

Hwy 45 Alt Commercial Lot 7
Hwy 45 Alt
West Point, MS 39773

\$3,725,000
19± Acres
Clay County



**Hwy 45 Alt Commercial Lot 7
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

33.5803 / -88.6579

Acreage

19

Price

\$3,725,000

Property Website

<https://www.mossoakproperties.com/property/hwy-45-alt-commercial-lot-7/clay/mississippi/15798/>



PROPERTY DESCRIPTION

Premium 19-Acre Commercial Tract on Hwy 45 South – West Point, MS

This **prime 19-acre commercial property** offers **exceptional highway frontage** just **south of the new Love's Truck Fuel Center** on **Highway 45 South** in **West Point, MS**. With **high visibility, easy access, and a booming local economy**, this property presents **endless business opportunities**. Whether you're looking to develop a **retail space, truck stop, industrial facility, or multi-use commercial site**, this parcel is **flexible and can be split to fit your needs**.

With a **high-traffic count of 24,000+ vehicles per day**, this location is **perfect for businesses looking to capitalize on the rapid growth of West Point and the Golden Triangle region**.

Property Highlights:

- 19 Acres of Prime Commercial Land – Highly visible highway frontage** with **multiple development options**
- Located Just South of Love's Truck Fuel Center** – Ideal for **fuel stations, retail, truck services, or industrial development**
- Flexible Lot Configuration** – Parcel can be **divided** to accommodate **specific business needs**
- High-Traffic Area** – **24,000+ vehicles per day**, ensuring **maximum visibility and customer access**
- Booming Local Economy** – West Point's **major industries are expanding**, increasing demand for commercial services
- Excellent Accessibility** – Located directly on **Highway 45 South** with easy access to **Highway 50 and Interstate 22**

Why Invest in West Point, MS?

West Point is a thriving **economic hub** in **Mississippi's Golden Triangle**, making it a **strategic location** for business investment.

- **Rapid Industrial & Workforce Growth** – Home to major employers like **PACCAR, Yokohama Tire, and Steel Dynamics**, with a recent **1,000-employee expansion** announcement
- **Superior Transportation Access** – Conveniently located on **Highway 45 South**, with direct connections to **Highway 50 and Interstate 22**, offering **easy logistics and distribution opportunities**
- **Expanding Consumer Base** – With **new jobs and population growth**, demand for **restaurants, fuel centers, lodging, and retail services** is steadily rising
- **Recreational & Lifestyle Appeal** – West Point is home to **Old Waverly Golf Club, Prairie Wildlife, and Mossy Oak's outdoor lifestyle brands**, drawing visitors year-round
- **Business-Friendly Environment** – Local support, economic incentives, and a **strong commercial infrastructure** make West Point an **ideal location for business expansion**

This **versatile 19-acre commercial site** is a **rare investment opportunity** in a **rapidly growing business corridor**. Whether you need **the full 19 acres or a smaller parcel to fit your specific needs**, this property is **ready for development!**

Call Sonny Jameson today to secure this premium 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

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Locator Map



Locator Map



Satellite Map



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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