Church Road 4.78 Acres – Major Thoroughfare Commercial Zoning between I-55 and Highway 51, Gluckstadt, MS
571 Church Road
Madison, MS 39110

$1,457,517.6
4.78± 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, Business Opportunity

Latitude / Longitude
32.532709 / -90.083258

Acreage
4.78

Price
$1,457,517.6

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

4.78 +/- Acres Zoned Major Thoroughfare Commercial on Church Road, directly between Interstate 55 and Highway 51, Gluckstadt - Madison County, Mississippi

Quick facts

- Acreage: 4.78 +/- acres
- Location: Madison, Madison County, Mississippi 39110
- Price: $1,457,518
- Property type: Undeveloped Land, Commercial, Business Opportunity
- Road access: County Road (paved surface)
- Land cover: Partially Wooded
- Utilities: Electricity Available, Water Available, Sewer Available
- Current use: Unimproved
- Possible uses: Commercial, Retail, Office, Medical/Dental, Highway/Tourist Service, Development, Investment
- Zoning: Major Thoroughfare Commercial
- Assemblage: adjoining 2 acres with a 2,000 sq. ft. office also available, about 6.78 acres combined
- Parcel ID: 082E-15-001-05-00
- MLS #: 4161918
- Listing agent: Les Penn, Mossy Oak Properties Bottomland Real Estate (Central Mississippi, Madison office)

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.

Location

The property is in Madison County, Mississippi, near Madison, about 60 miles from Vicksburg; about 70 miles from Philadelphia; about 20 miles from Jackson.

Offered by Mossy Oak Properties Bottomland Real Estate

Listed by Les Penn with Mossy Oak Properties Bottomland Real Estate, a Mississippi land brokerage with offices in West Point (Golden Triangle), Madison (Central Mississippi) and Clarksdale (Delta). The brokerage specializes in hunting land, timberland, farms, recreational tracts and rural homes across Mississippi. Showings are by appointment with the listing agent.

Acreage, boundaries, distances and timber figures are approximate and should be verified by the buyer. Offered subject to prior sale, price change or withdrawal.

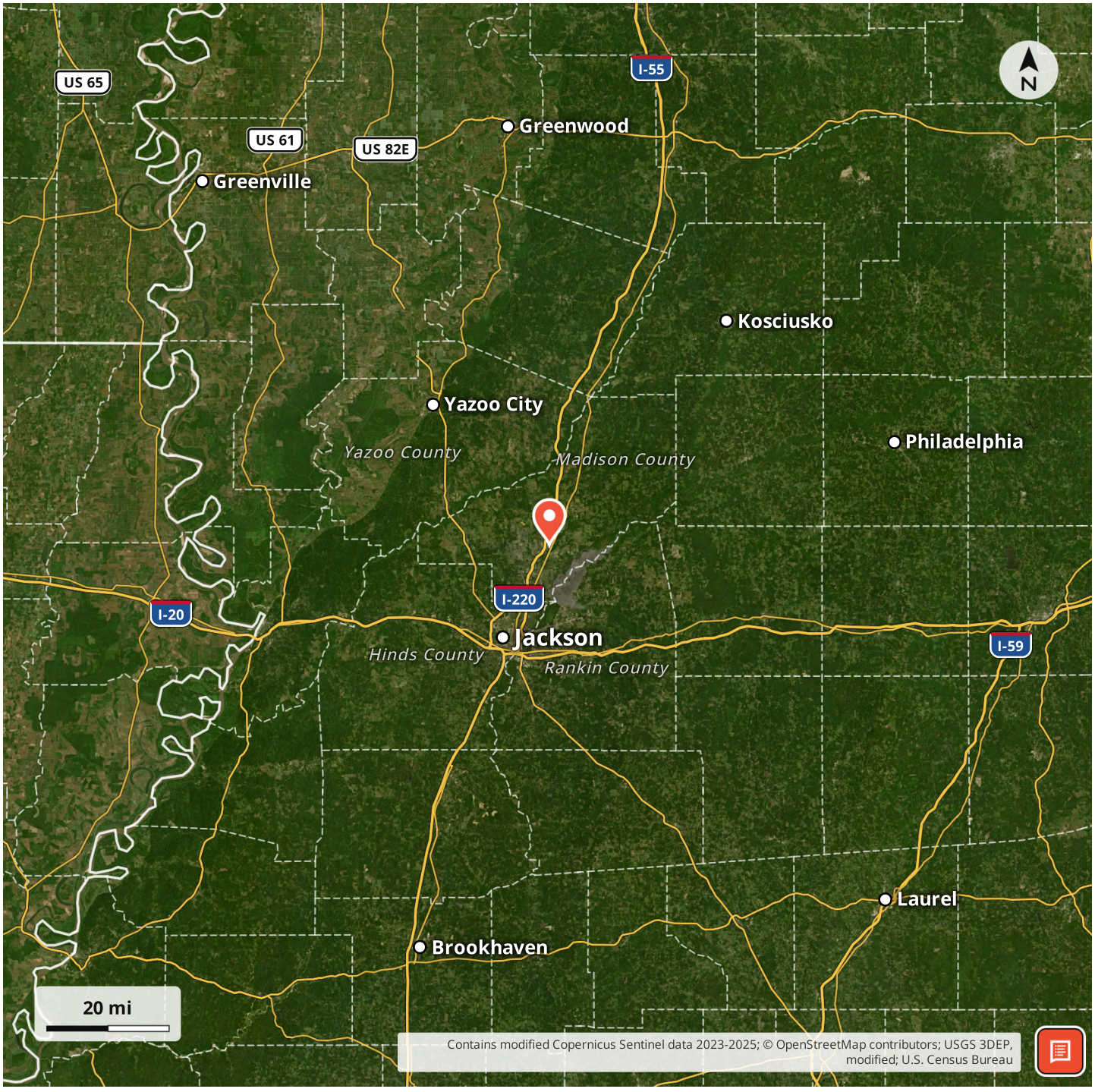




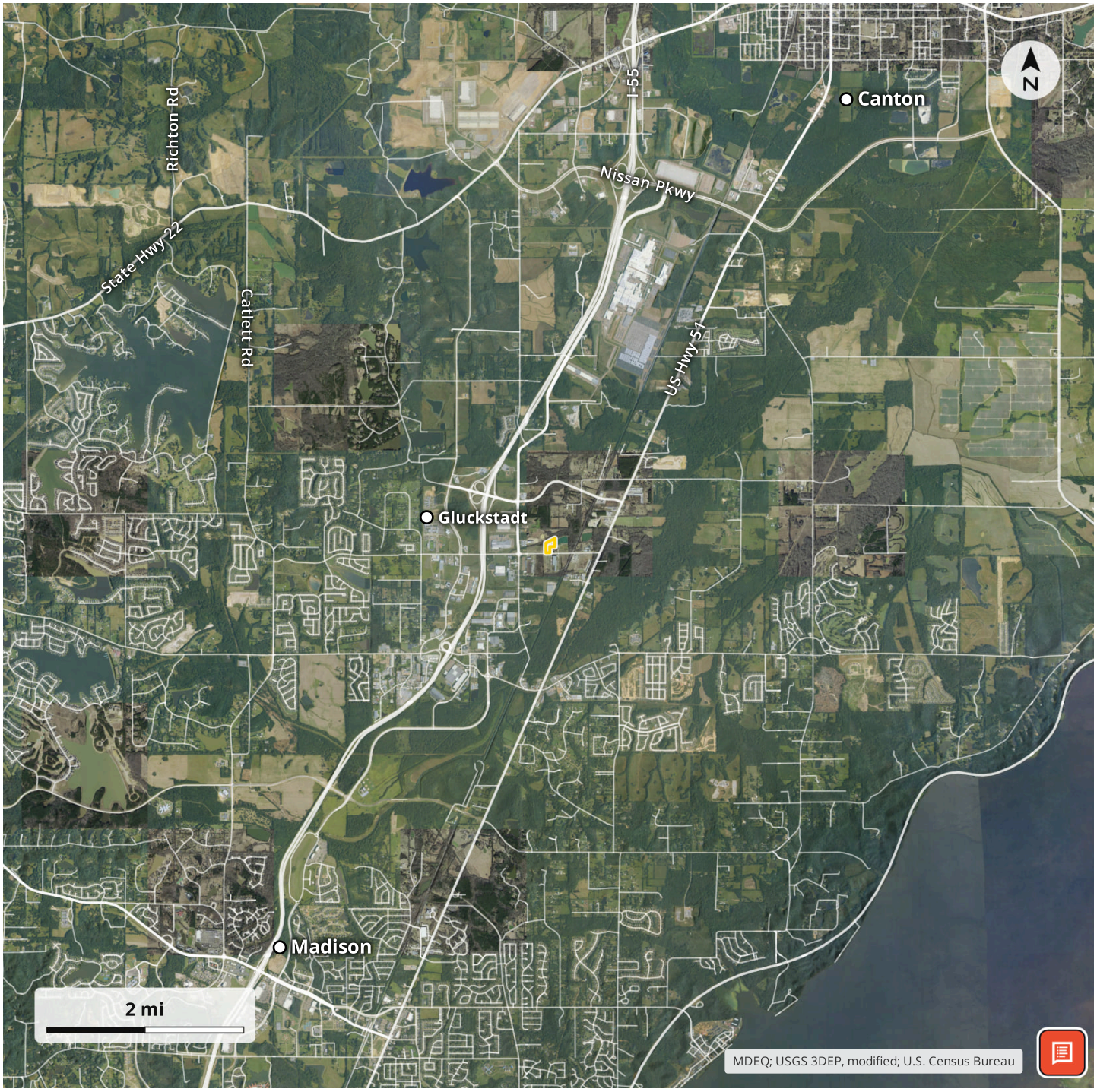




Regional Map



Locator Map


Richton Rd
I-55
Canton
N
Nissan Pkwy
State Hwy 22
Catlett Rd
US Hwy 51
Gluckstadt
Madison
2 mi
MDEQ; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip
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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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