

HWY 45 ALT Commercial Lot
6117 HWY 45 ALT S
West Point, MS 39773

\$499,000
2.140± Acres
Clay County



HWY 45 ALT Commercial Lot West Point, MS / Clay County

SUMMARY

Address

6117 HWY 45 ALT S

City, State Zip

West Point, MS 39773

County

Clay County

Type

Undeveloped Land

Latitude / Longitude

33.595208 / -88.659617

Acreage

2.140

Price

\$499,000

Property Website

<https://www.mossoakproperties.com/property/hwy-45-alt-commercial-lot-clay-mississippi/115969/>



PROPERTY DESCRIPTION

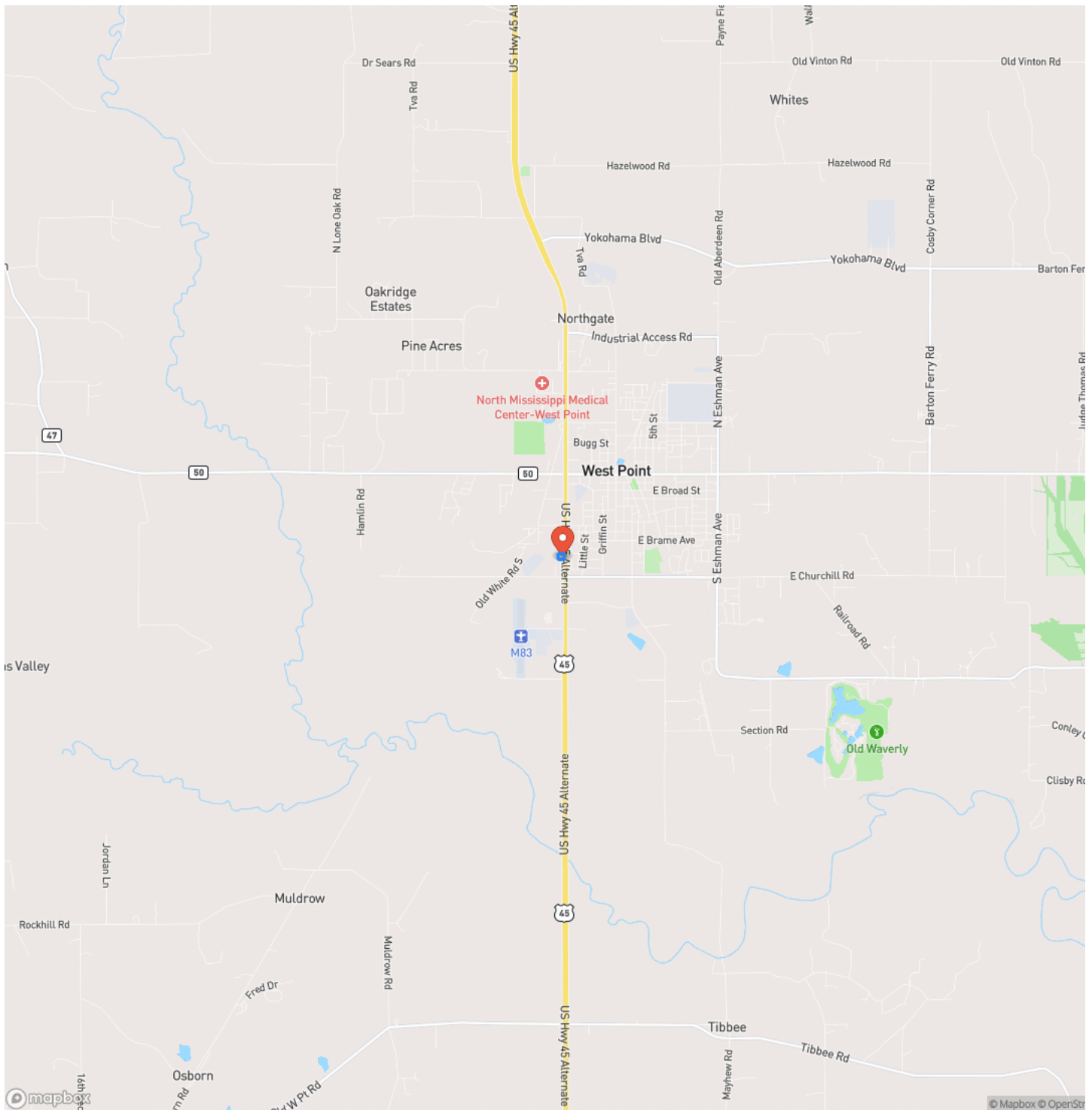
Prime 2.1-acre commercial opportunity in West Point, MS, located along high-traffic Highway 45 with excellent visibility and accessibility.

With 24,000+ vehicles passing daily, this property offers strong exposure for a variety of commercial uses. The site is well suited for retail, restaurant, office, service businesses, convenience store, or other commercial development. Located in a growing Golden Triangle market with convenient access to West Point, Columbus, and major employers throughout the region. This strategically positioned Highway 45 property offers an excellent opportunity for businesses, investors, and developers looking to establish a presence along one of West Point's busiest commercial corridors.

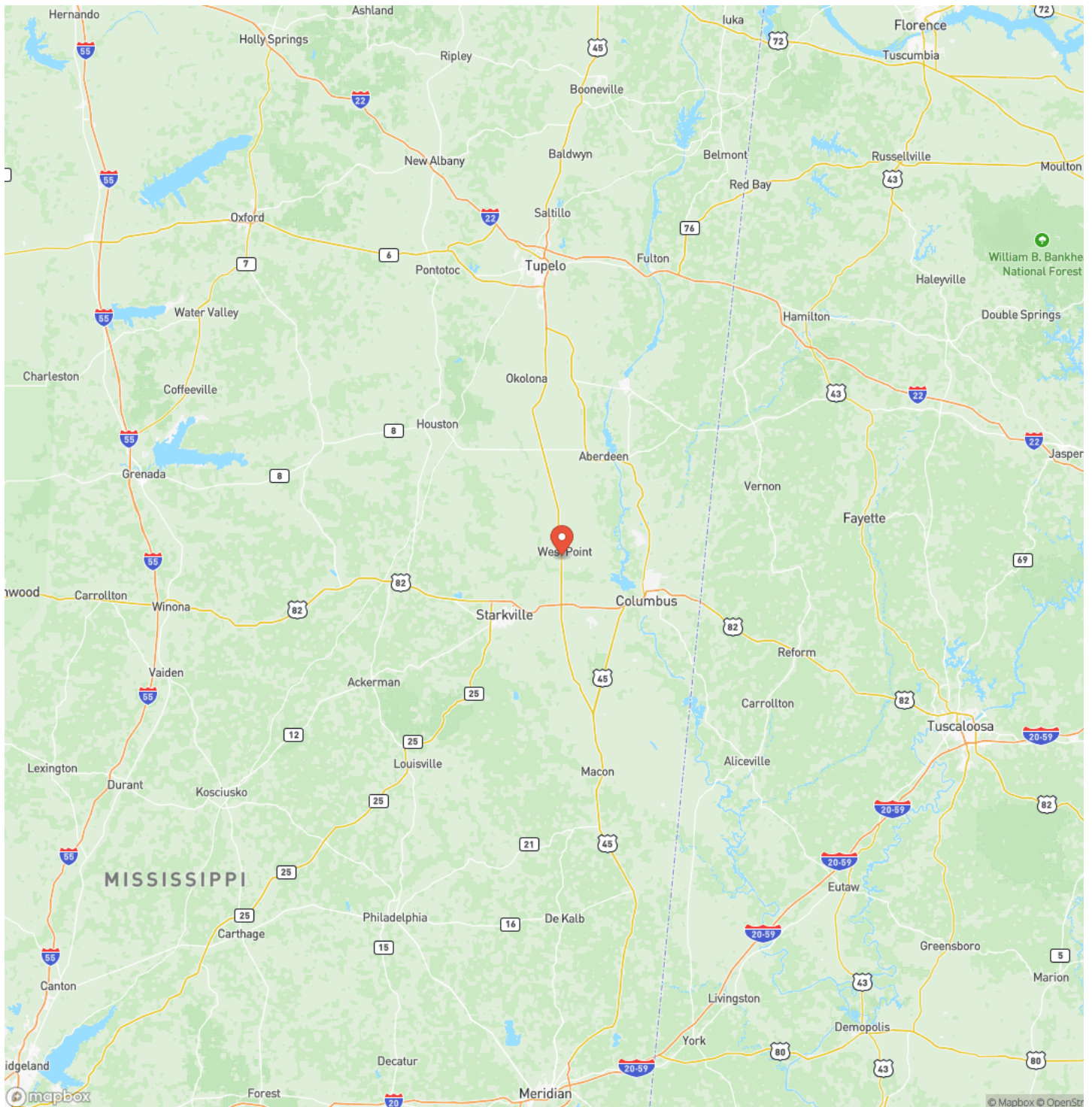
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West Point, MS / Clay County**



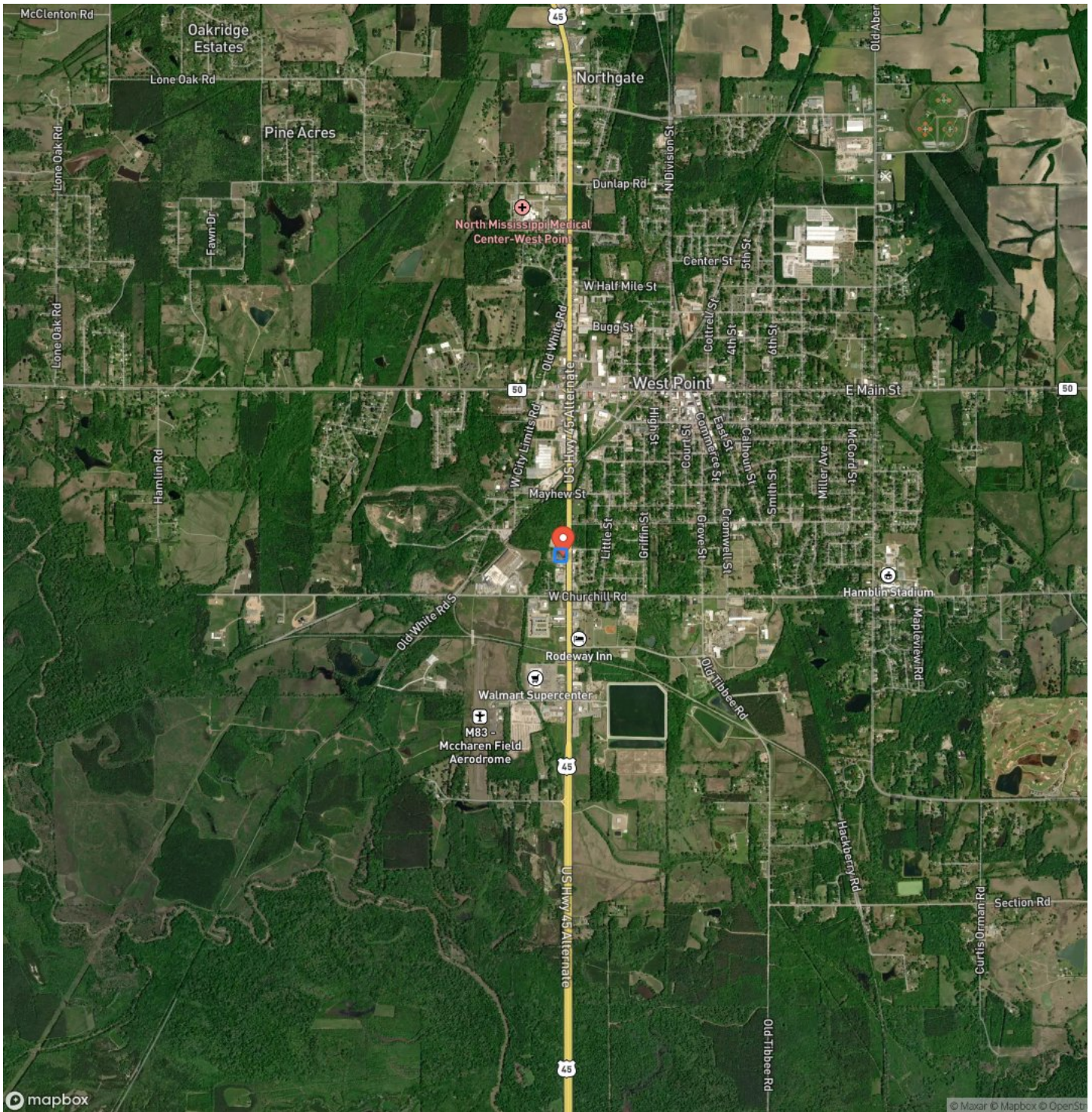
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

5795 Highway 45 Alt South

City / State / Zip

NOTES

[illegible]

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<https://www.mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Mossy Oak Properties Bottomland Real Estate

5795 Highway 45 Alt S

West Point, MS 39773

(662) 495-1121

<https://www.mossyOakproperties.com/>

