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

**$609,840**
**2± Acres**
**Madison County**

**MORE INFO ONLINE:**

**https://www.mossyoakproperties.com/**

## 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**
www.mossyoakproperties.com

## 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.

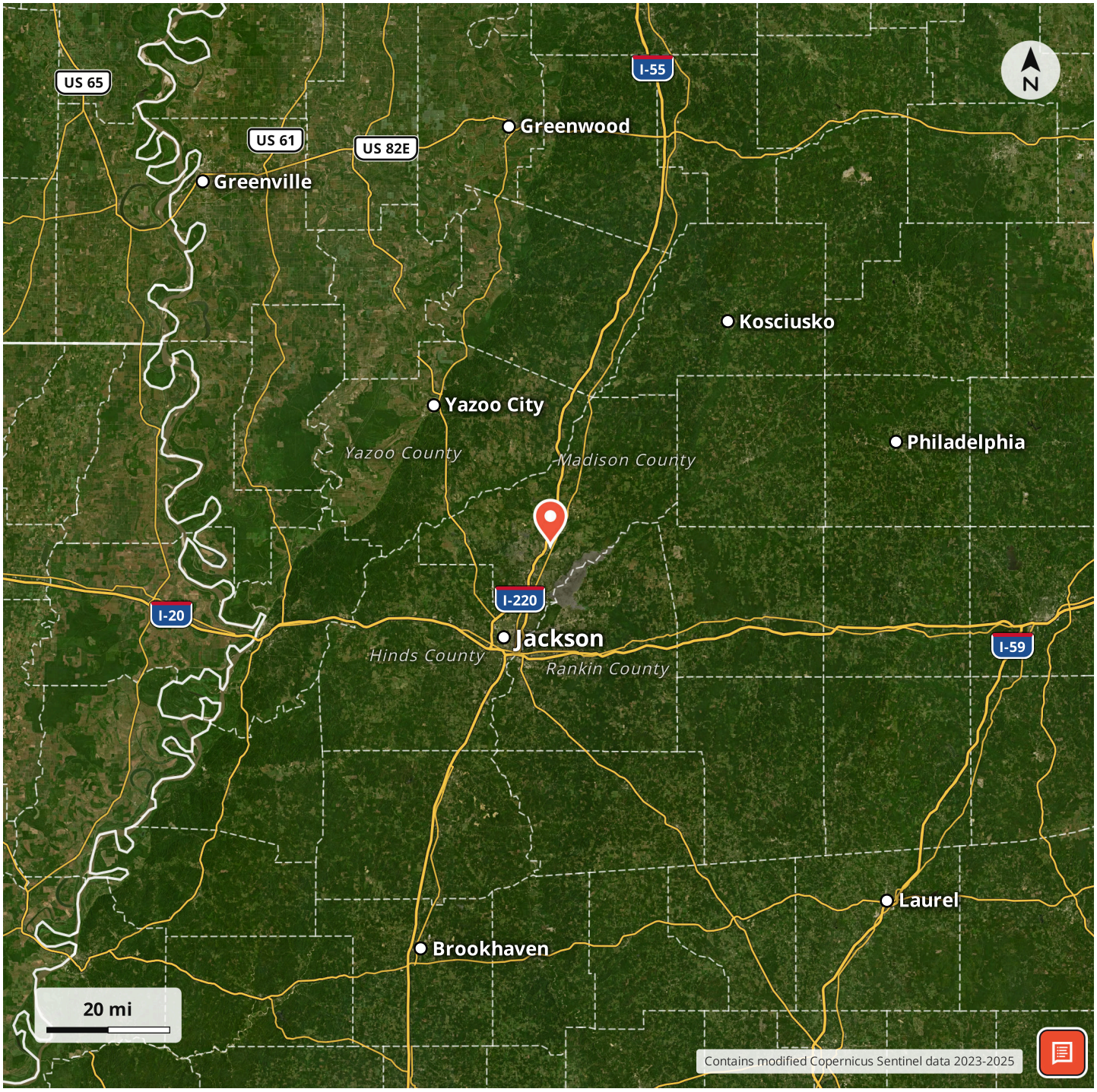
With continued residential and commercial growth throughout the Gluckstadt area, opportunities to acquire property along this corridor are becoming increasingly limited. Convenient access to I-55, Highway 51, and the surrounding Gluckstadt business district makes this an outstanding location for a variety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

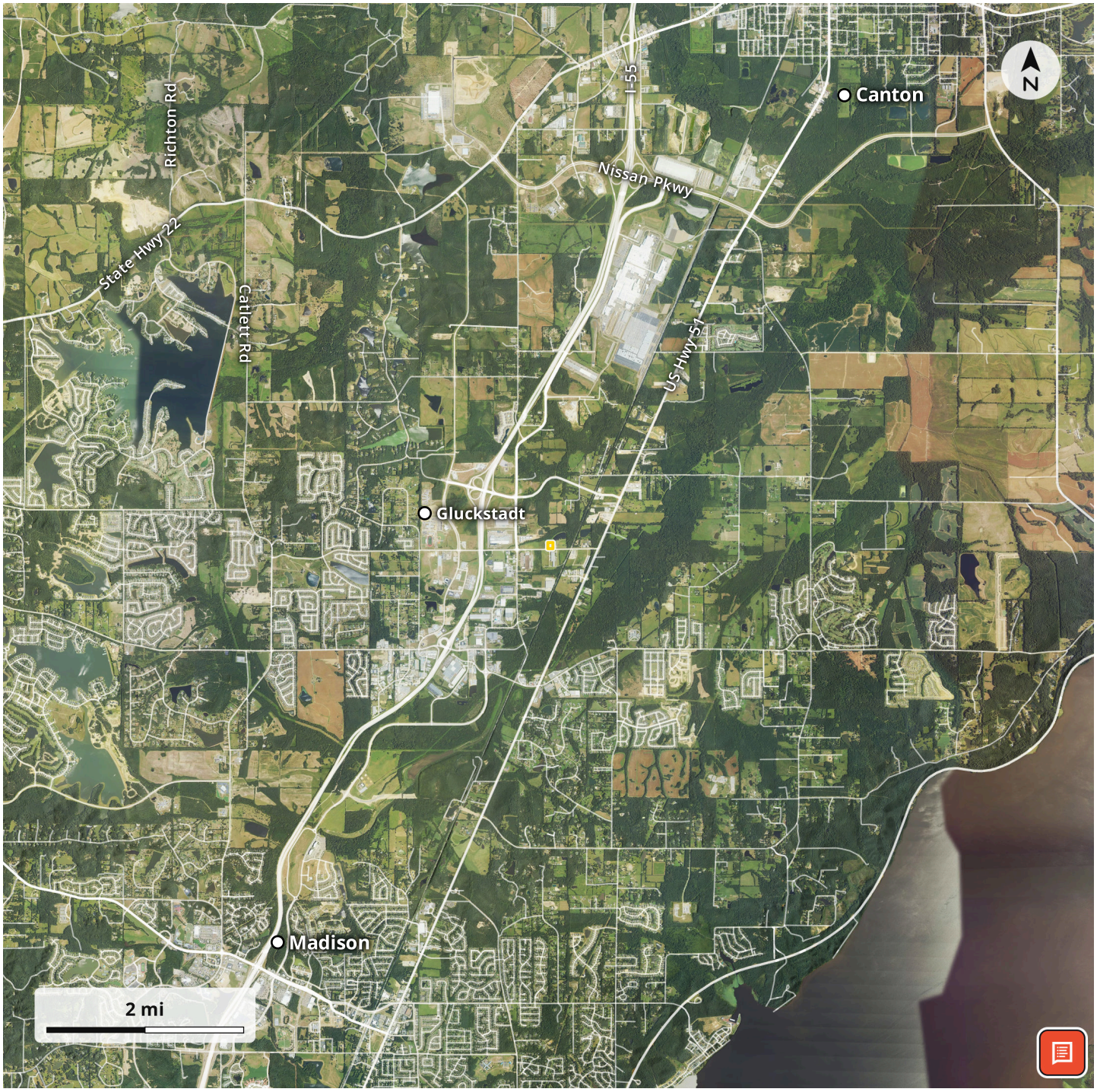
Don't miss your chance to secure a piece of prime real estate in the heart of one of Madison County's most active growth areas!

Les Penn, CLS
Mossy Oak Properties, Bottomland RE
cell: 601-260-5544
Lpenn@mossyoakproperties.com

# Regional Map



# Locator Map


Richton Rd
I-55
Canton
N
Nissan Pkwy
State Hwy 22
Catlett Rd
US Hwy 51
Gluckstadt
Madison
2 mi

# Aerial Map

## LISTING REPRESENTATIVE

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**City / State / Zip**
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## NOTES

**NOTES**

## DISCLAIMERS

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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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