



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**1.25± ACRE COMMERCIAL LOT**  
**ADAMS COUNTY, MS**  
**\$217,800**



OFFICE (769) 888-2522 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

# THE ADAMS 1.25

## PROPERTY PROFILE

### LOCATION:

- Hwy 61 North  
Natchez, MS 39120
- Adams County
- 3.4± Miles NW of  
Downtown Natchez

### COORDINATES:

- 31.5643, -91.3491

### TAX INFORMATION:

- Parcel 0085-0001-0001.2
- \$6,739

### PROPERTY USE:

- Commercial
- Development
- Investment

### PROPERTY INFORMATION:

- 1.25± Acre Commercial Lot
- Prime Highway Frontage
- Excellent Visibility
- High Daily Traffic Counts
- Agent is Related to the Seller



## SMALLTOWN HUNTING PROPERTIES & REAL ESTATE<sup>SM</sup>

### STEVE MARTENS, ALC

*DIRECTOR OF AGENT DEVELOPMENT AND COMPLIANCE  
ASSOCIATE BROKER, MS  
SUPERVISING BROKER, KS*

**C: 601-573-2962**

**O: 769-888-2522**

**steve@smalltownproperties.com**

**4848 Main St. - Flora, MS 39071**

# WELCOME TO THE ADAMS 1.25

**INTRODUCING THE ADAMS 1.25.** Position your business for success with this outstanding 1.25± acre commercial development site located in Adams County on the highly traveled Highway 61 North in Natchez, Mississippi. Offering exceptional visibility, easy accessibility, and strong exposure to thousands of passing motorists, this property presents an excellent opportunity for investors, developers, and business owners seeking a strategic commercial location.

Situated along one of Natchez's busiest commercial corridors, the property benefits from consistent traffic flow and proximity to established businesses, retail centers, restaurants, professional offices, and residential neighborhoods. The location provides convenient access for customers, employees, and vendors while placing your business in a highly recognizable and desirable area of the market.



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# MORE ABOUT THE ADAMS 1.25

The 1.25± acre tract offers ample space for a variety of commercial developments, including retail stores, professional offices, medical facilities, restaurants, automotive services, convenience stores, quick-service establishments, contractor facilities, or other income-producing commercial ventures. Its size and configuration allow flexibility in site planning, parking, building placement, and future expansion opportunities.

Whether you are an entrepreneur seeking the perfect location for a new business, a developer looking for a high-exposure commercial site, or an investor searching for land in a growing commercial area, the Adams 1.25 offers the combination of location, visibility, and development potential that is increasingly difficult to find.

**Contact Steve Martens today to schedule a private showing and experience #TheSmallTownWay.**

*\*Agent is related to the seller.*



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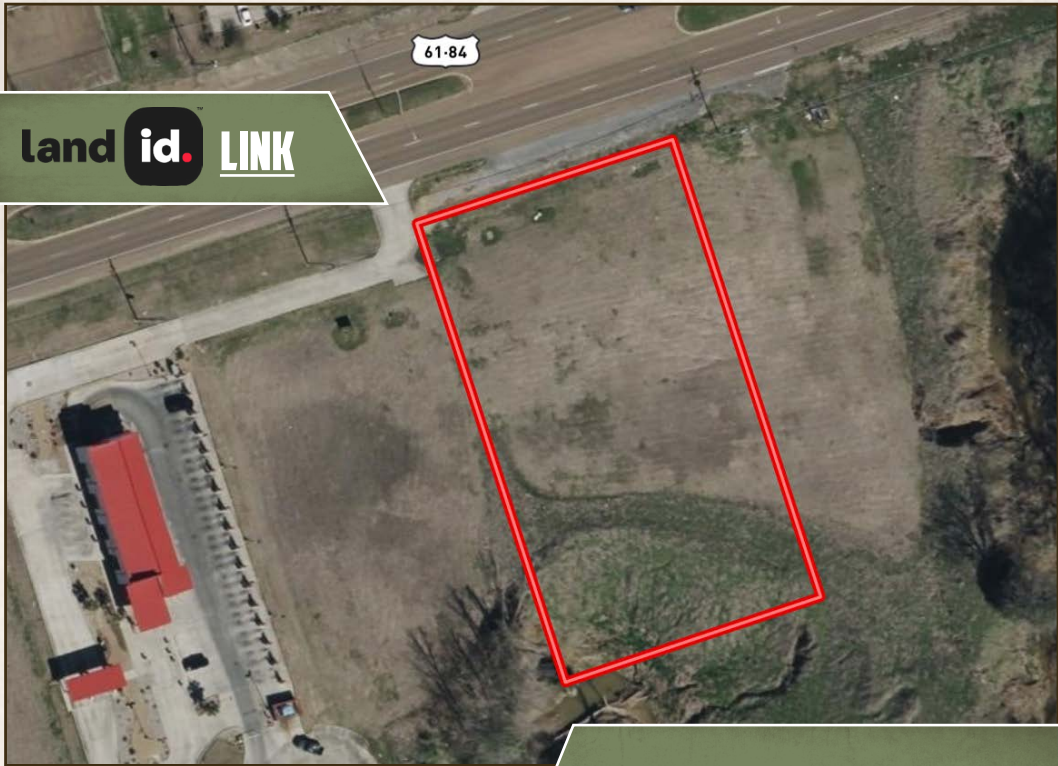
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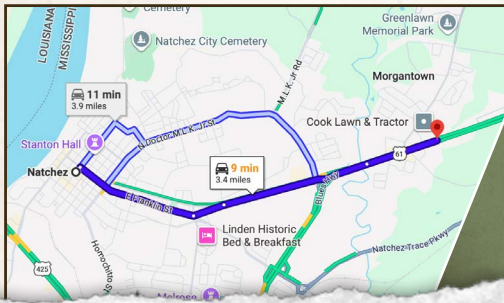
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Information is believed to be accurate but not guaranteed.



land id. LINK



Directions From Natchez, MS: Travel on Franklin Street for 1.1 miles. Turn left onto D'Evereux Drive and proceed for 1.6 miles. Continue straight onto Highway 61 North and travel for 0.7 miles to the property on the right.

**LINK TO GOOGLE MAP DIRECTIONS**



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