

Hwy 45 Alt Commercial Lot 6  
Hwy 45 Alt  
West Point, MS 39773

**\$1,745,000**  
8± Acres  
Clay County



**Hwy 45 Alt Commercial Lot 6**  
**West Point, MS / Clay County**

**SUMMARY**

**Address**

Hwy 45 Alt

**City, State Zip**

West Point, MS 39773

**County**

Clay County

**Type**

Commercial, Lot

**Latitude / Longitude**

33.5825 / -88.6597

**Acreage**

8

**Price**

\$1,745,000

**Property Website**

<https://www.mossoakproperties.com/property/hwy-45-alt-commercial-lot-6/clay/mississippi/15797/>



## **PROPERTY DESCRIPTION**

### **Prime 15-Acre Commercial Site on Hwy 45 South – West Point, MS**

This **exceptional 15-acre commercial property** is a **rare opportunity** to secure **highway frontage** in one of **West Point's most dynamic business corridors**. Located **just south of West Point**, directly across from **Love's Truck Fuel Center** on **Highway 45 South**, this site offers **unmatched visibility, accessibility, and commercial potential**. With a **high-traffic count of 24,000+ vehicles per day**, this property is **ideal for retail, industrial, hospitality, or service-oriented businesses** looking to capitalize on the area's **booming economy and workforce growth**.

### **Property Highlights:**

**15 Acres of Prime Commercial Land** – Ample space for **retail, truck stop, industrial, or multi-use development**  
**High-Traffic Frontage on Hwy 45 South – 24,000+ vehicles per day**, ensuring **maximum exposure**  
**Located Across from Love's Truck Fuel Center** – Excellent visibility and customer base for **high-demand business operations**  
**Rapidly Growing Local Economy** – West Point's **major industries are expanding**, creating a strong demand for commercial services  
**Strategic Location for Business Growth** – Positioned for **logistics, distribution, or highway service businesses**  
**Excellent Accessibility** – Easy access to **Highway 45, Highway 50, and Interstate 22**

### **Why Invest in West Point, MS?**

West Point is a thriving **economic hub** in **Mississippi's Golden Triangle**, known for its **strong industrial base, strategic transportation network, and growing consumer market**.

- **Booming Industrial & Workforce Growth** – Home to major employers like **PACCAR, Yokohama Tire, and Steel Dynamics**, with a recent **1,000-employee expansion** announcement
- **Strategic Transportation Access** – Prime location on **Highway 45 South**, with connections to **Highway 50 and Interstate 22** for **seamless regional and national access**
- **Expanding Consumer Base** – With continued **job growth and new development**, the demand for **fuel, dining, lodging, and retail** is at an all-time high
- **Recreational & Lifestyle Appeal** – West Point is home to **Old Waverly Golf Club, Prairie Wildlife, and Mossy Oak's world-renowned outdoor brands**, attracting both residents and visitors
- **Pro-Business Environment** – Supportive local government, economic incentives, and a **strong business-friendly climate** make West Point an **ideal investment location**

This **high-demand 15-acre commercial site** offers **unlimited business potential** in a **rapidly growing market**. **Don't miss out on this premier investment opportunity!**

**Call Sonny Jameson today to secure this prime property!**

Sonny Jameson

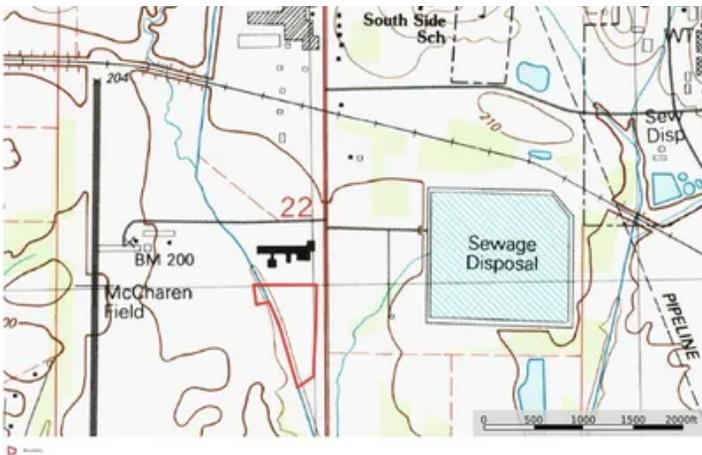
Licensed in MS

Office: [662-495-1121](tel:662-495-1121)

Cell: [662-295-0247](tel:662-295-0247)

Email: [sjameson@mossyoakproperties.com](mailto:sjameson@mossyoakproperties.com)

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**Capability Legend**

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability	1	2	3	4	5	6	7	8
Wild Life	*	*	*	*	*	*	*	*
Forestry	*	*	*	*	*	*	*	*
Limited	*	*	*	*	*	*	*	*
Moderate	*	*	*	*	*	*	*	*
Intense	*	*	*	*	*	*	*	*
Limited	*	*	*	*	*	*	*	*
Moderate	*	*	*	*	*	*	*	*
Intense	*	*	*	*	*	*	*	*
Very Intense	*	*	*	*	*	*	*	*

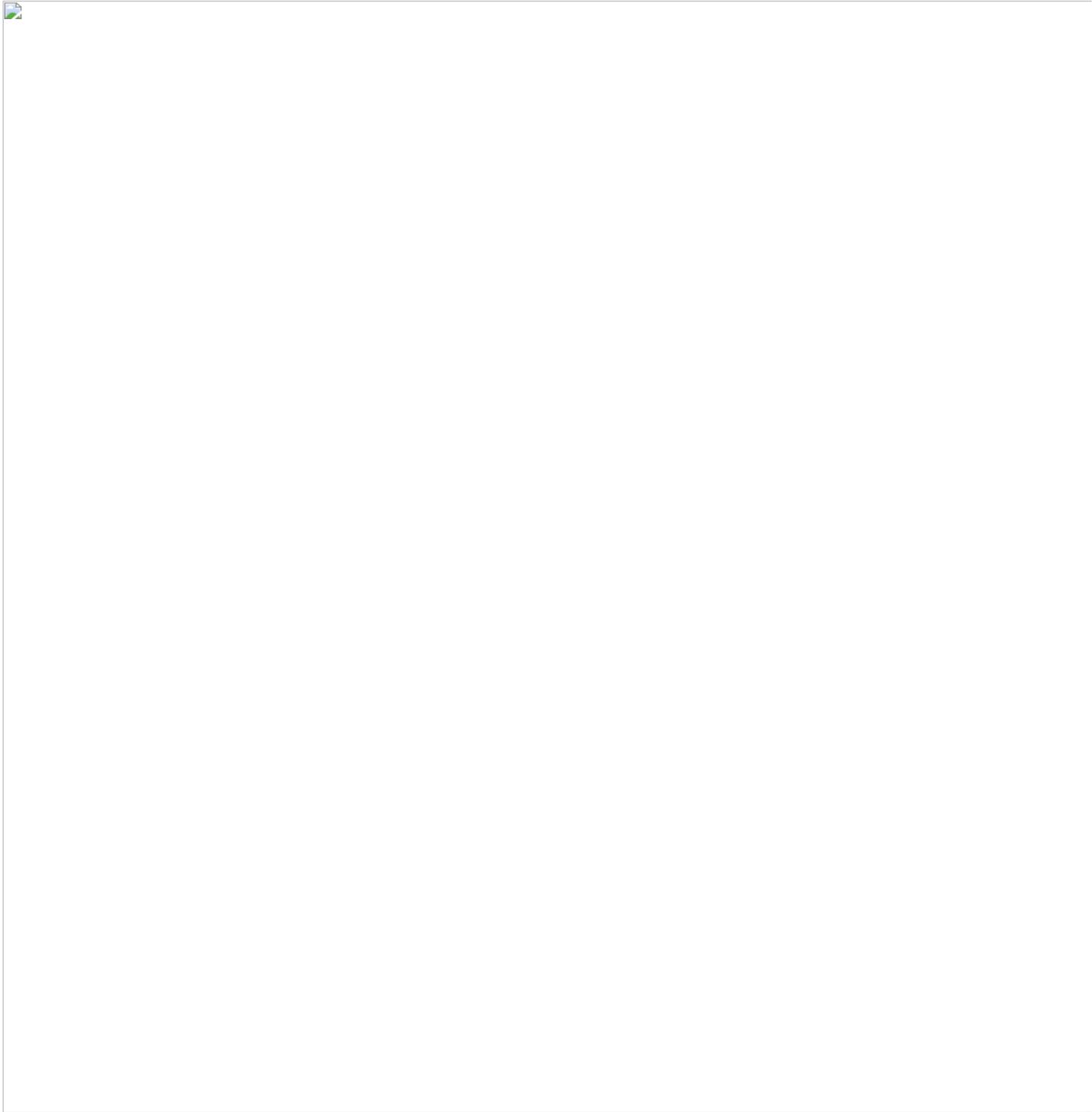
**Grazing Cultivation**

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

## Locator Map

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## Locator Map

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## Satellite Map

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## **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 Bottomland Real Estate**  
5795 Highway 45 Alt S  
West Point, MS 39773  
(662) 495-1121  
[MossyOakProperties.com](http://MossyOakProperties.com)

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