



5.29 Acres - FOR SALE - \$279,500

CANTON RESIDENTIAL ACREAGE

This exceptional offering presents a sizable tract of residential acreage in the heart of Canton, Mississippi. Ideally situated in the commercial corridor, the property features excellent visibility and access and would be great as a long-term investment, a private estate site, a residential subdivision opportunity, or conversion for commercial use.

1123 East Peace Street, Canton, Mississippi, 39046

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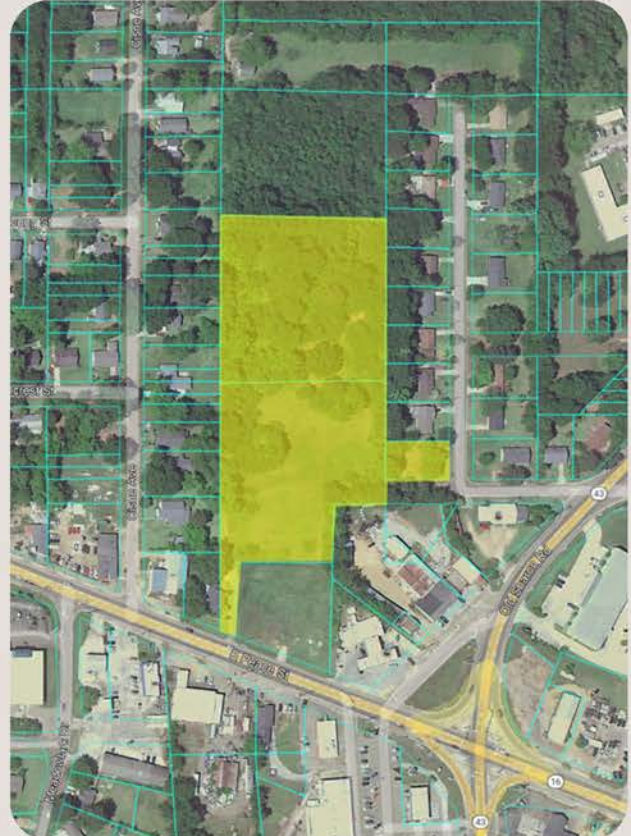
EXECUTIVE SUMMARY

Located 5 miles from the Madison County Mega Site, this 5.29-acre parcel offers a rare opportunity for residential development within the city limits of Canton, MS. Zoned R-1, the property is ideal for a single-family subdivision. The site features direct access to utilities, strong surrounding demographics, and sits in a growth corridor supported by steady housing demand.

Strategically positioned along a high-visibility commercial corridor, the property also offers future potential for rezoning to commercial use. Surrounded by a mix of retail, service businesses, and healthcare providers, the location presents a compelling case for commercial conversion. Whether developed as a residential neighborhood or repositioned for commercial use, this site represents a flexible, high-upside investment.

Salient Data

- Lot Size: 5.29 Acres (230,432 SF)
- Zoned: R-1 (Residential)
- List Price: \$279,500 (\$1.21/SF)
- Traffic Count: 9,200 ADT
- Market: Jackson, MS Metro



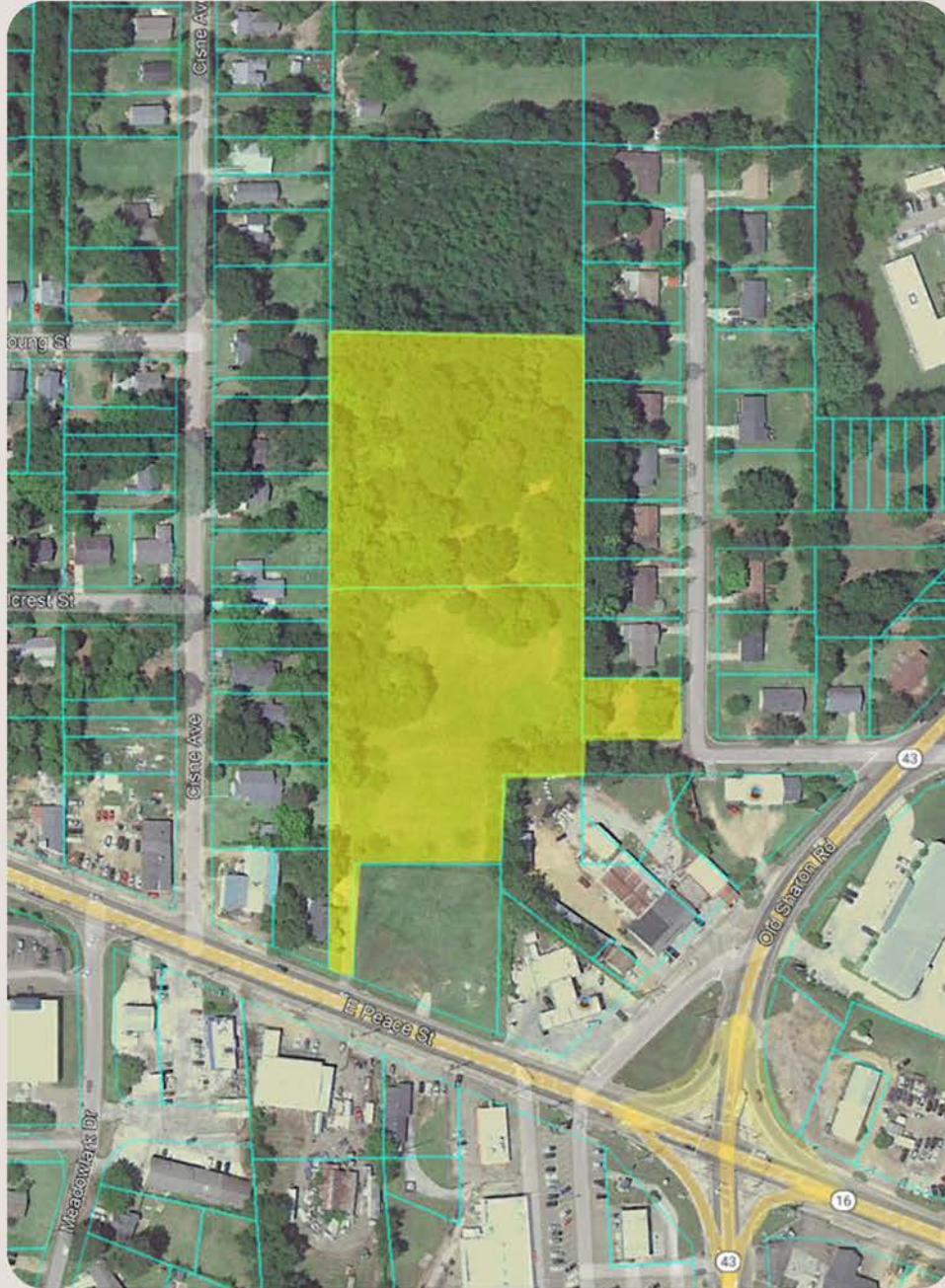
Why Invest In Canton, MS:

- **\$10 Billion AWS Investment** - Amazon Web Services is building data centers in Canton—the largest capital investment in Mississippi history.
- **Job Creation & Economic Growth** - Over 1,000 high-paying tech and construction jobs are being added, fueling the local economy.
- **Infrastructure Improvements** - Significant upgrades to roads, utilities, and broadband are underway to support new growth.
- **Workforce Development** - Investment in local education and training programs ensures a skilled labor pool for tech and commercial sectors.
- **Rising Demand for Housing & Services** - Population and consumer demand are growing, driving the need for new residential and commercial development.
- **Strong Location & Demographics** - Central access to major highways, proximity to metro areas, and quality schools make Canton attractive for families and businesses.
- **Appreciating Property Values** - Increased demand and limited supply are pushing real estate values upward—ideal for long-term investors.

Property Photos



Property Lot Lines



Surrounding Area



Pricepoint



Doug is a licensed attorney and a commercial real estate broker with a decade of experience in the medical world. For the past eight years, he has worked primarily with independent healthcare practices, helping clients develop and implement strategies related to their commercial real estate needs.

He founded Pricepoint, with the intent of helping clients get to where they want to be professionally, geographically and financially.

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