

**Exceptional Hwy 51 Commercial Tract Near I-55 &
Industrial Park**
1288 Hwy 51
Brookhaven, MS 39601

\$249,500
12.5± Acres
Lincoln County



Exceptional Hwy 51 Commercial Tract Near I-55 & Industrial Park Brookhaven, MS / Lincoln County

SUMMARY

Address

1288 Hwy 51

City, State Zip

Brookhaven, MS 39601

County

Lincoln County

Type

Recreational Land, Undeveloped Land, Timberland, Lot,
Commercial, Business Opportunity

Latitude / Longitude

31.603294 / -90.449171

Acreage

12.5

Price

\$249,500

Property Website

<https://www.mossyoakproperties.com/property/exceptional-hwy-51-commercial-tract-near-i-55-industrial-park-lincoln-mississippi/94660/>



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PROPERTY DESCRIPTION

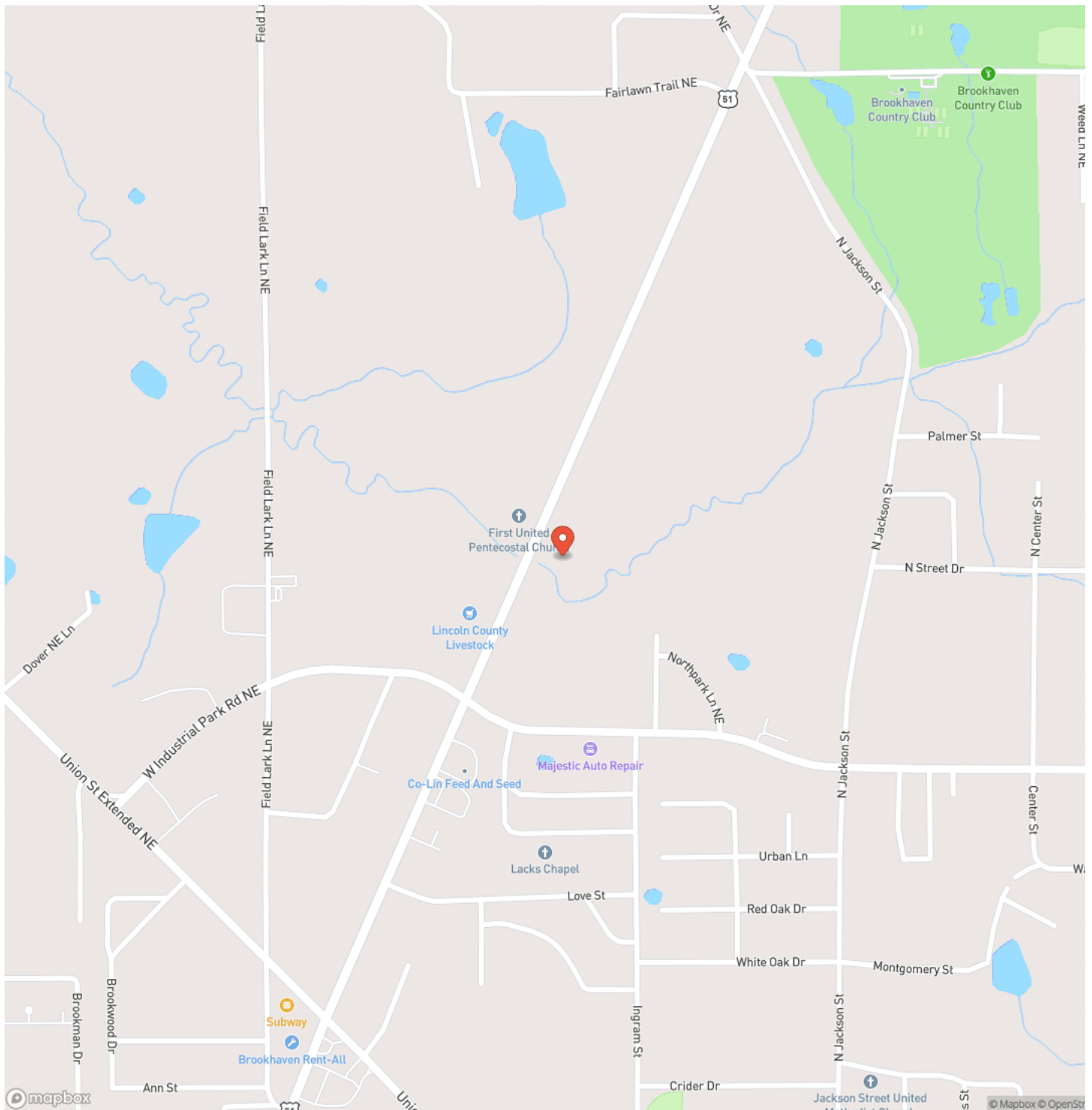
1288 Hwy 51 N, Brookhaven, MS - 12.5± Acres of Prime Commercial Opportunity

Looking for the perfect spot to grow your business? This 12.5± acre commercial property sits in a prime location on Highway 51 North in Brookhaven, MS, minutes from Interstate 55 and the Brookhaven Industrial Park. With excellent highway frontage and easy access to major transportation routes, this property is ideal for a wide range of commercial or industrial uses — from warehousing and logistics to retail, service, or light manufacturing. Utilities are available, and the property's size and layout offer plenty of room for expansion, parking, or future development. Opportunities like this in a high-traffic corridor don't come around often.

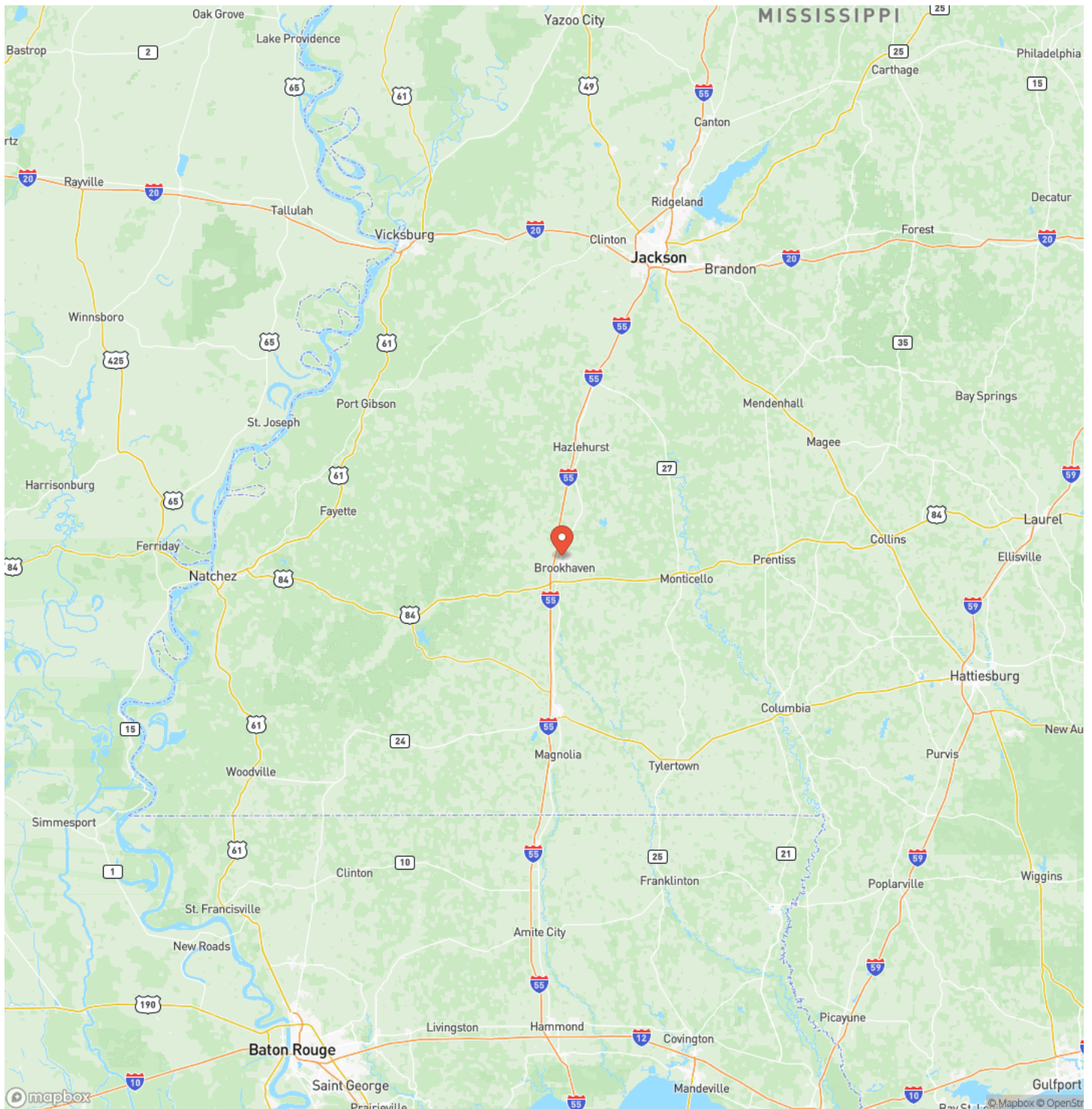
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Brookhaven, MS / Lincoln County



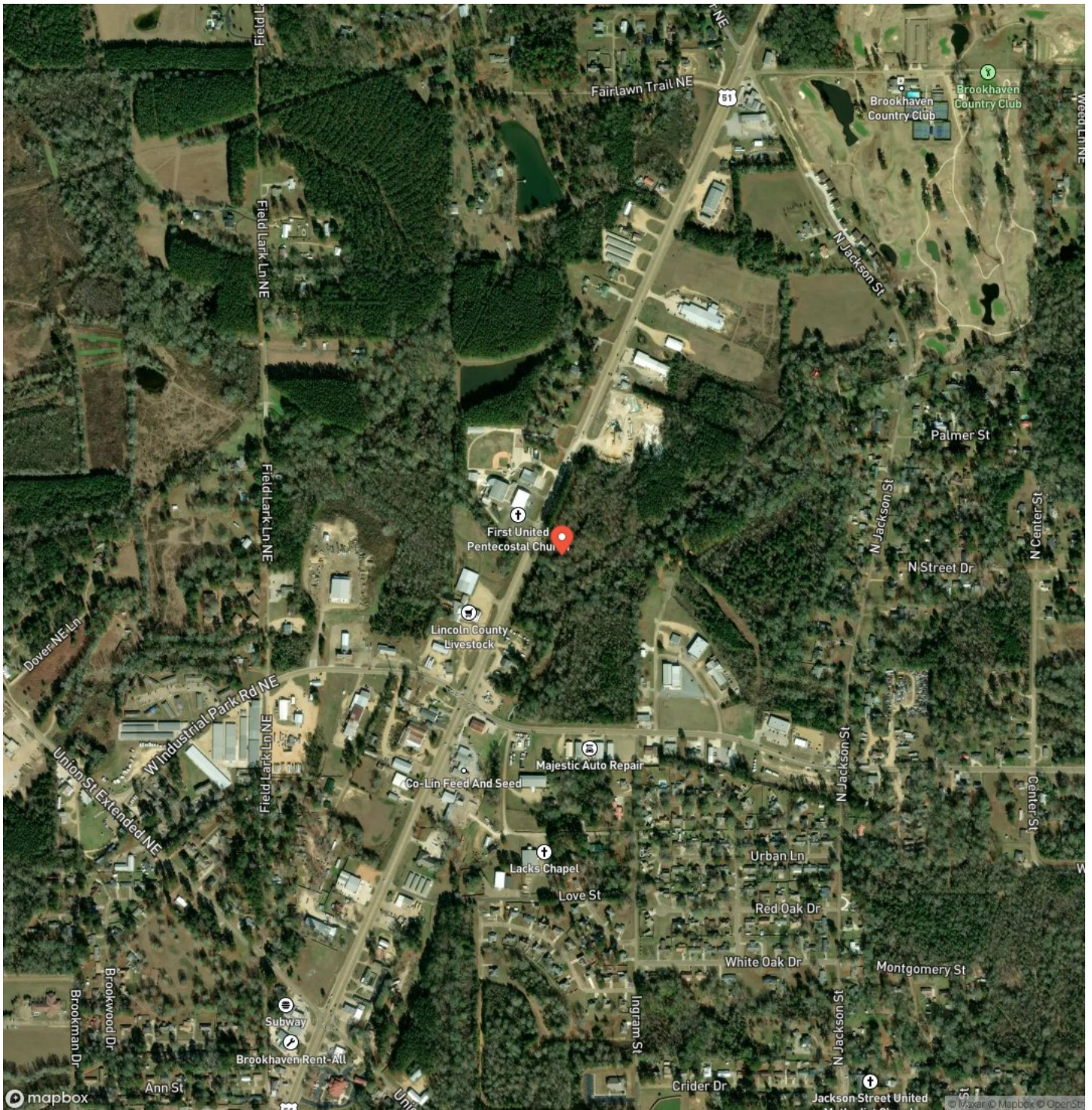
Locator Map



Locator Map



Satellite Map



Exceptional Hwy 51 Commercial Tract Near I-55 & Industrial Park Brookhaven, MS / Lincoln County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Brookhaven, MS 39601

NOTES



This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://www.mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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