fronts Old Fannin Road & Cox Avenue

Property Use:

- Residential Development

Coordinates:

- 32.35472, -90.05827

Property Highlights

- 40± Acres
- Zoned R-E Estate Residential District
- All utilities available: sewer, water, gas, fiber optic
- Adjacent to the City of Flowood park



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