



**16± ACRES**  
**MONTGOMERY COUNTY, MS**  
**\$320,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
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# THE MONTGOMERY 16

## PROPERTY PROFILE

### LOCATION:

- South Frontage Road  
Winona, MS 38967
- Montgomery County
- Visibility from I-55
- 22± Miles From Grenada
- 70± Miles From Madison
- 90± Miles From Jackson

### COORDINATES:

- 33.482, -89.76278

### TAX INFORMATION:

- \$71.87 - 2023

### PROPERTY USE:

- Commercial
- Development
- Investment

### PROPERTY INFORMATION:

- 16± Acres
- Zoned Highway Commercial  
Restricted (C3-R)
- Beside the Holiday Inn Express
- Across from Empire Truck  
Sales & Pilot Truck Stop



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**CHRIS REED**

LAND SPECIALIST

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O: 769-888-2522

[chris.reed@smalltownproperties.com](mailto:chris.reed@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE MONTGOMERY 16

**BUILD YOUR BUSINESS RIGHT ALONG I-55 IN WINONA, MS.** The Montgomery 16 gives you prime exposure! Currently zoned for highway commercial restricted (C3-R), this 16±acre tract is located directly across the interstate from Empire Truck Sales and the Pilot truck stop and next door to the Holiday Inn Express at Winona. The options on this Montgomery County property are numerous! Additionally, a 50± acre parcel adjacent to this property is also for sale. The land consists of natural mixed hardwood regeneration, as it looks to have been cut 15-17 years ago. Don't miss this chance to secure a high-visibility, strategically located property with significant development potential.

**Call Chris Reed today and make the Montgomery 16 yours!**



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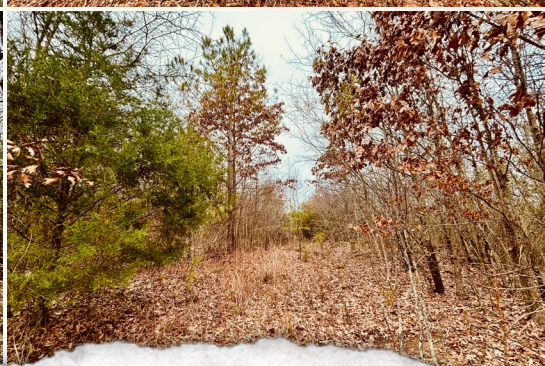
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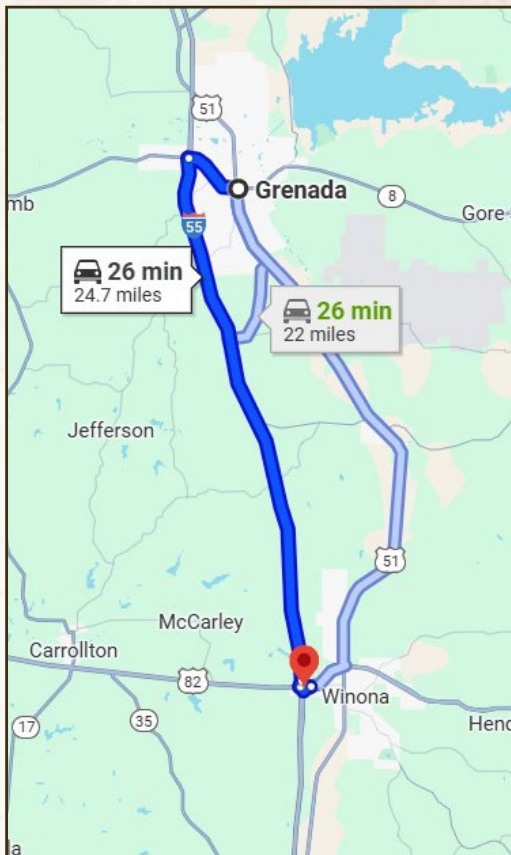
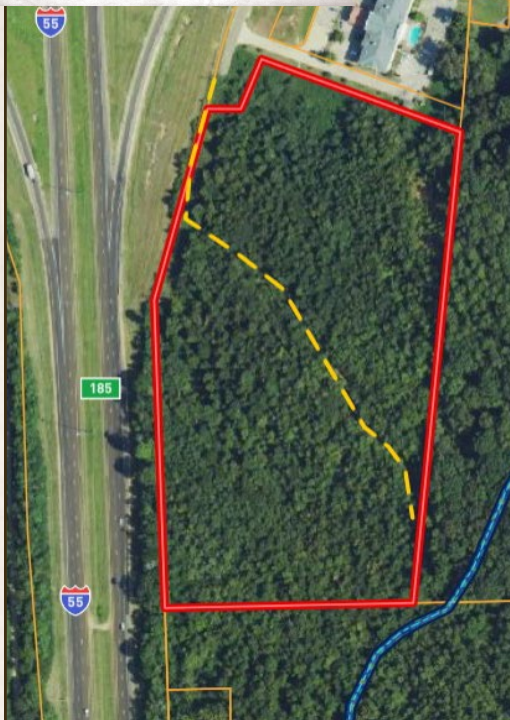
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MONTGOMERY COUNTY, MISSISSIPPI

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, pass the Holiday Inn Express and the property is at the end of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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