2.7± ACRES
MONTGOMERY COUNTY, MS
$295,000

SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE℠

THE MONTGOMERY 2.7

LOCATION:

- **South Frontage Road Winona, MS 38967**
- **Montgomery County**
- **22± Miles From Grenada**
- **70± Miles From Madison**
- **90± Miles From Jackson**

COORDINATES:

- **33.48551, -89.76194**
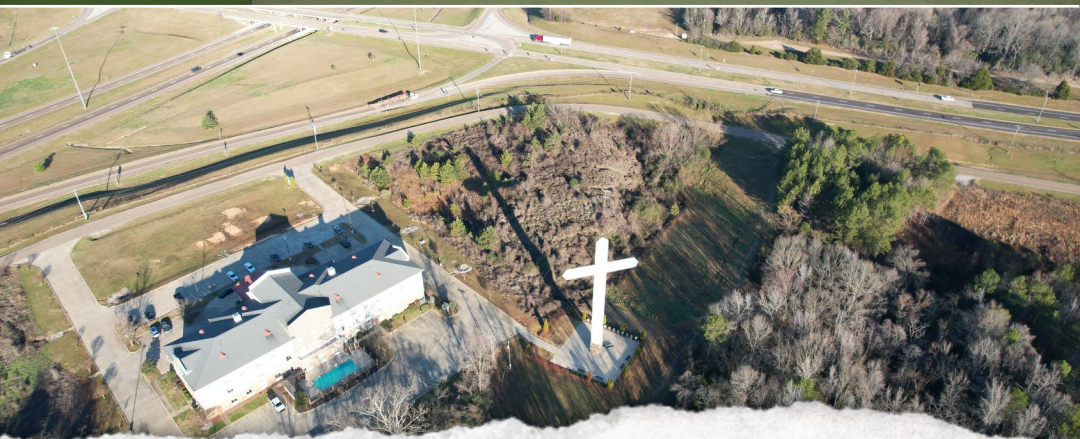
TAX INFORMATION:

- **$357.57 - 2023**

PROPERTY USE:

- **Commercial**
- **Development**
- **Investment**

PROPERTY INFORMATION:

- **2.7± Acres**
- **Zoned Highway Commercial Restricted (C3-R)**
- **High Visibility From I-55 & Highway 82**

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CHRIS REED
LAND SPECIALIST
C: 601-906-0723
O: 769-888-2522
chris.reed@smalltownproperties.com
4848 Main St. - Flora, MS 39071

smalltownproperties.com

BRING YOUR BUSINESS PLANS TO LIFE ON THE MONTGOMERY 2.7! Situated under the iconic Cross in Winona, MS, this 2.7± acre commercial property provides exceptional visibility from Interstate 55 and is conveniently located to hotels, restaurants, and businesses, ensuring steady traffic and a built-in customer base. With its Commercial Highway Restricted (C3-R) zoning, mostly level terrain, and available utilities, this Montgomery County property is ready for development. Easy access from Highway 82 and I-55 adds to its appeal, making it an ideal spot for retail, hospitality, or other commercial ventures.

Don't miss the chance to establish your business in a prime, high-visibility location and capitalize on the growth taking place both north and south along the Interstate 55 corridor.
Contact Chris Reed today!

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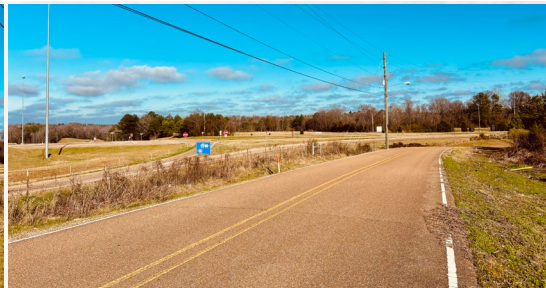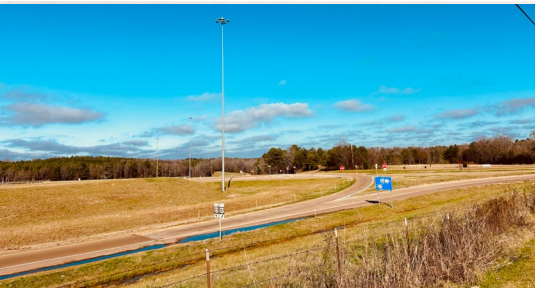O: 769-888-2522
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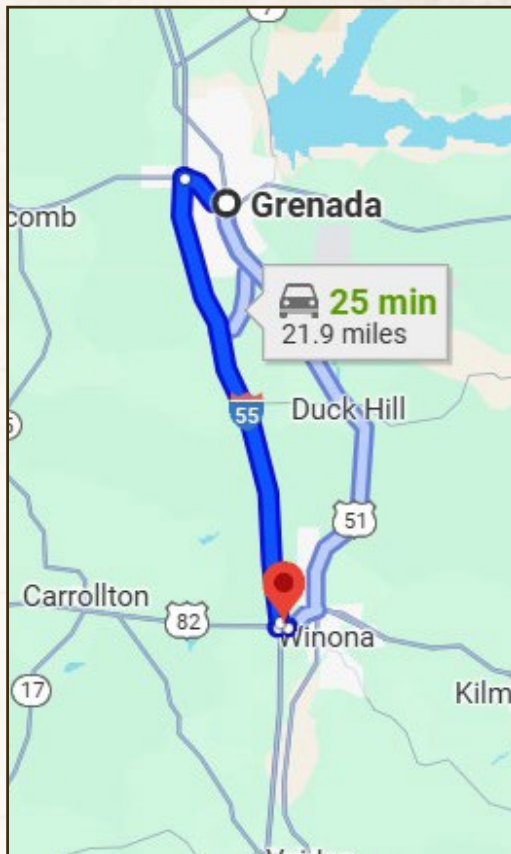chris.reed@smalltownproperties.com

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land id. LINK

Directions From Grenada, MS: Travel I-55 south to Winona and take Exit #185. Turn left onto Hwy 82 east, go 0.5 miles and turn right on the frontage road. Travel south to the property on your left.

LINK TO GOOGLE MAP DIRECTIONS

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