

US Hwy 51 C-3  
Hwy 51  
Brookhaven, MS 39601

**\$1,500,000**  
5.06± Acres  
Lincoln County



**US Hwy 51 C-3**  
**Brookhaven, MS / Lincoln County**

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**SUMMARY**

**Address**

Hwy 51

**City, State Zip**

Brookhaven, MS 39601

**County**

Lincoln County

**Type**

Undeveloped Land, Commercial, Business Opportunity, Lot, Timberland

**Latitude / Longitude**

31.549462 / -90.457853

**Acreage**

5.06

**Price**

\$1,500,000

**Property Website**

<https://www.mossyoakproperties.com/property/us-hwy-51-c-3/lincoln/mississippi/88054/>



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**PROPERTY DESCRIPTION**

Prime C-3 Commercial Lot - Highway 51, Brookhaven, MS

Located in a high-traffic area near the intersection of Highway 84 and Highway 51, this C-3 Zoned commercial lot offers exceptional visibility and accessibility for your business. Featuring road frontage on Highway 51, Dale Trail, and Denham Lane, this property offers 360 degree visibility and multiple access points that will be perfect for drawing customers from every direction.

According to MDOT, Highway 51 sees an average traffic count of over 10,000 vehicles per day, giving your future business unmatched exposure to both local residents and through traffic.

Its strategic location in Brookhaven's main travel corridor makes it ideal for retail, office, restaurant, or service-based development. With direct access to major highways, you'll benefit from steady local traffic and easy accessibility for customers.

Key Features:

C-3 Zoning - Wide range of commercial possibilities

Frontage on Highway 51, Dale Trail, & Denham Lane

360 degree visibility with multiple access points

MDOT traffic count: 10,000+ vehicles per day

Close proximity to Highway 84 intersection

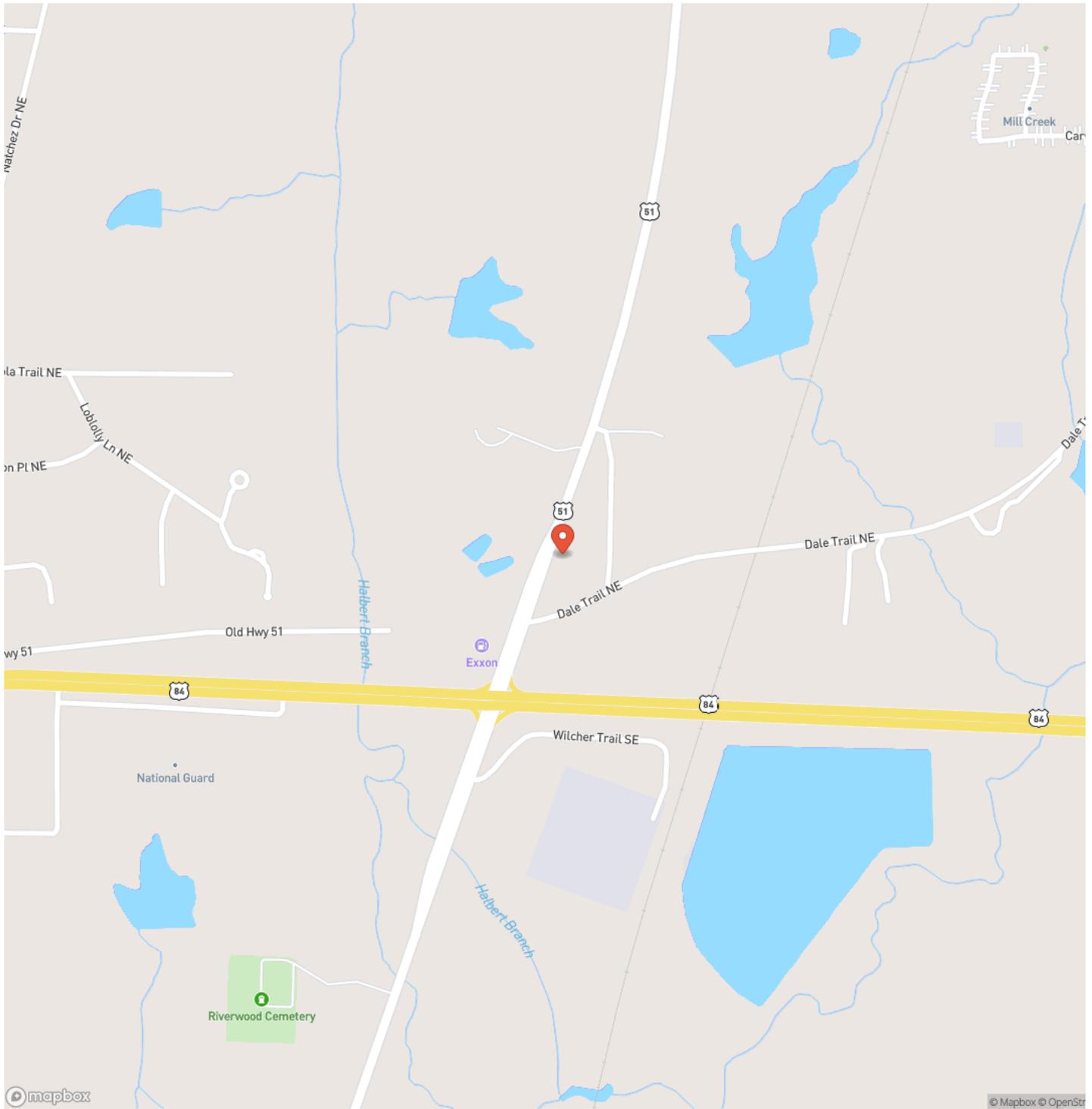
High-traffic location in Brookhaven's main travel corridor

Don't miss this opportunity to secure a premium site for your next business venture in one of Lincoln County's fastest growing areas.

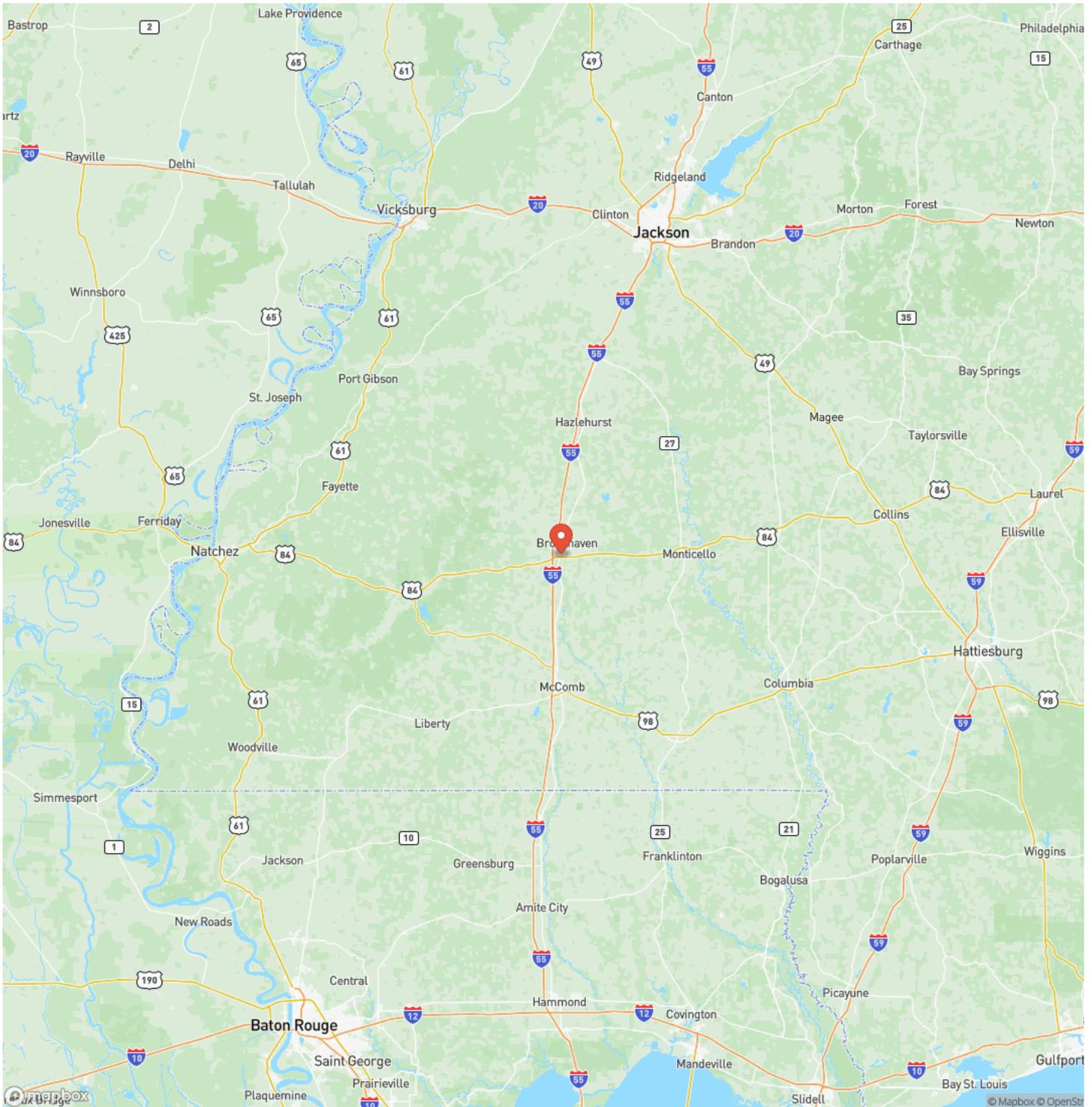
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# Locator Map



# Locator Map



# Satellite Map







## **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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**Mossy Oak Properties Posey Land Company**  
105 W Chickasaw St Suite C  
Brookhaven, MS 39601  
(601) 597-9378  
[MossyOakProperties.com](http://MossyOakProperties.com)

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