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Owner Broker

## Pelahatchie Pass Property Highlights

**160 Acres - Highway 25 & Marshall Road Flowood, MS**



### Overview

Site configuration zoned for commercial development. Property is in the northwest section of Rankin County and the east portion city limits of Flowood, MS. Site has immediate access to Highway 25 with 800 feet of road frontage. Highway 25 direct access with 16,000 daily car traffic count. The area is in a growing section of the Ross Barnett Reservoir area with numerous single- family developments. Located close to commercial districts along Highway 471 & Lakeland Drive / Highway 25. Highland Bluff Elementary School, Northwest Rankin Middle, Northwest Rankin High School are located 1.5 miles away on Highway 25.

### General Information

PPIN: 034532 & 034533  
Tax ID: I12 000004 & I12 000005 Legal Description  
138.83A IN SW4 & IN W2 NW4 & 20A IN SW4 10-6-3

**Site**

Zoning General Commercial District (C-3)  
FEMA Flood Map No. 28121C0090F & 28121C0205F  
Flood Zone Zone X, Zone AE  
Gross Land Area 160.690 Acres  
Ownership Fee Simple

**Area**

Property Location North side of Highway 25 and south side of Spillway Road  
Flowood, Rankin County Mississippi 39047

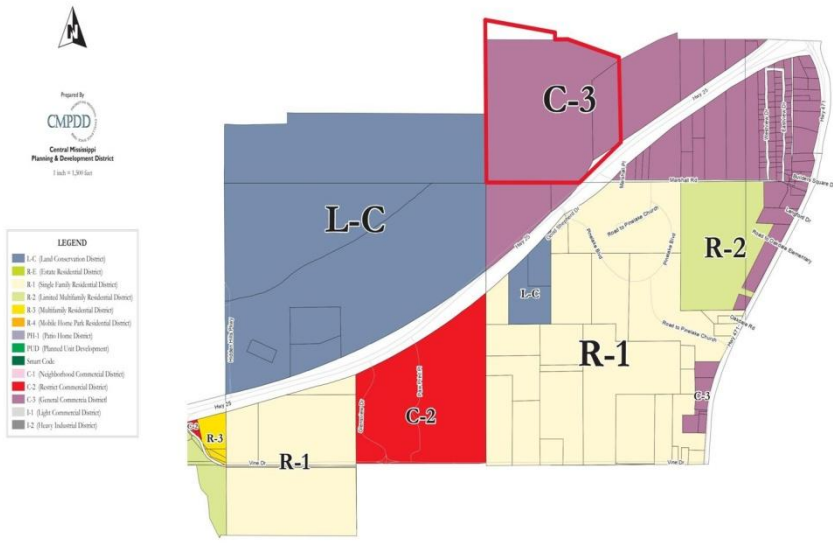
**Utilities**

Sewer and Water City of Flowood  
Electricity Central Electric

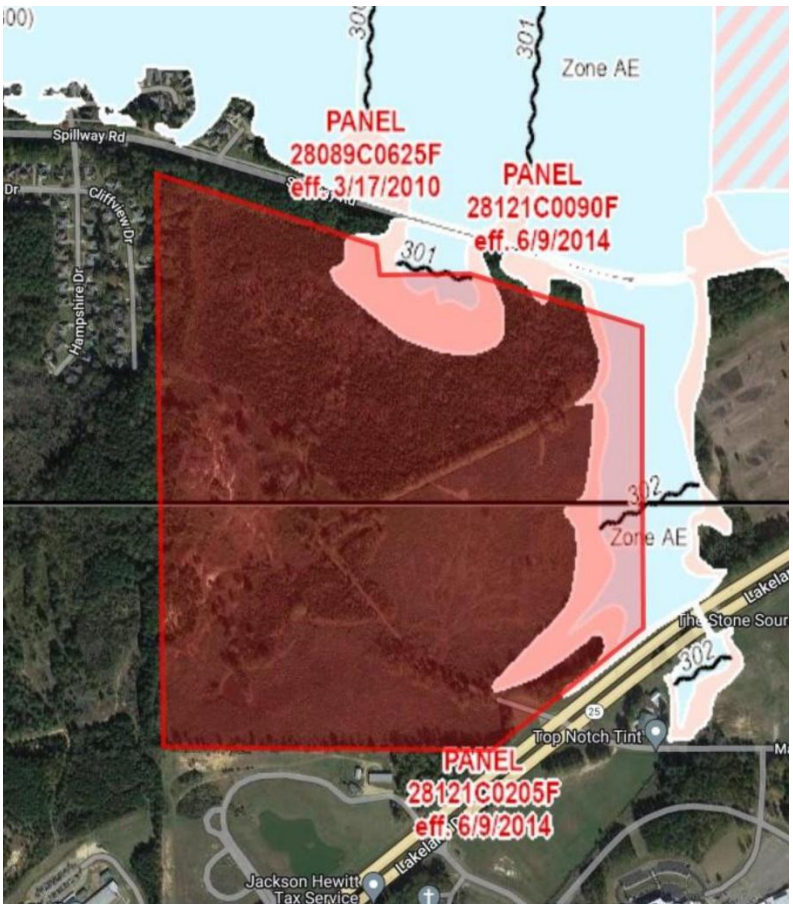
**Parcel Boundary Lines**



# City of Flowood Official Zoning Map

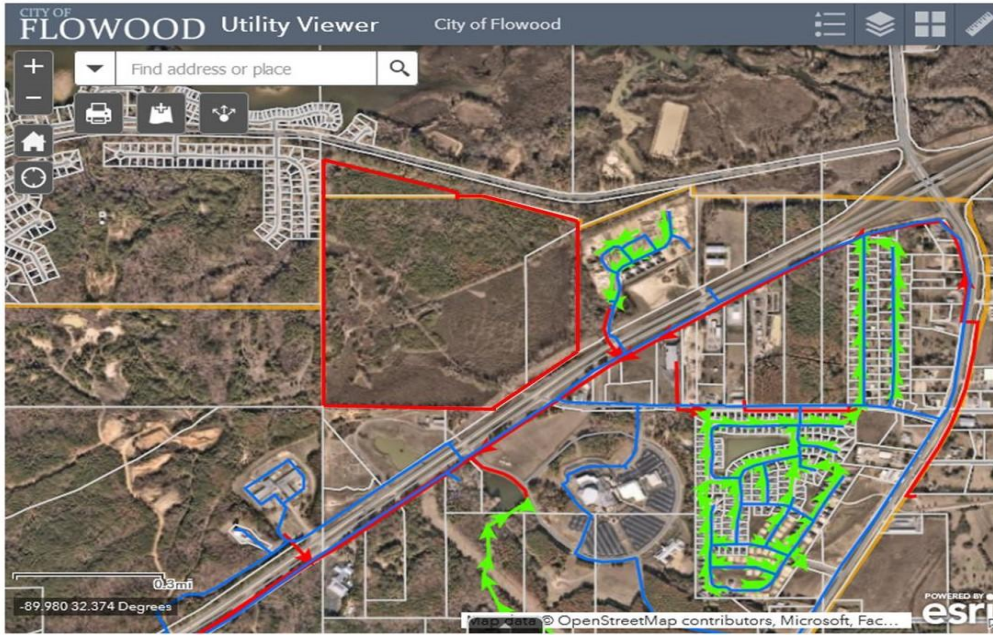


## Flood Map



# Sewer & Water Utilities

City of Flowood Utility Map



# Survey

