

Hwy 45 Alt Commercial Lot 2
Hwy 45 Alt
West Point, MS 39773

\$610,000
1± Acres
Clay County



Hwy 45 Alt Commercial Lot 2
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

33.59 / -88.6594

Acreage

1

Price

\$610,000

Property Website

<https://www.mossyoakproperties.com/property/hwy-45-alt-commercial-lot-2-clay-mississippi/15794/>



PROPERTY DESCRIPTION

Prime 1-Acre Commercial Lot in West Point, MS – High-Traffic Location on Hwy 45

Seize this **exceptional commercial opportunity** with **Lot 2**, a **highly visible 1-acre parcel** positioned at the entrance of the **Mossy Oak Outdoor Outlet Center** on **Highway 45 South in West Point, MS**. This strategic location offers **maximum exposure**, benefiting from **24,000+ vehicles passing daily** and the booming local economy. With **additional acreage available behind this parcel**, this is a **rare opportunity** to establish or expand your business in one of Mississippi's fastest-growing commercial corridors.

Property Highlights:

1-Acre Prime Commercial Lot – Positioned at the **entrance of Mossy Oak Outdoor Outlet Center**

High-Traffic Frontage on Hwy 45 South – **24,000+ vehicles per day**, ensuring **maximum visibility**

Surging Local Economy – Nearby industries are **expanding rapidly**, increasing demand for commercial services

Adjacent to Additional Acreage – More space available for potential **expansion or large-scale development**

Ideal for Retail, Restaurant, or Service Business – Take advantage of a **strong consumer base** and growing workforce

Convenient Access & Excellent Visibility – Highly accessible location **just minutes from downtown West Point**

Why Invest in West Point, MS?

West Point is a dynamic and growing hub within the **Golden Triangle region**, known for its **thriving industries, excellent transportation infrastructure, and strong business climate**.

- **Booming Industrial Growth** – Home to major employers like **PACCAR, Yokohama Tire, and Steel Dynamics**, with a recent **1,000-employee expansion** announcement
- **Strategic Transportation Access** – Located on **Highway 45** with quick connections to **Highway 50 and Interstate 22**, linking to **Tupelo, Columbus, and Starkville**
- **Expanding Consumer Base** – With increasing industrial jobs, the demand for **retail, dining, and services** is at an all-time high
- **Recreational & Tourism Appeal** – West Point is home to **Old Waverly Golf Club, Prairie Wildlife, and Mossy Oak's world-renowned outdoor brands**, drawing visitors year-round
- **Business-Friendly Environment** – Strong local support and incentives make West Point a **prime location for new and expanding businesses**

This **high-demand commercial parcel** is a **rare investment opportunity** in a **rapidly growing business district**. **Don't miss your chance to establish a thriving business in West Point, MS!**

Call Sonny Jameson today to secure this prime 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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due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

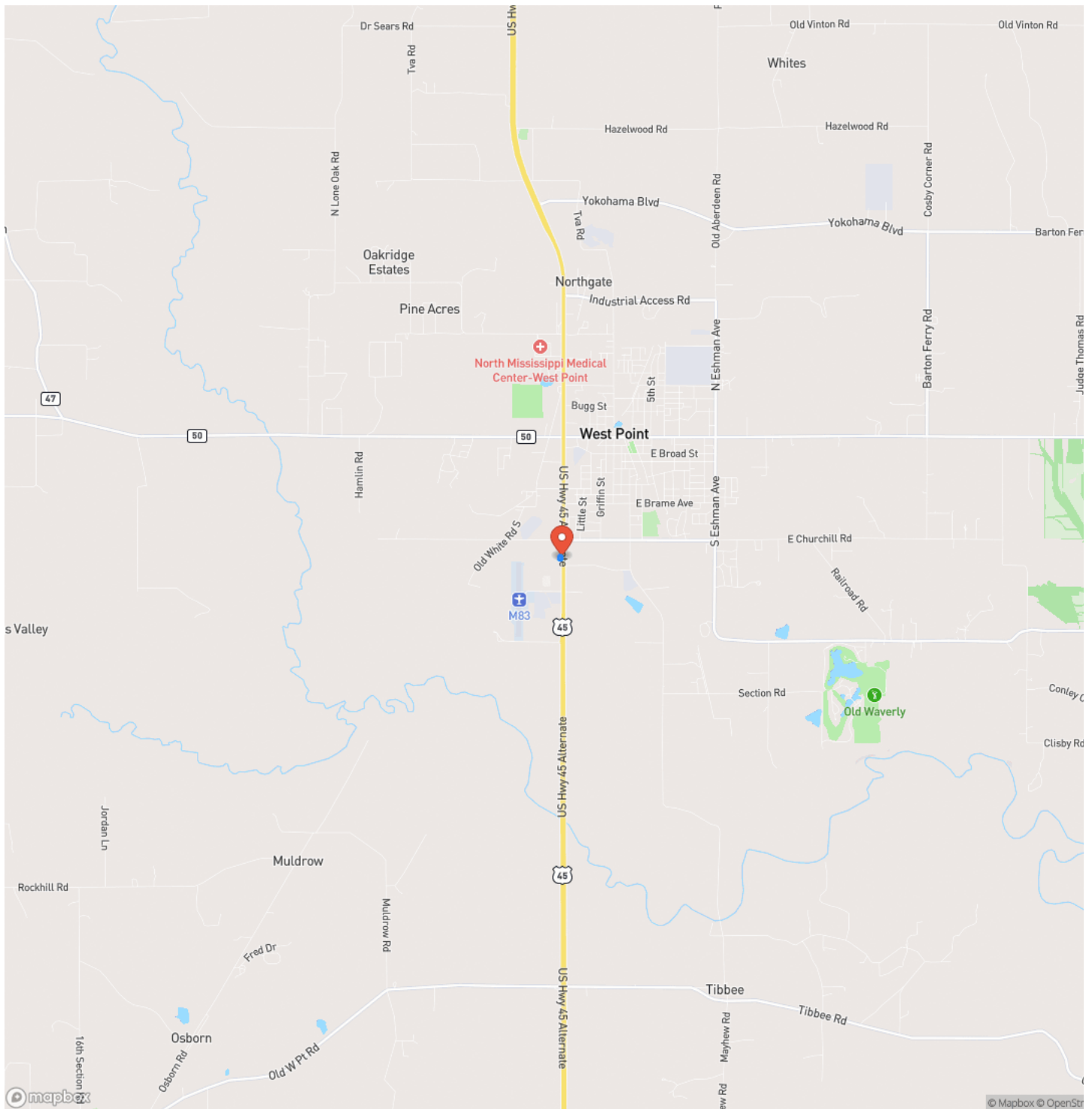
Decreased Adaptability and Freedom of Choice Users

Land, Capability

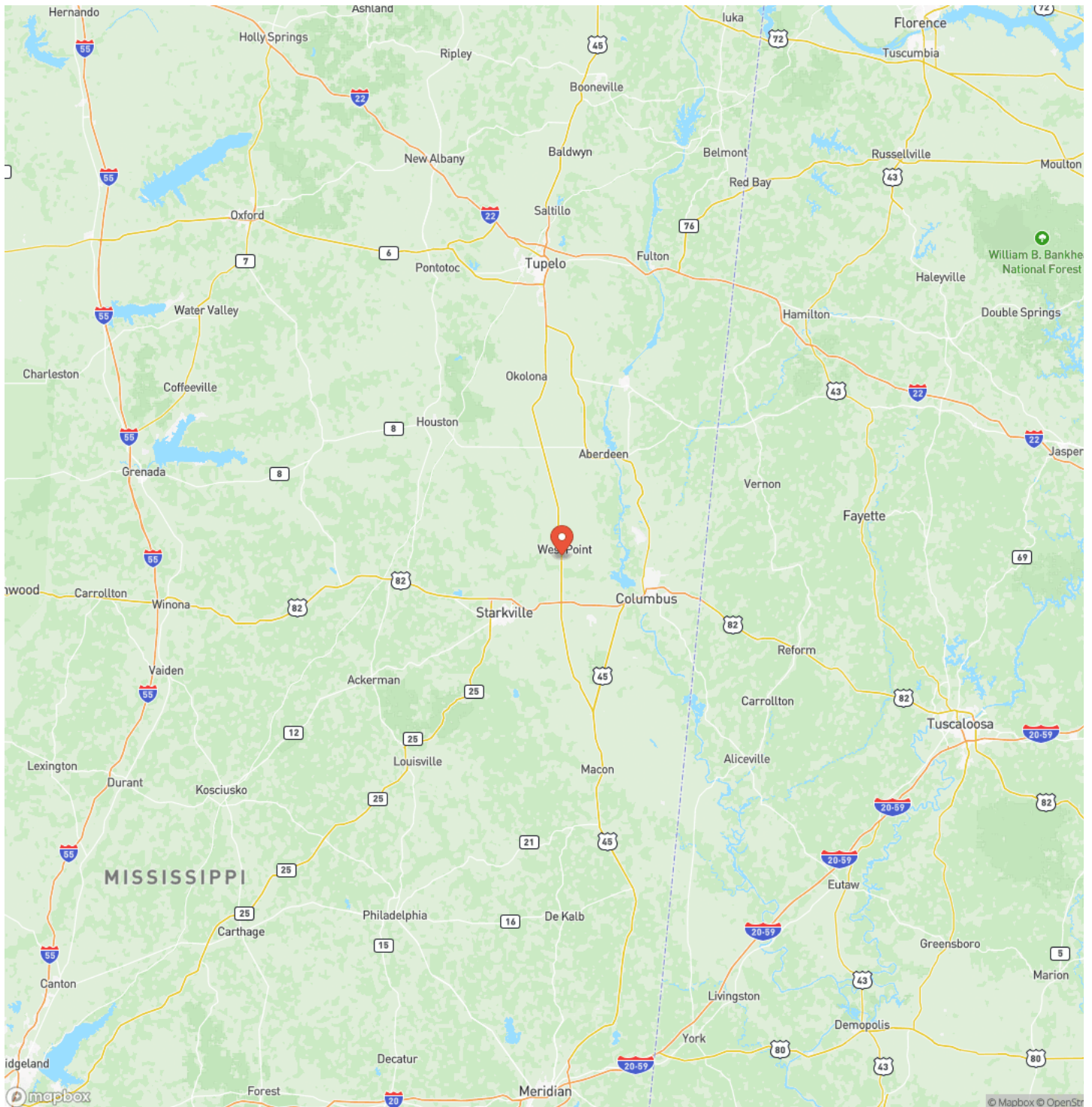
	1	2	3	4	5	6	7	8
Wild Life	*	*	*	*	*	*	*	*
Forestry	*	*	*	*	*	*	*	*
Limited	*	*	*	*	*	*	*	*
Moderate	*	*	*	*	*	*	*	*
Intense	*	*	*	*	*	*	*	*
Limited	*	*	*	*	*	*	*	*
Moderate	*	*	*	*	*	*	*	*
Intense	*	*	*	*	*	*	*	*
Very Intense	*	*	*	*	*	*	*	*

Grazing Cultivation

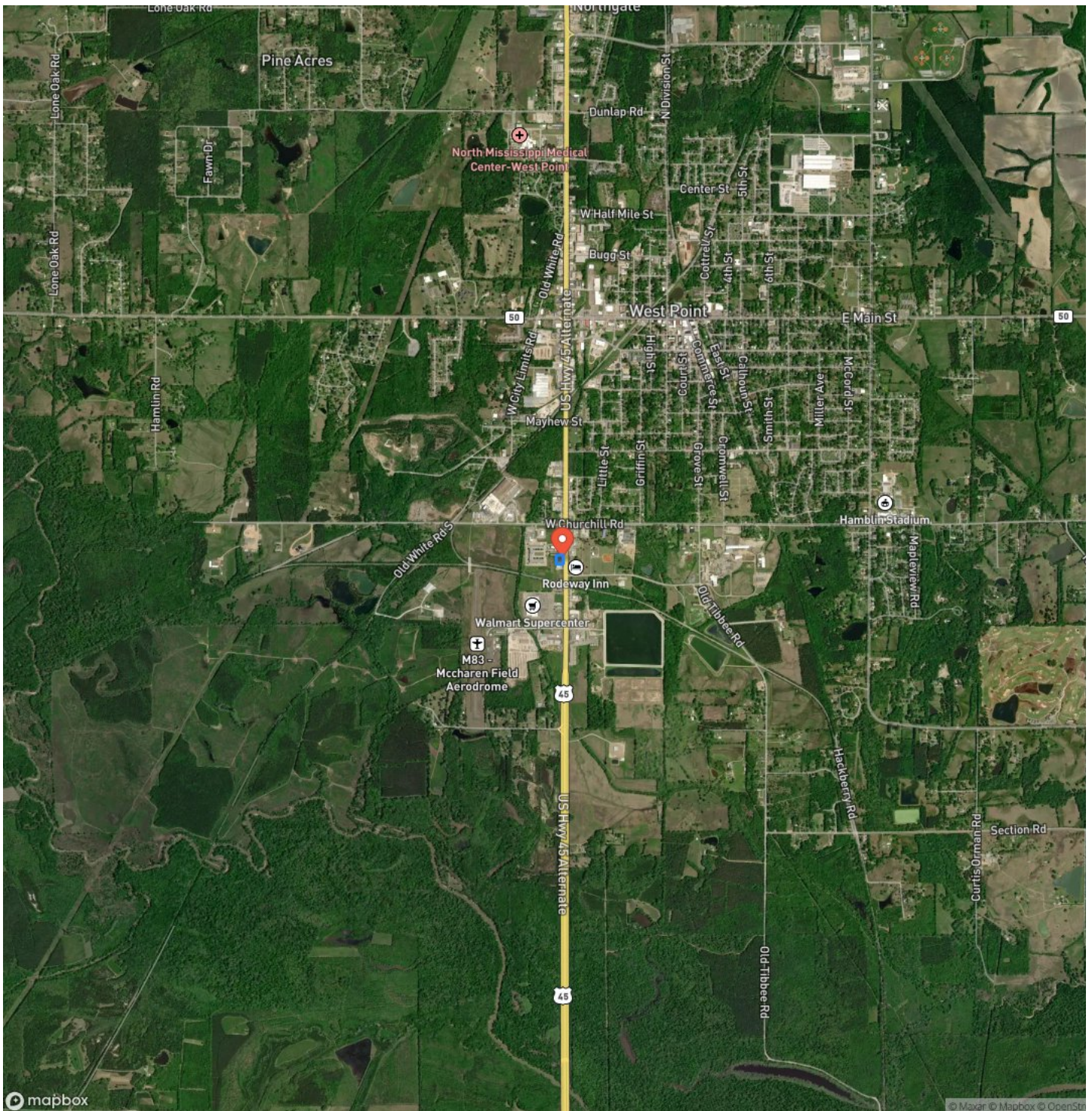
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

5795 Highway 45 ALT S.

City / State / Zip

West Point, MS 39773

NOTES

[illegible]

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



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

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.

Mossy Oak Properties Bottomland Real Estate

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