

Hwy 45 Alt Commercial Lot 11A
Hwy 45 Alt
West Point, MS 39773

\$435,000
1± Acres
Clay County



Hwy 45 Alt Commercial Lot 11A
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

33.589897 / -88.660308

Acreage

1

Price

\$435,000

Property Website

<https://www.mossoakproperties.com/property/hwy-45-alt-commercial-lot-11a/clay/mississippi/15803/>



PROPERTY DESCRIPTION

Prime 1-Acre Commercial Lot Near Mossy Oak Outlet Mall – West Point, MS

This **highly desirable 1-acre commercial property** offers **exceptional flexibility and prime accessibility** near the **Mossy Oak Outlet Mall** in **West Point, MS**. Whether you're looking for a **full acre or a smaller subdivided parcel**, this property can be **customized to meet your specific business needs**. With **excellent access to the Outlet Mall** and **high visibility from Highway 45**, this location is perfect for **retail, restaurants, office space, or service-based businesses**.

With **West Point's industrial sector booming**, a recent **1,000-employee expansion announcement**, and **24,000+ vehicles passing daily**, this site offers **tremendous potential for any business looking to thrive in a high-traffic area**.

Property Highlights:

1 Acre of Prime Commercial Land – Available as a whole or **subdivided to meet buyer needs**

Great Access to Mossy Oak Outlet Mall – Positioned for **maximum exposure and customer convenience**

High-Traffic Location – **24,000+ vehicles per day**, ensuring **consistent visibility**

Strong Local Economy & Workforce Growth – Major industries in West Point are **expanding rapidly**, increasing demand for retail and services

Flexible Development Potential – Ideal for **retail stores, restaurants, offices, or service-based businesses**

Strategic Location – Located in a growing business district with **easy access to major highways and shopping destinations**

Why Invest in West Point, MS?

West Point is a **flourishing economic center** within **Mississippi's Golden Triangle**, making it a **top destination for commercial investment**:

- **Booming Industrial Expansion** – Major employers like **PACCAR, Yokohama Tire, and Steel Dynamics** continue to grow, **fueling economic development**
- **Superior Transportation Access** – Conveniently located near **Highway 45, Highway 50, and Interstate 22**, ensuring **seamless logistics and travel**
- **Expanding Consumer Market** – With **job growth and population increases**, demand for **retail, dining, and services** is rising rapidly
- **Recreational & Lifestyle Appeal** – West Point is home to **Old Waverly Golf Club, Prairie Wildlife, and Mossy Oak's nationally recognized outdoor brands**, drawing both residents and visitors
- **Pro-Business Climate** – The **city's business-friendly environment** and **local incentives** make it an **ideal place for entrepreneurs and investors**

This **flexible and high-traffic commercial site** is a **rare opportunity** to establish a **thriving business in one of West Point's most sought-after locations**. **Don't miss out on this prime investment!**

Call Sonny Jameson today to secure your piece of this outstanding 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 site acres on each plot with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

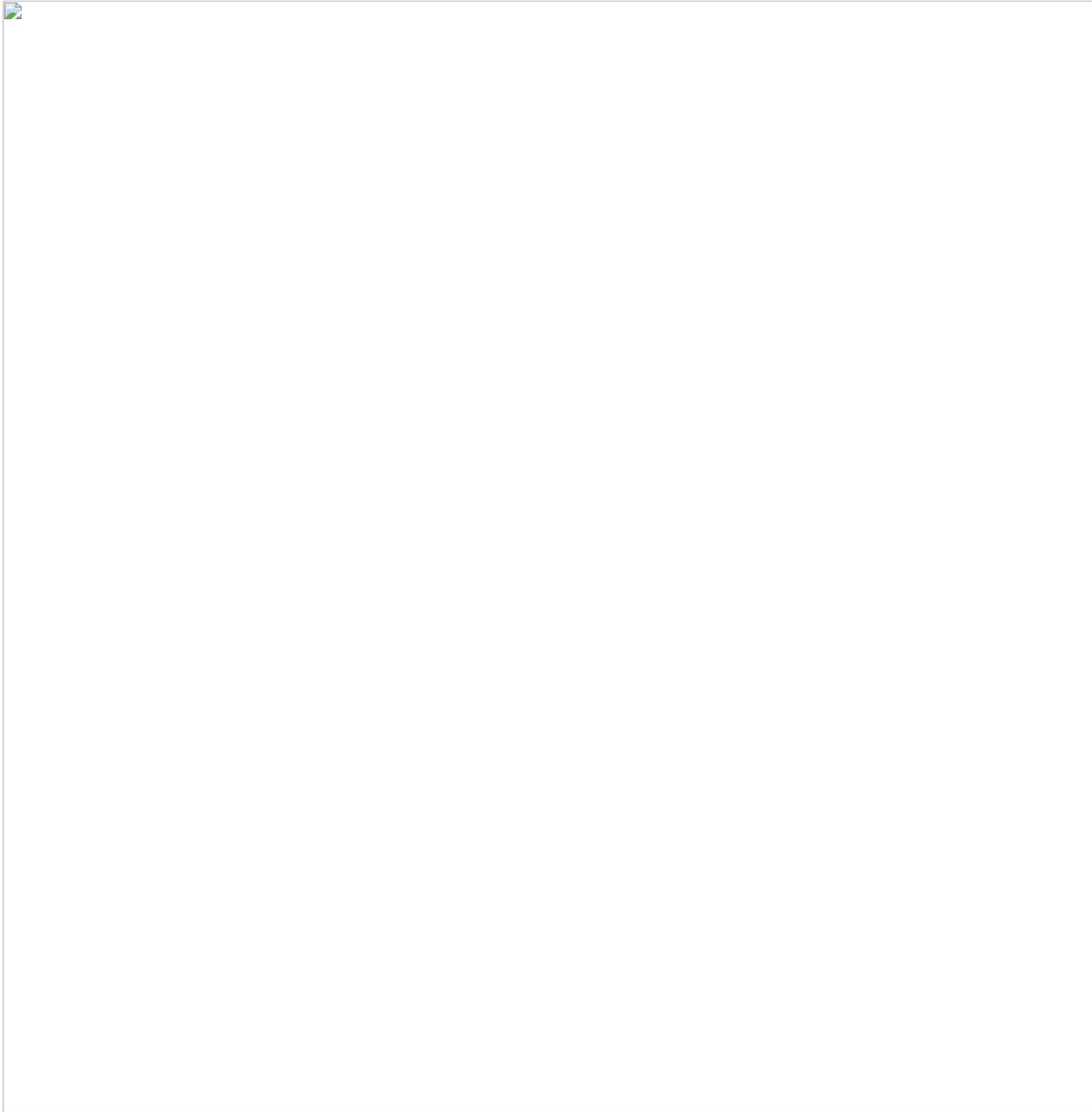
Land, Capability

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

Grazing Cultivation

(a) climate limitations (b) soil suitability to erosion

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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