



Unlock the full potential of this exceptional 85.2 acre property located just 3 miles south of Artesia, MS. Perfectly positioned for commercial, industrial, or mixed-use development, this tract boasts 2700' of frontage on Highway 45 Alternate, 1400' on Maxey Lane, and an impressive 2600' of railroad frontage, offering unmatched access and visibility. Located in an Opportunity Zone with no zoning restrictions, the site provides maximum flexibility for investors and developers. The land is mostly flat, making it ideal for construction, and includes a picturesque 12-acre lake, a unique amenity for a site with such high development potential. Situated just 4 miles southwest of the Golden Triangle Regional Airport and directly north of the Holcim plant, this property is strategically located within one of Mississippi's most active industrial corridors. Whether you're looking to establish a logistics hub, manufacturing site, residential community, or commercial park, this property delivers the access, infrastructure, and location to support your vision.

Hwy 45 Alternate / Maxey Lane, Crawford, MS

33.370917, -88.642000 GPS



**\$1,278,00**

**85.2± Acres**  
**MLS #25-1316**



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