

LAND | FOR SALE

166 ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY

MADISON, MS 39110



LOCATION DESCRIPTION

The Cress Group is excited to offer approximately 166 acres of residential development land for sale. This acreage is located off of N Livingston Road and Hwy 463 within the City of Madison. The City of Madison is located in South Madison County. The city has seen significant growth over the last decade to the tune of 64% growth. Madison is recognized for its emphasis on family and quality of living for its citizens. Leading in all socio-economic categories and well exceeding national averages, Madison maintains the state's highest per capita income, highest median family income, highest median home value, highest educational levels and highest owner occupied housing.

Madison is a Certified Retirement City, and nationally recognized as one of the best retirement locations in the country. Madison has a very low crime rate, claiming the title of "Mississippi's Safest City." Previous awards and nation-wide recognition for our city include Top 10 Best Towns for Families by Family Circle magazine; One of the 100 Best Places to Live in America by Money Magazine; One of US News Best Places to Retire; Best First Year Program Worldwide by Sister Cities International.

PROPERTY HIGHLIGHTS

- Approximately 166 acres
- Zoned (REA) Low Density / 1 AC lot size
- Located in Madison City / Madison City School District
- Located on N Livingston off Hwy 463 adjacent to Cypress Lake
- Subdivision Development Opportunity
- Large Acreage Homestead Opportunity
- Will consider breaking up into smaller parcels
- Madison City Sewer & Bear Creek Water

PRICING

Total Sale Price:	\$2,407,000
Per Acre:	\$14,500.00/AC
Per Sqft:	\$0.33 per sqft.

CHAD HIRN, CCIM

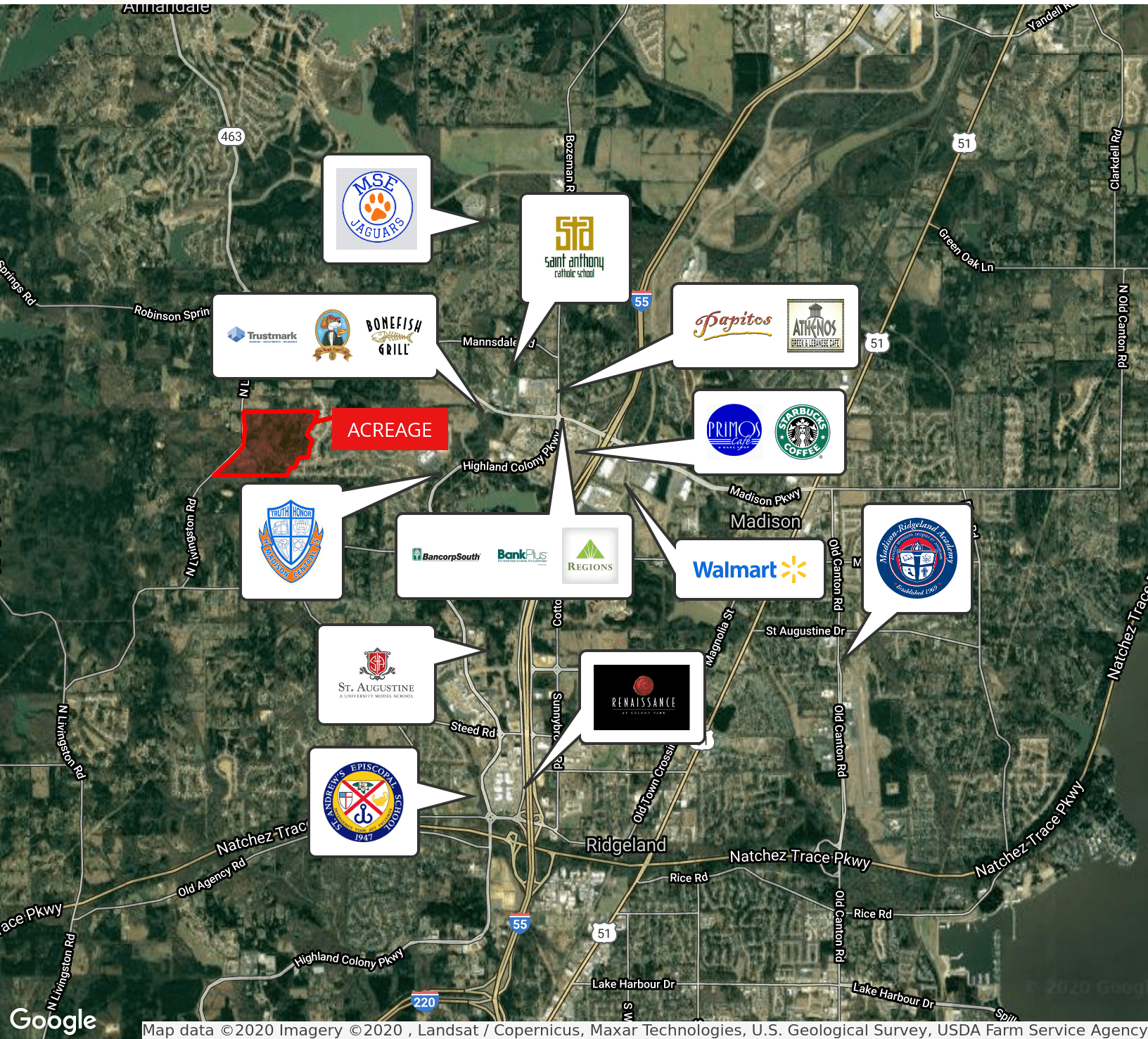
Principal Broker/Investment Brokerage
601.707.1300
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THE CRESSGROUP
Commercial Real Estate Services

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