



**COMMERCIAL BUILDING ON 1.7± ACRES**  
**JASPER COUNTY, MS**  
**\$475,000**



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

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



# THE JASPER 1.7

## PROPERTY PROFILE

### LOCATION:

- 2772 Highway 15  
Bay Springs, MS 39422
- Jasper County
- 23.5± Miles N of Laurel
- 32.5± Miles NE of Collins
- 51.7± Miles SE of Brandon
- 52± Miles N of Hattiesburg

### COORDINATES:

- 31.9741, -89.2881

### PROPERTY USE:

- Commercial
- Investment

### PROPERTY INFORMATION:

- 1.7± Acres
- 1,833± SqFt Building
- Multiple Offices
- Restroom
- Room to Expand
- Space for Additional Parking

### TAX INFORMATION:

2024 Tax Info: \$3,392.92

- Parcel #1 108I-32-A-017.00
- Parcel #2 107L-33-B-013.01
- Parcel #3 107L-33-B-013.00



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2121 5th St., Ste 206 - Meridian, MS 39301 | O: 769-760-0005 | [smalltownproperties.com](http://smalltownproperties.com) Information is believed to be accurate but not guaranteed.

# WELCOME TO THE JASPER 1.7

**WELCOME TO A PRIME COMMERCIAL OPPORTUNITY IN JASPER COUNTY, MS!** Located on a spacious 1.7± acre lot along Highway 15, in the heart of Bay Springs, this commercial property offers exceptional potential for business owners or investors. A 1,833± square foot brick building is located in a highly visible, high-traffic area, making it an ideal location for nearly any type of business! Its central location provides convenient access to Brandon, Hattiesburg, and Laurel—ideal for serving clients and customers from all around.

Currently, the property is leased, generating steady rental income, which makes it an excellent addition to any investor's portfolio. For those looking to establish their own business, the building is move-in ready and offers plenty of space with room for expansion and additional parking. Whether you're an entrepreneur looking for a headquarters for your business or an investor looking for another rental property, this one delivers strong potential and long-term value.

**Take advantage of this prime piece of commercial real estate in Jasper County. Contact Luke Sanders or Dewayne Atkinson today to schedule a personal tour and experience #TheSmallTownWay.**



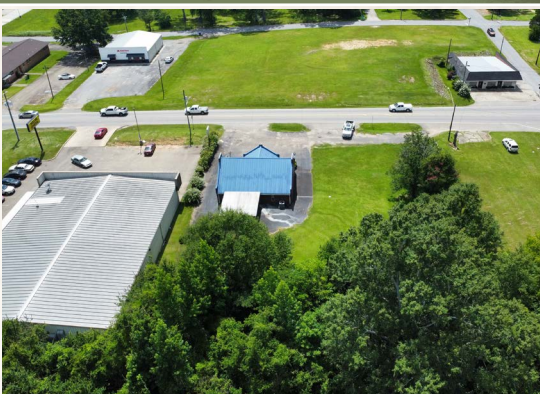
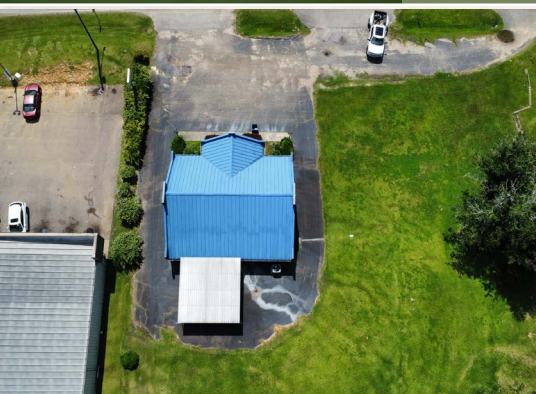
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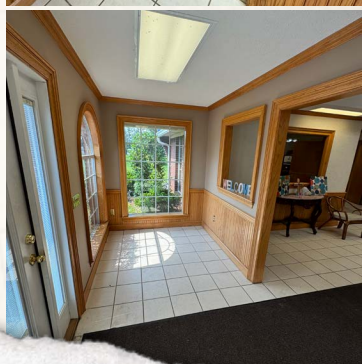
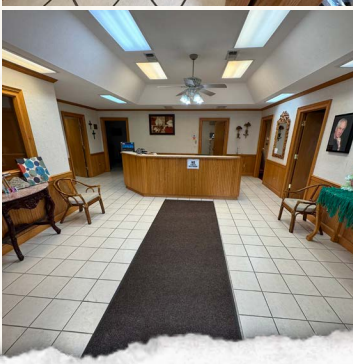
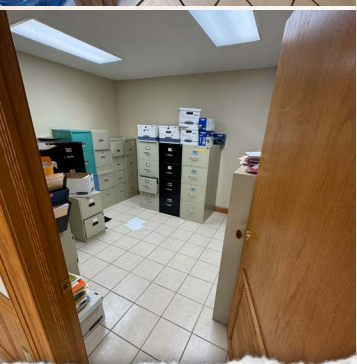
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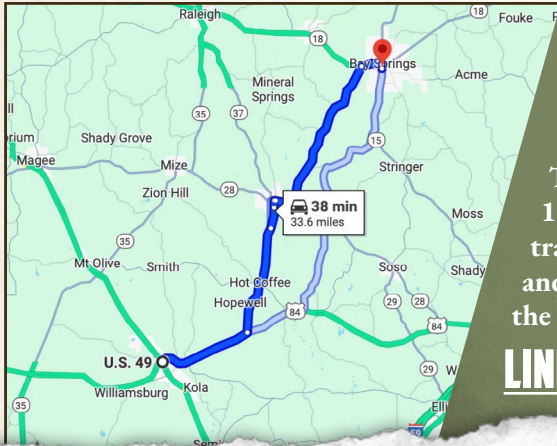
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Directions from Hwy 49 in Collins, MS: Travel 15.6 miles on US-84 E and MS-37 N. Continue 2.2 miles on S County Road 19 S. Turn right on MS-28 E and continue 1.8 miles. Turn left on MS-531 N and proceed 12.1 miles. Turn right on MS-18 E and travel 1.6 miles. Turn right on MS-15 S and in 0.3 miles the destination will be on the left.

**LINK TO GOOGLE MAP DIRECTIONS**



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