

Hwy 45 Alt Commercial Lot 13  
Hwy 45 Alt  
West Point, MS 39773

**\$325,000**  
3.7± Acres  
Clay County



**Hwy 45 Alt Commercial Lot 13**  
**West Point, MS / Clay County**

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**SUMMARY**

**Address**

Hwy 45 Alt

**City, State Zip**

West Point, MS 39773

**County**

Clay County

**Type**

Commercial, Lot

**Latitude / Longitude**

33.5883 / -88.6624

**Acreage**

3.7

**Price**

\$325,000

**Property Website**

<https://www.mossoakproperties.com/property/hwy-45-alt-commercial-lot-13/clay/mississippi/15804/>



## **PROPERTY DESCRIPTION**

### **Prime 3.7-Acre Commercial Tract North of Walmart – West Point, MS**

This **premium 3.7-acre commercial tract** is perfectly positioned **on the north side of Walmart**, offering **prime accessibility and high visibility** in one of **West Point's busiest retail corridors**. With **direct access through the Walmart parking and drive area**, this site is **ideal for retail, restaurants, office space, or service-based businesses** looking to **leverage Walmart's established customer traffic**.

With **West Point's industrial sector thriving** and a recent **1,000-employee expansion announcement**, the **demand for commercial services continues to rise**. Additionally, with **24,000+ vehicles passing daily**, this **highway-accessible** property is a **tremendous investment opportunity** in a rapidly growing area.

### **Property Highlights:**

**3.7 Acres of Prime Commercial Land** – Perfect for **retail, dining, office space, or service businesses**

**Direct Access Through Walmart Parking & Drive Area** – Ensuring **consistent customer traffic and convenience**

**High-Traffic Location** – **24,000+ vehicles per day**, providing **excellent visibility**

**Thriving Local Economy** – **Major industries are expanding**, increasing demand for **shopping, dining, and service businesses**

**Flexible Development Potential** – **Ideal for retail centers, restaurants, medical offices, or professional businesses**

**Strategic Location** – Positioned in a **high-demand retail district** with easy access to **major highways and consumer markets**

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

West Point is a **key commercial and industrial hub** within **Mississippi's Golden Triangle**, offering **exceptional business growth opportunities**:

- **Booming Industrial Expansion** – Home to major employers like **PACCAR, Yokohama Tire, and Steel Dynamics**, fueling **steady economic growth**
- **Excellent Transportation Access** – Conveniently located near **Highway 45, Highway 50, and Interstate 22**, ensuring **easy travel and logistics**
- **Expanding Consumer Market** – With a **growing workforce and population**, demand for **retail, restaurants, and services** is at an all-time high
- **Recreational & Lifestyle Appeal** – West Point attracts visitors with **Old Waverly Golf Club, Prairie Wildlife, and Mossy Oak's outdoor brands**
- **Business-Friendly Climate** – Strong local support, economic incentives, and a **pro-business environment** make West Point an **ideal investment location**

This **high-traffic 3.7-acre commercial property** offers **limitless potential** in a **prime retail location**. **Don't miss out on this outstanding opportunity to establish a successful business in one of West Point's most sought-after areas!**

**Call Sonny Jameson today to secure this premier commercial 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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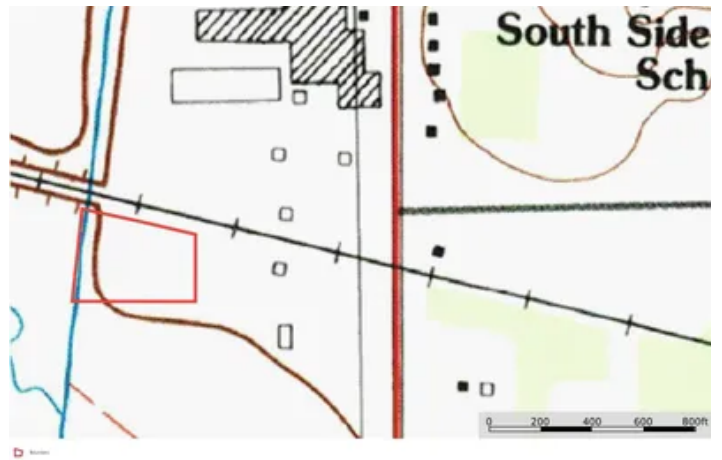
**Capability Legend**

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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