

Prime Land for a Premier Community



103± Acres

Rankin County, MS

\$2,060,000



Expect More. Get More.

TomSmithLandandHomes.com

Office: 601.898.2772

Property Information

Location:

- Brandon, MS
- 2,500± Feet of Road Frontage on Pisgah Road
- 1,500± Feet of Road Frontage on Highway 471

Property Use:

- Residential
- Residential Development
- Hunting
- Recreational

Coordinates:

- 32.4821, -89.91195

Property Highlights

- 103± Acres
- Exceptional Access and Layout Flexibility
- 1.6 Miles from the Ross Barnett Reservoir
- Rankin County School District-Pisgah School Zone



DALE WILDS REALTOR®
C: 662.715.7109 | Dale@TomSmithLand.com



DAVID BELDEN ASSOCIATE BROKER, ALC®
C: 601.415.3884 | DBelden@TomSmithLand.com

Expect More. Get More.

TomSmithLandandHomes.com

The Real Estate Experts You Can Trust!



Information is believed to be accurate but not guaranteed.

The Property

103± Acres

Build the Next Premier Community in One of Mississippi's Fastest-Growing Areas

This 103± acre tract in Rankin County represents a high-upside residential development opportunity positioned in one of the most supply-constrained and fastest-growing areas near Flowood, Brandon, and Madison. Large, contiguous tracts with this level of road frontage and proximity to the Ross Barnett Reservoir are becoming increasingly scarce—creating a strong foundation for long-term value creation.

With 2,500± feet of frontage on Pisgah Road and 1,500± feet on Highway 471, the property offers exceptional access and layout flexibility, allowing for efficient subdivision design, multiple entry points, and phased development strategies that can accelerate absorption and cash flow.

From a cost standpoint, the presence of on-site fill material provides a meaningful advantage by reducing earthwork and infrastructure expenses—directly improving development margins. Additionally, a natural low-lying area creates the opportunity for a lake or water feature, which not only serves functional drainage purposes but also enhances lot premiums and overall community appeal.

Located just 1.6 miles from the Ross Barnett Reservoir and within close proximity to high-demand residential markets, this tract is well-positioned to capitalize on continued population growth and housing demand in the area. The combination of location, scale, and development-ready features supports strong exit potential.



DALE WILDS

REALTOR®

C: 662.715.7109

Dale@TomSmithLand.com



DAVID BELDEN

ASSOCIATE BROKER, ALC®

C: 601.415.3884

DBelden@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



The Property



DALE WILDS
REALTOR®
C: 662.715.7109
Dale@TomSmithLand.com



DAVID BELDEN
ASSOCIATE BROKER, ALC®
C: 601.415.3884
DBelden@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



The Property



- High-Upside Development Opportunity
- Located in a Fast-Growing Area
- Multiple Entry Points
- Close Proximity to High-Demand Residential Markets

- Well-Positioned to Capitalize on Growth
- Development-Ready Features
- Natural Low-Lying Area Creates Opportunity for a Lake or Water Feature

DALE WILDS
REALTOR®
C: 662.715.7109
Dale@TomSmithLand.com



DAVID BELDEN
ASSOCIATE BROKER, ALC®
C: 601.415.3884
DBelden@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!

TomSmithLandandHomes.com

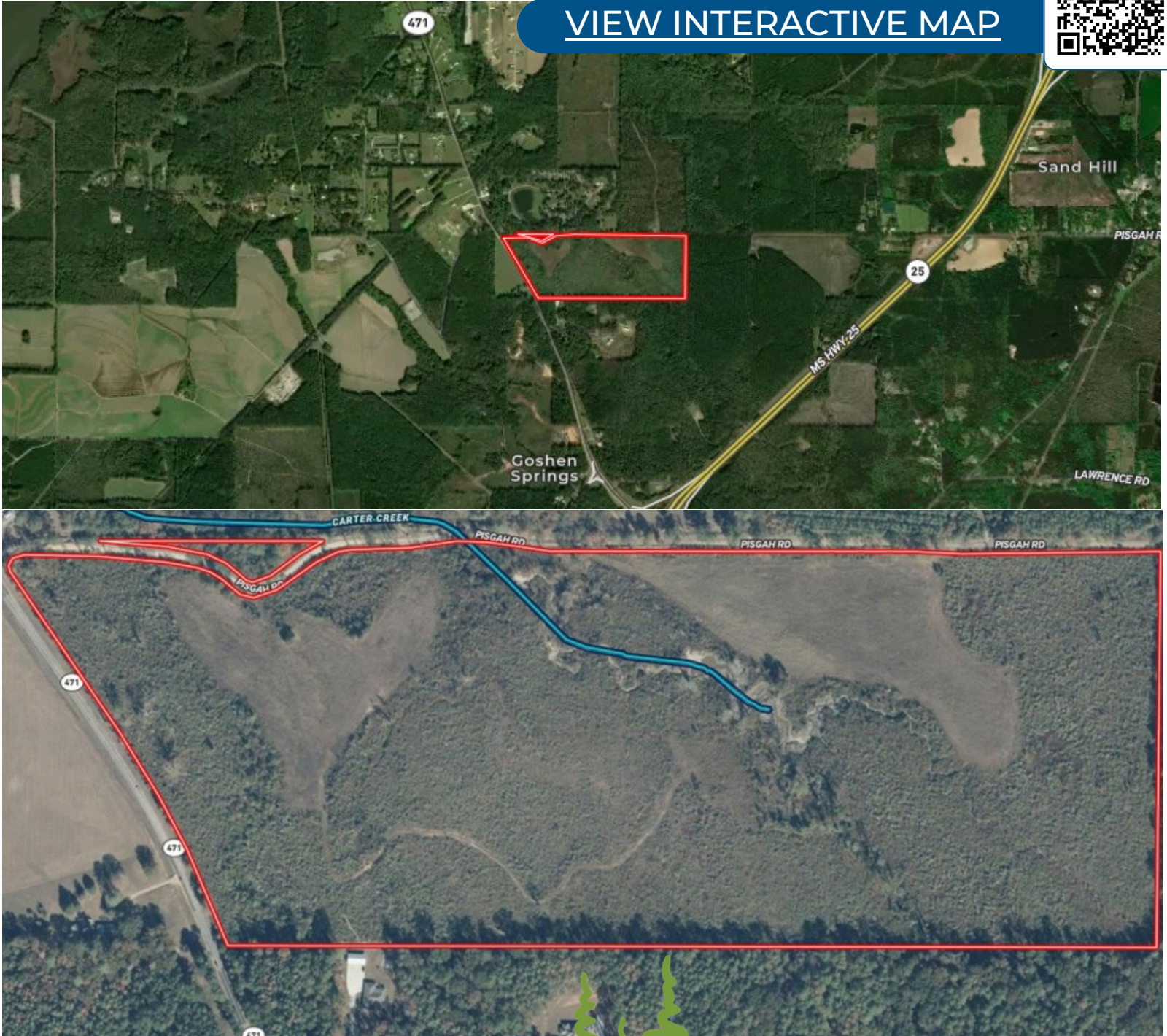
Information is believed to be accurate but not guaranteed.



Aerial Map



[VIEW INTERACTIVE MAP](#)



DALE WILDS
REALTOR®
C: 662.715.7109
Dale@TomSmithLand.com



DAVID BELDEN
ASSOCIATE BROKER, ALC®
C: 601.415.3884
DBelden@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!

TomSmithLandandHomes.com

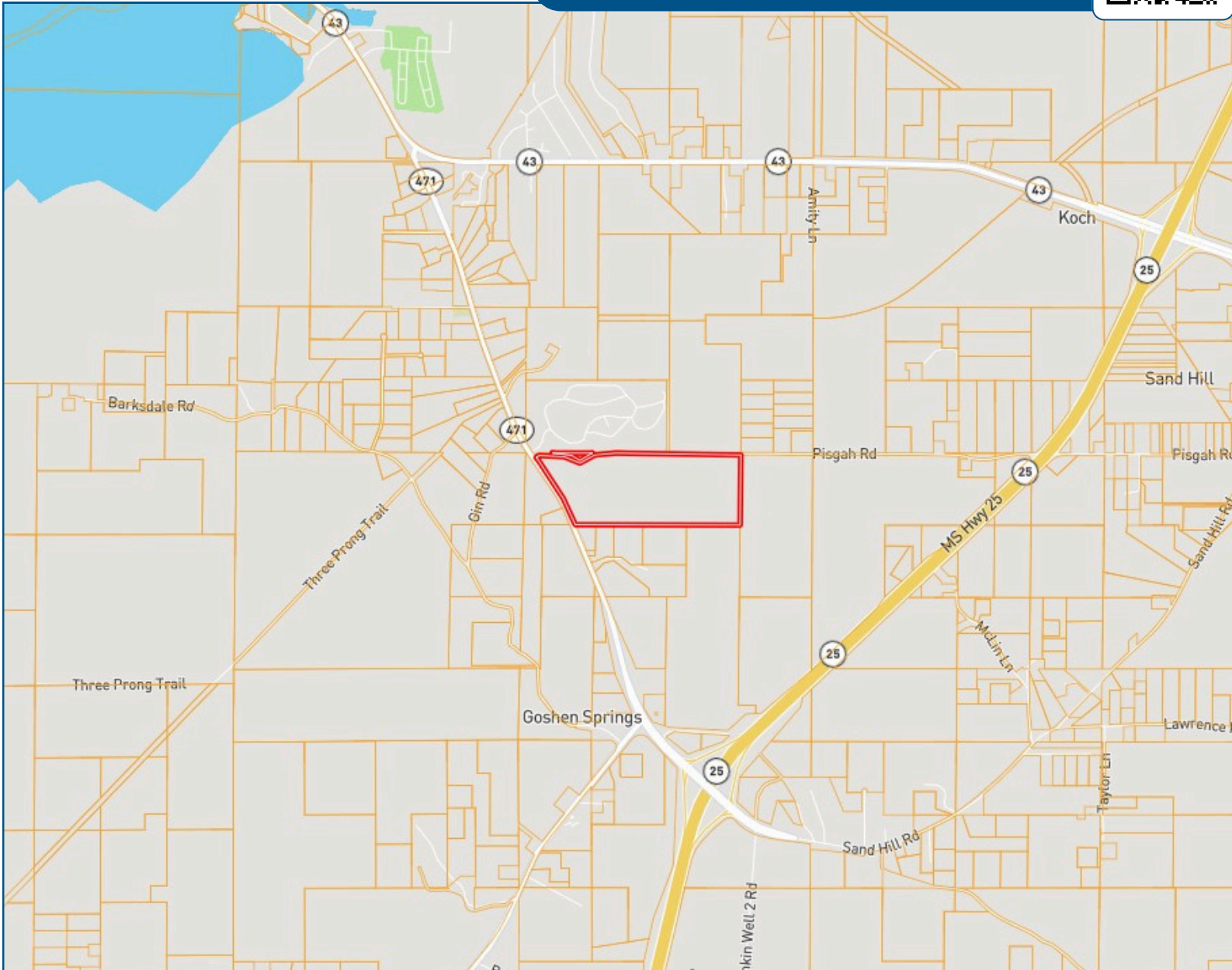
Information is believed to be accurate but not guaranteed.



Ownership Map



[VIEW INTERACTIVE MAP](#)



DALE WILDS
REALTOR®
C: 662.715.7109
Dale@TomSmithLand.com

DAVID BELDEN
ASSOCIATE BROKER, ALC®
C: 601.415.3884
DBelden@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!



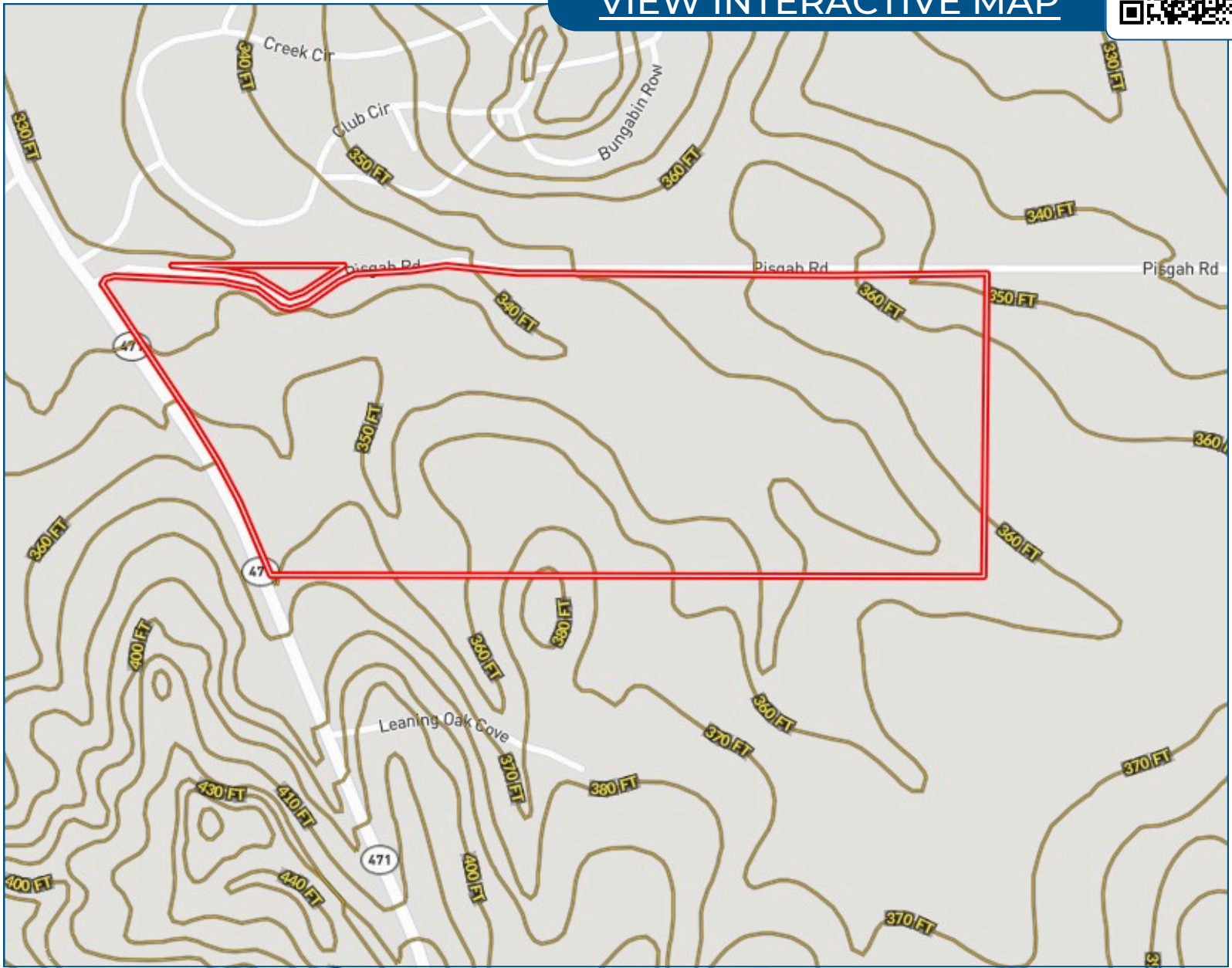
TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Topo Map



[VIEW INTERACTIVE MAP](#)



DALE WILDS
REALTOR®
C: 662.715.7109
Dale@TomSmithLand.com



DAVID BELDEN
ASSOCIATE BROKER, ALC®
C: 601.415.3884
DBelden@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!

TomSmithLandandHomes.com

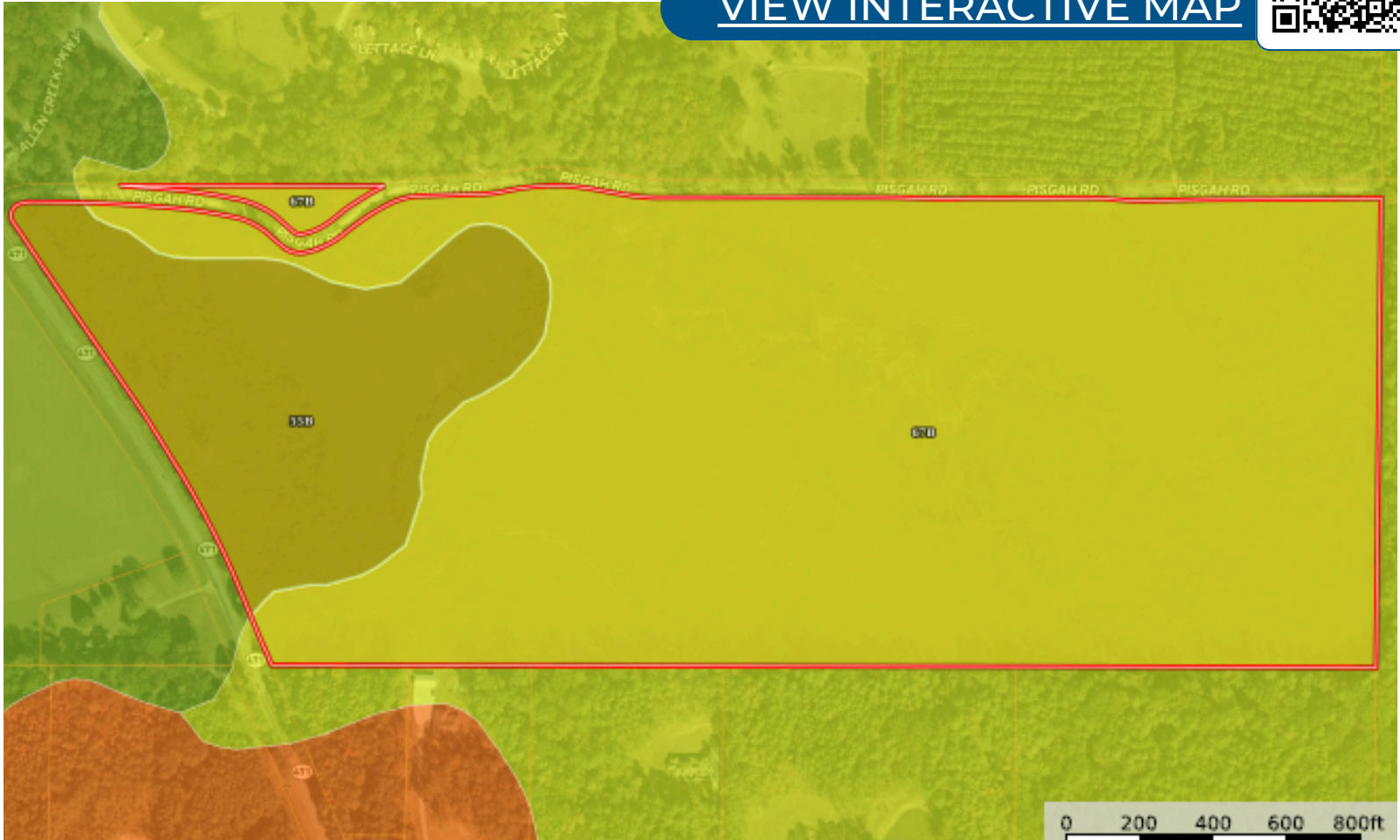
Information is believed to be accurate but not guaranteed.



Soil Map



[VIEW INTERACTIVE MAP](#)



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
67B	Kipling-Falkner association, undulating	79.49	80.68	0	73	4e
55B	Kipling silt loam, 2 to 5 percent slopes	19.03	19.32	0	67	3e

DALE WILDS
 REALTOR®
 C: 662.715.7109
 Dale@TomSmithLand.com



DAVID BELDEN
 ASSOCIATE BROKER, ALC®
 C: 601.415.3884
 DBelden@TomSmithLand.com

Expect More. Get More.

The Real Estate Experts You Can Trust!



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Directional Map

[VIEW INTERACTIVE MAP](#)



From Highway 471/Sand Hill Road intersection: Travel north on Highway 471 for 1.6 miles then turn right onto Pisgah Road. The property is on your right with multiple access points along Pisgah Road.



DALE WILDS REALTOR®
C: 662.715.7109 | Dale@TomSmithLand.com



DAVID BELDEN ASSOCIATE BROKER, ALC®
C: 601.415.3884 | DBelden@TomSmithLand.com

Expect More. Get More.

TomSmithLandandHomes.com

The Real Estate Experts You Can Trust!



Information is believed to be accurate but not guaranteed.