

Denman Ferguson  
601-214-6433  
4 Corner Properties, LLC  
577 Hwy 51 Suite A  
Ridgeland, MS 39157  
denman@4cornerprop.com



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Office: 601-952-2828  
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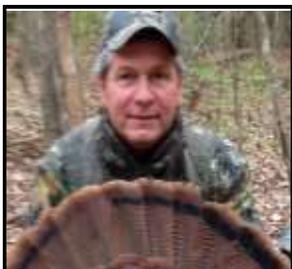
## MADISON COUNTY COMMERCIAL TRACT 32.32 ACRES, CANTON, MS

- 32.32 Acre Commercial Development
- 1440 ft of Frontage on US Hwy 51
- Growing Area of Canton MS
- Multiple Business Locations
- Close to Nissan Plant and Suppliers
- Commercial Traffic from I55, Hwy 51, Hwy 43, Hwy 16 and Hwy 22
- Property Located Next to Railroad
- Hwy 51 has a Traffic Count of Over 10,000 Cars a Day
- Power & Water Available



**Madison County Future Commercial Development Site. This property has 32 acres of prime land for commercial development, land is high with a gentle slope for good drainage. Hwy 51 has a traffic count of over 10,000 cars a day. Great highway access to US Hwy 51, 16, 43 and 22 as well as I55. Property borders the Nissan plant and railroad tracks to the west This property is priced to sell so call for more information. Call Denman Ferguson 601-214-6433**

*Directions:* Located a 1/2 mile south of Canton, MS on US Hwy 51 across from The Links Apartments and Scott Petroleum Bulk Plant and office.



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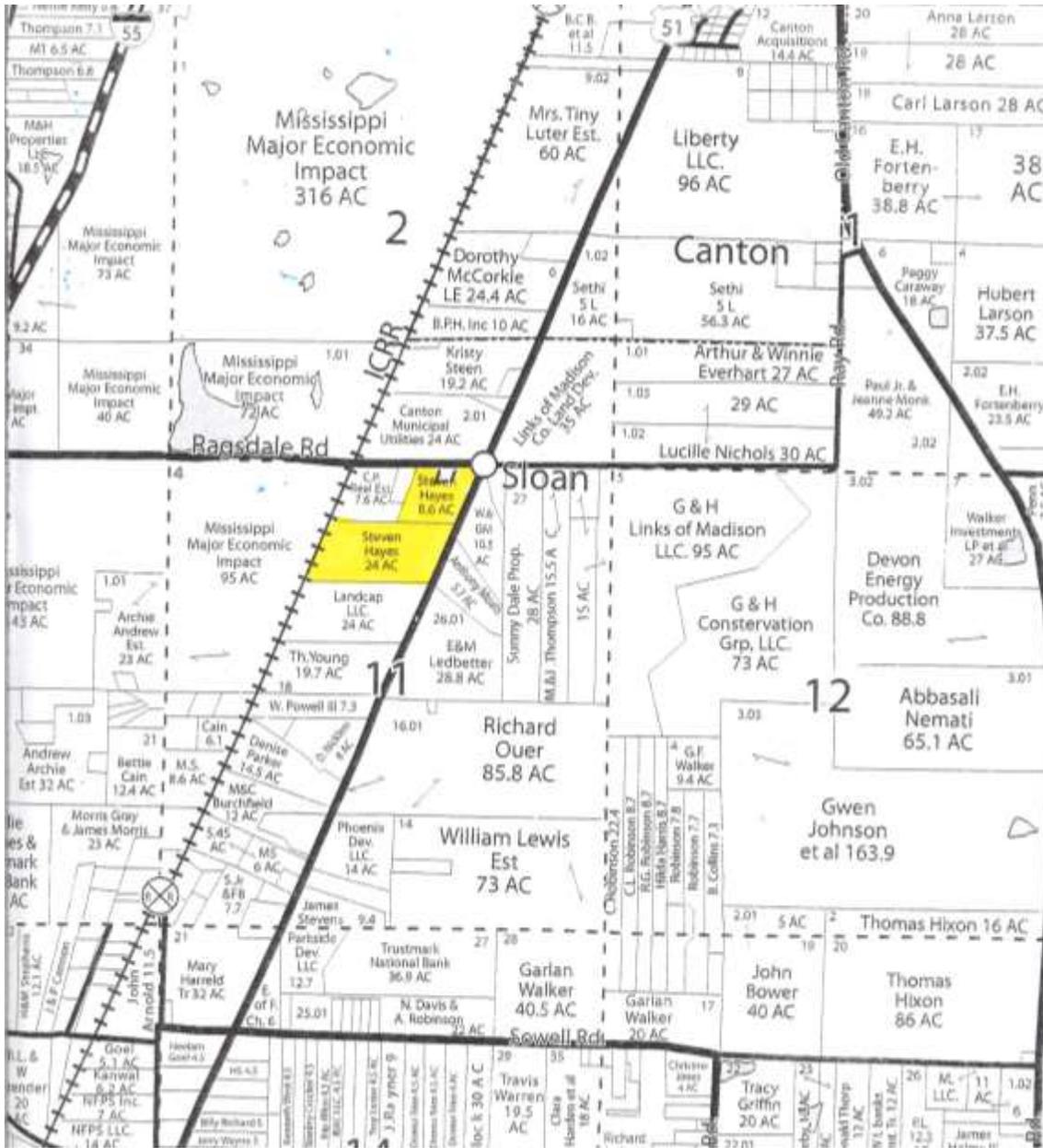


Information is Believed to be Accurate but not Guaranteed



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### Ownership

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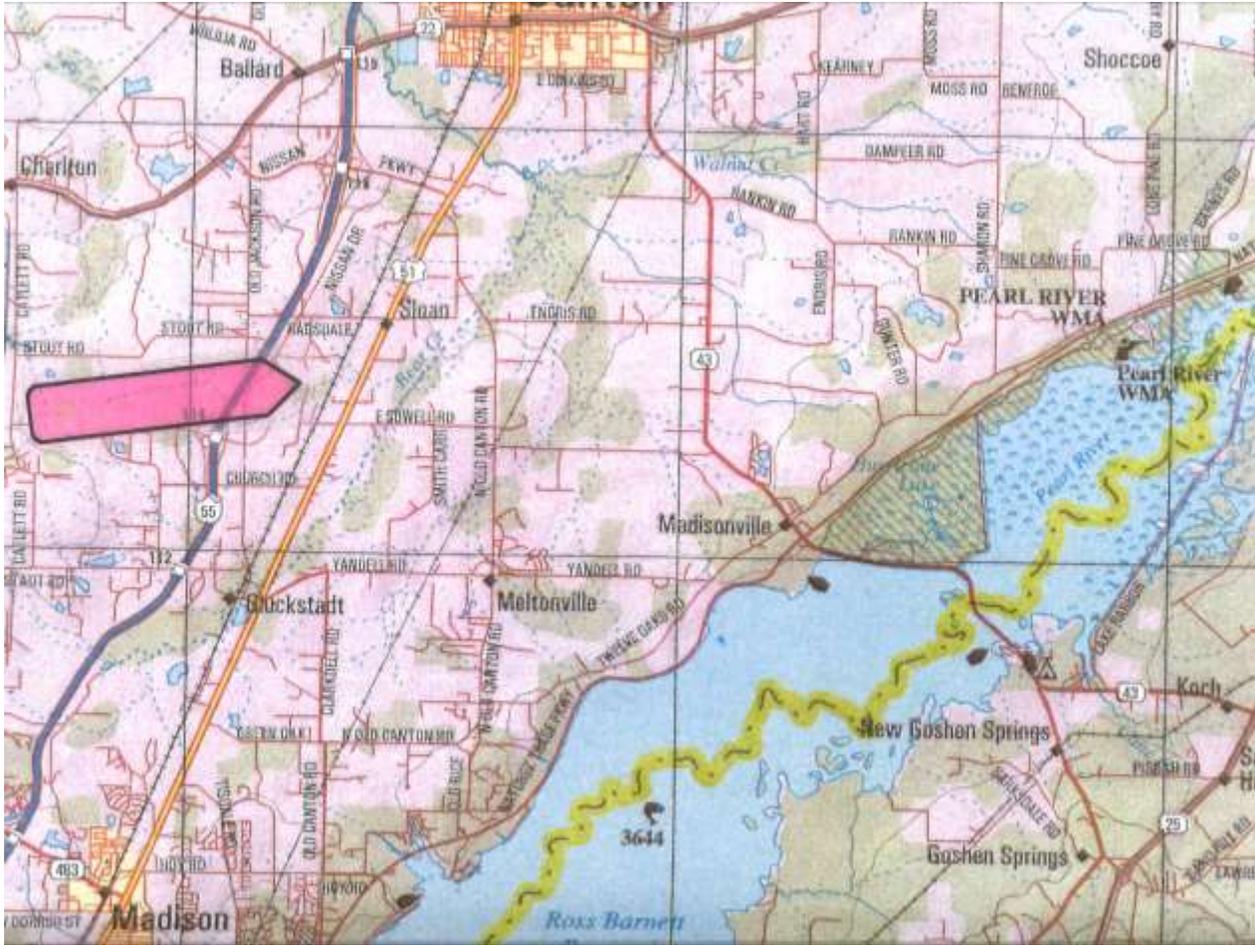


### Aerial Photo

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### Directional Map

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