

2.0 Church Road Madison Ms 39110
571 Church Road
Madison, MS 39110

\$609,840
2± Acres
Madison County



2.0 Church Road Madison Ms 39110
Madison, MS / Madison County

SUMMARY

Address

571 Church Road

City, State Zip

Madison, MS 39110

County

Madison County

Type

Undeveloped Land, Commercial, Lot

Latitude / Longitude

32.532365 / -90.083259

Dwelling Square Feet

2,063

Acreage

2

Price

\$609,840

Property Website

<https://www.mossyoakproperties.com/property/2-0-church-road-madison-ms-39110-madison-mississippi/116405/>



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PROPERTY DESCRIPTION

PRIME COMMERCIAL OPPORTUNITY IN GLUCKSTADT! This 2± acre property is located on highly sought-after Church Road in one of Madison County's fastest-growing commercial corridors. The property features an existing office with over 2,000 square feet, providing an excellent opportunity for a business looking for both a prime location and usable space.

With continued residential and commercial growth throughout the Gluckstadt area, opportunities to acquire property along this corridor are becoming increasingly limited. Convenient access to I-55, Highway 51, and the surrounding Gluckstadt business district makes this an outstanding location for a variety of commercial uses.

Need more room? An additional 4.78± acres adjoining the property is also available, creating the opportunity to assemble approximately 6.78± acres.

Don't miss your chance to secure a piece of prime real estate in the heart of one of Madison County's most active growth areas!

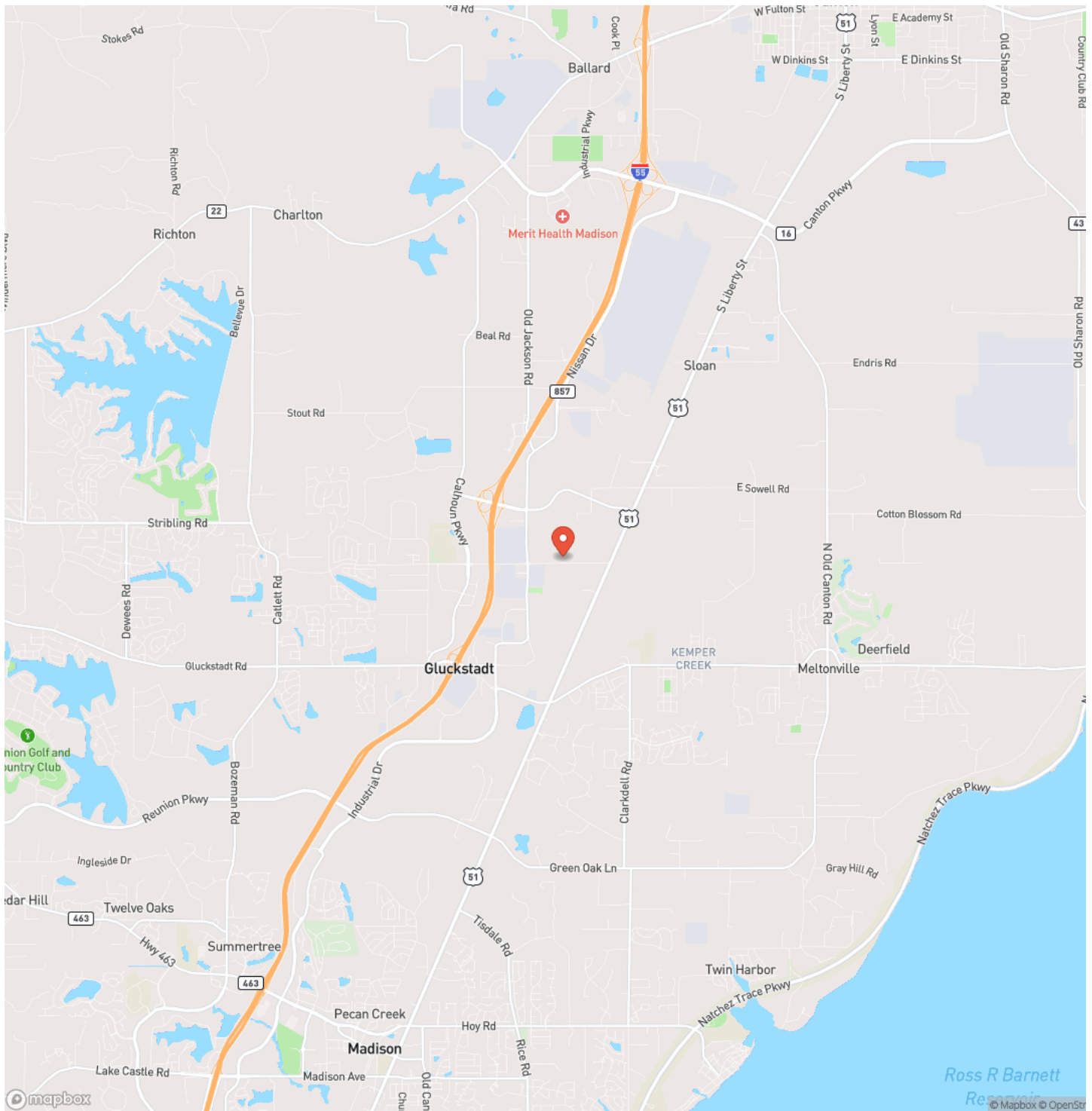
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Lpenn@mossyoakproperties.com



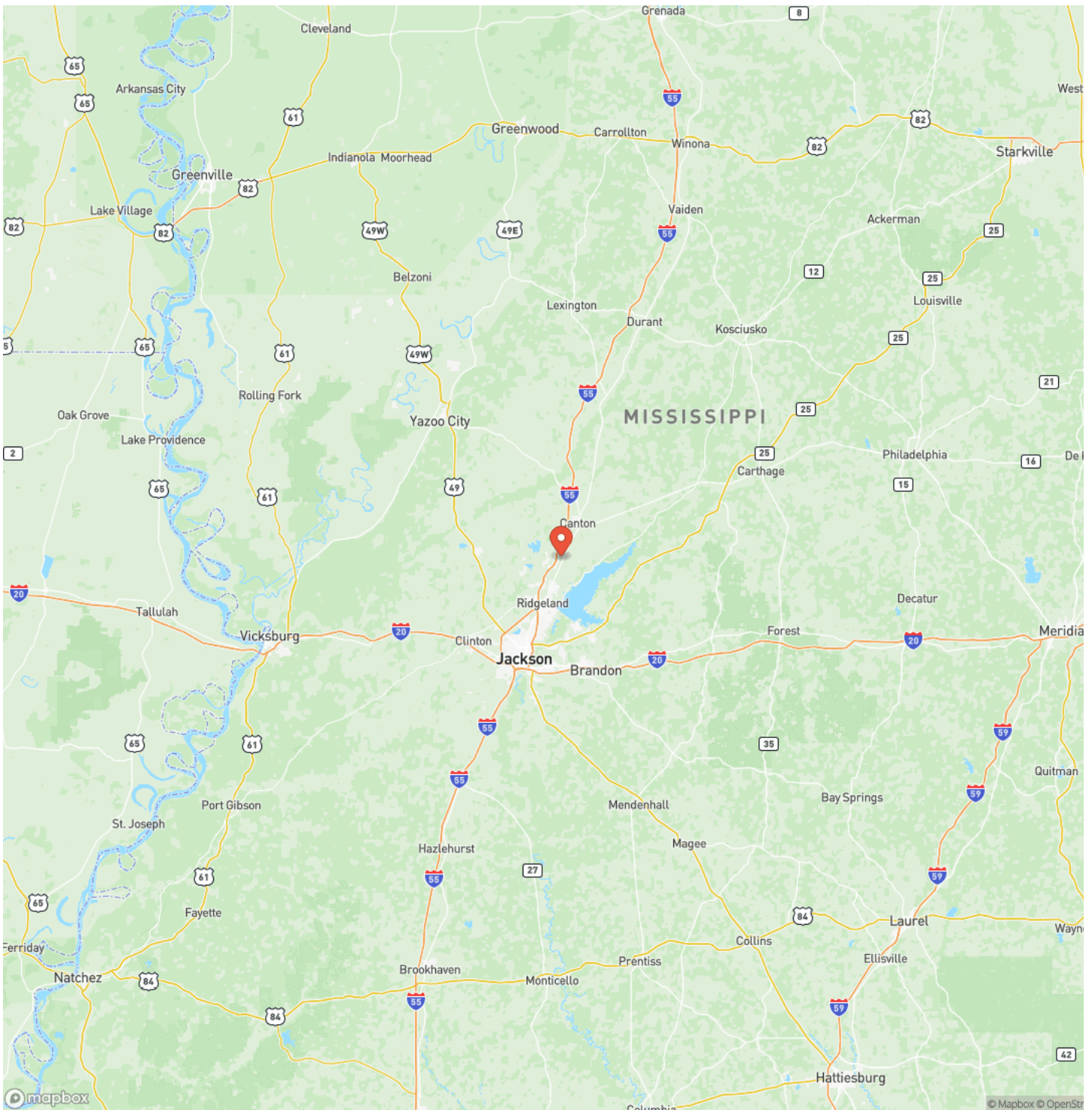
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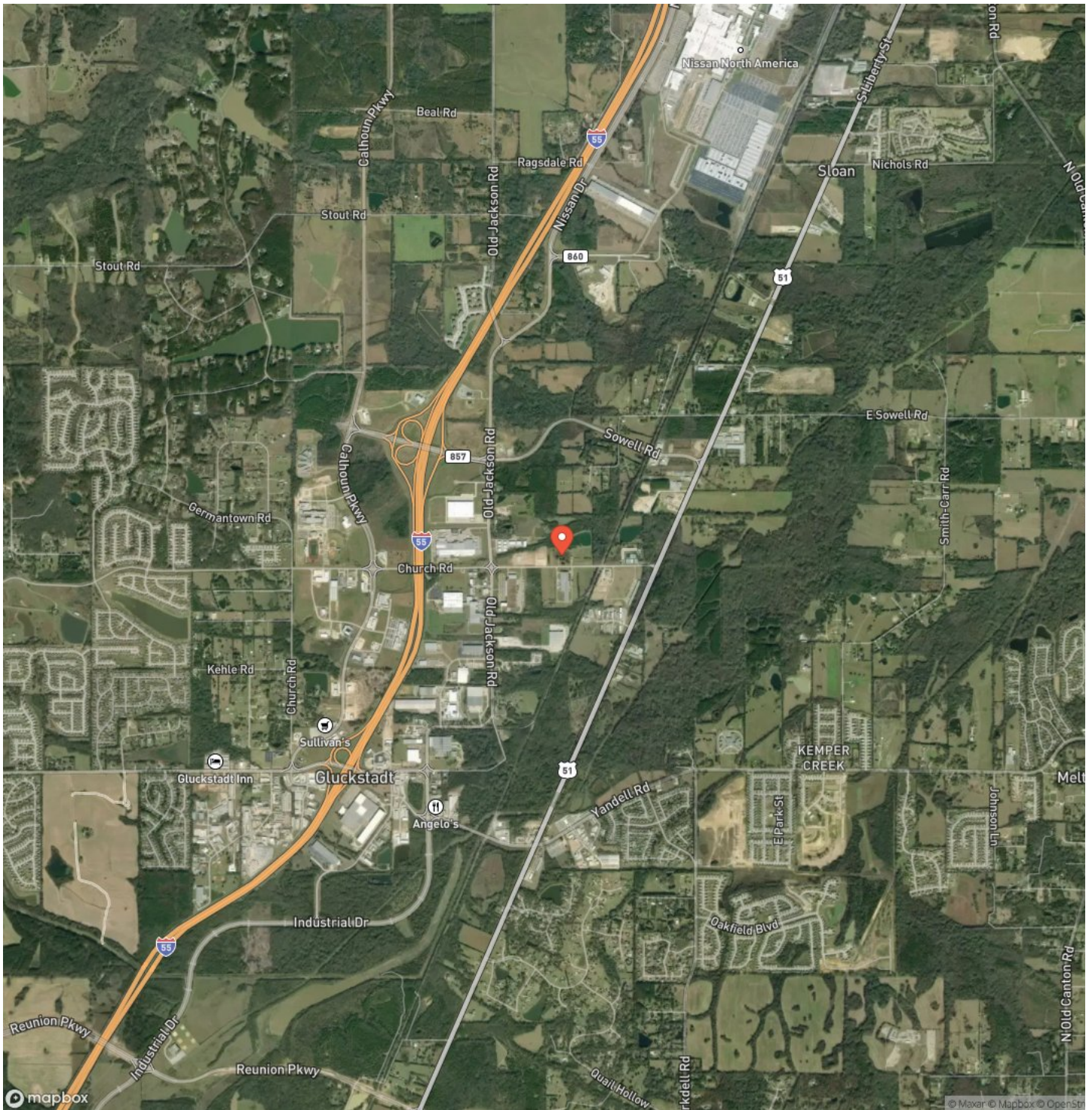
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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Les Penn

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City / State / Zip

Madison, MS 39051

NOTES

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This image shows a single sheet of white paper with horizontal blue 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.

Mossy Oak Properties Bottomland Real Estate

5795 Highway 45 Alt S

West Point, MS 39773

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

