

4.78 Church Road Madison Co Gluckstadt
571 Church Road
Madison, MS 39110

\$1,457,517.6
4.78± Acres
Madison County



4.78 Church Road Madison Co Gluckstadt
Madison, MS / Madison County

SUMMARY

Address

571 Church Road

City, State Zip

Madison, MS 39110

County

Madison County

Type

Undeveloped Land, Commercial, Business Opportunity

Latitude / Longitude

32.532365 / -90.083259

Acreage

4.78

Price

\$1,457,517.6

Property Website

<https://www.mossyoakproperties.com/property/4-78-church-road-madison-co-gluckstadt-madison-mississippi/88468/>



4.78 Church Road Madison Co Gluckstadt Madison, MS / Madison County

PROPERTY DESCRIPTION

PRIME COMMERCIAL REAL ESTATE OPPORTUNITY IN GLUCKSTADT!

4.78± acres located on highly sought-after Church Road in Madison County, directly between I-55 and Highway 51. Zoned Major Thoroughfare Commercial, this property offers an outstanding opportunity in one of the fastest-growing areas of Madison County.

With commercial and residential growth continuing throughout the Gluckstadt area, available acreage along this booming corridor is becoming increasingly limited. The property's convenient location and easy access to both I-55 and Highway 51 make it an excellent site for a variety of commercial uses.

Need additional acreage and office space? An adjoining 2± acres with an existing 2,000± square-foot office is also available, providing the opportunity to assemble approximately 6.78± total acres.

LOCATION, LOCATION, LOCATION! Don't miss this opportunity to secure prime commercial property in the heart of Gluckstadt's growing Church Road corridor.

Les Penn, CLS

Mossy Oak Properties, Bottomland RE

[601-260-5544](tel:601-260-5544)

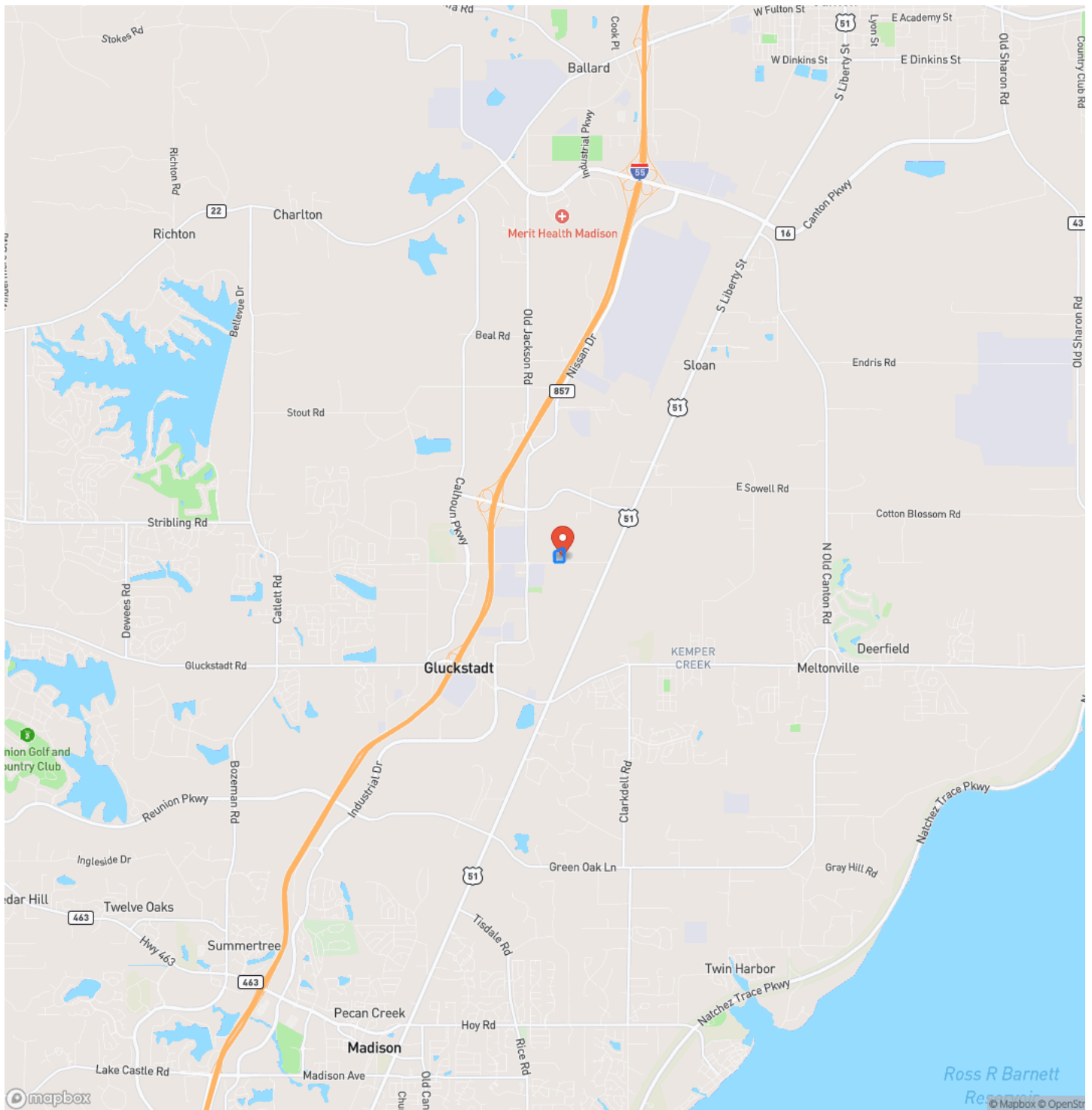
lpenn@mossyoakproperties.com



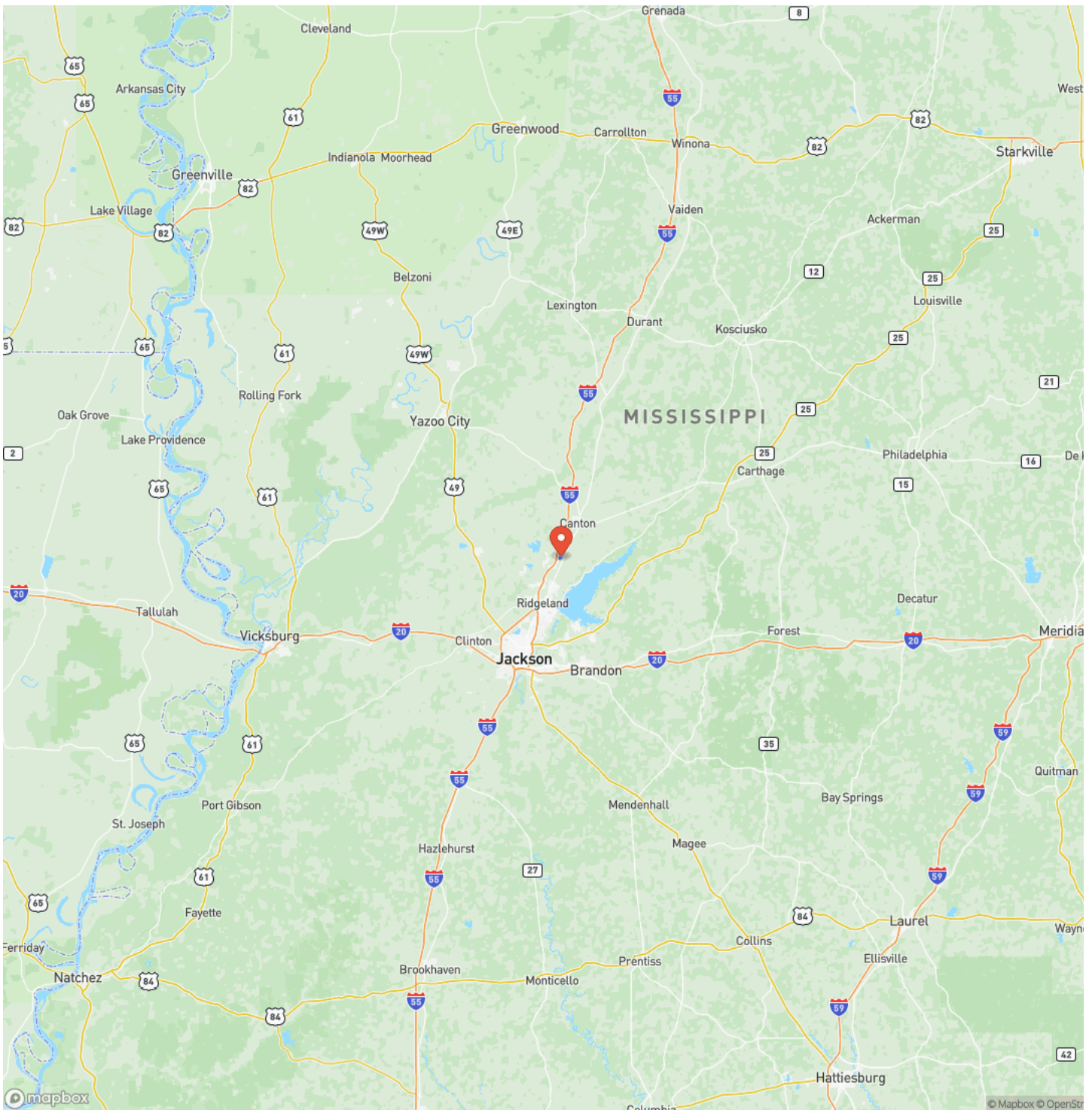
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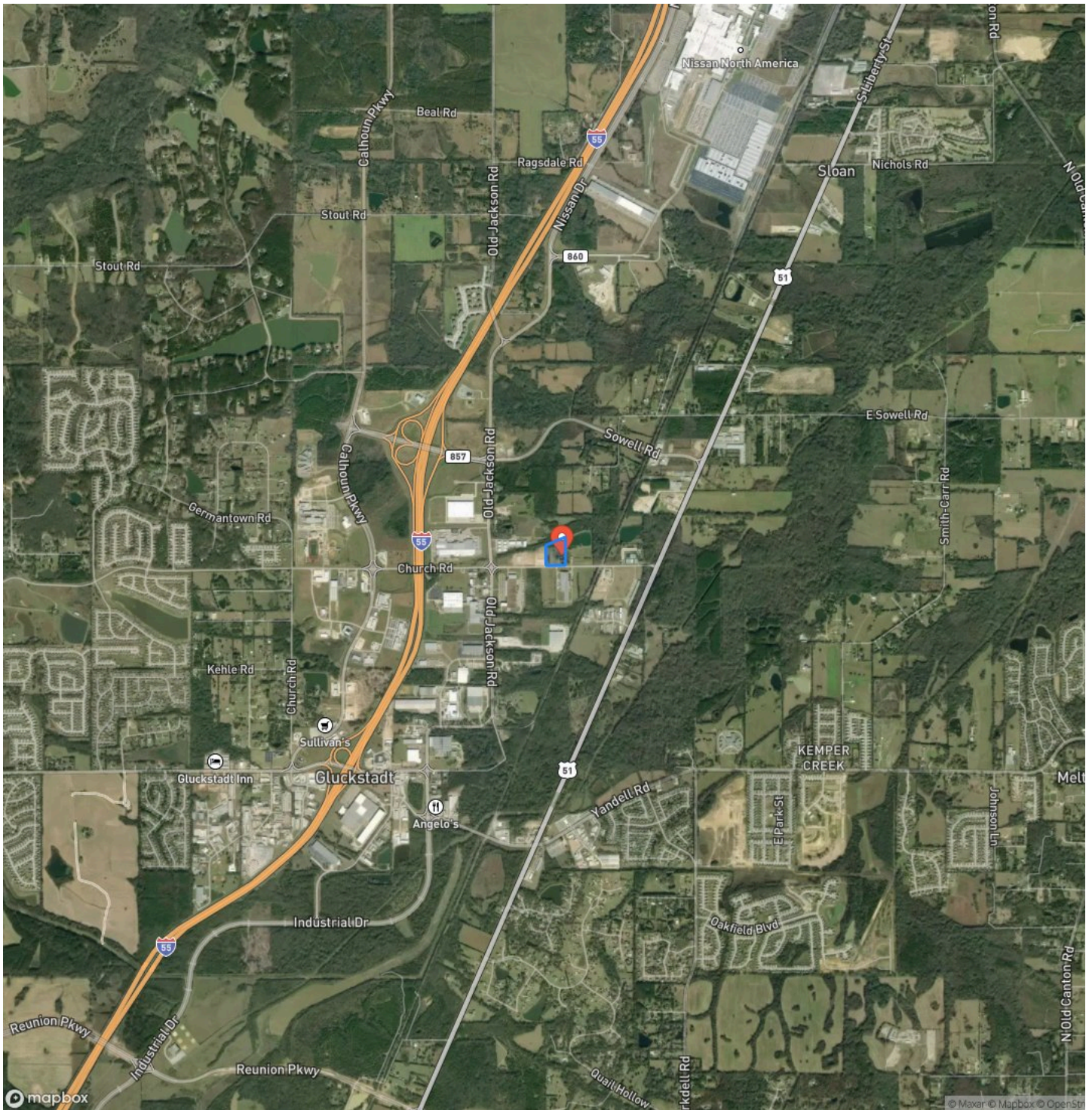
Locator Map



Locator Map



Satellite Map



4.78 Church Road Madison Co Gluckstadt Madison, MS / Madison County

LISTING REPRESENTATIVE

For more information contact:



Representative

Les Penn

Mobile

(601) 260-5544

Office

(662) 495-1121

Email

lpenn@mossyoakproperties.com

Address

108 Lone Wolf Dr.

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.



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

(662) 495-1121

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

