

Hwy 45 Alt Commercial Lot 1  
Hwy 45 Alt  
West Point, MS 39773

**\$2,590,000**  
3.300± Acres  
Clay County





## Hwy 45 Alt Commercial Lot 1 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**

33.5919 / -88.6599

#### **Acreage**

3.300

#### **Price**

\$2,590,000

#### **Property Website**

<https://www.mossyoakproperties.com/property/hwy-45-alt-commercial-lot-1-clay-mississippi/15793/>



## **PROPERTY DESCRIPTION**

### **Prime 3.3-Acre Commercial Opportunity in West Point, MS – High-Traffic Corner Lot on Hwy 45 & Churchill Rd**

Seize this **rare opportunity** to secure **West Point's premier 3.3-acre commercial location!** Situated at the **high-visibility corner of Highway 45 and Churchill Road**, this property offers **unmatched business potential** in one of the region's fastest-growing areas. With **24,000+ vehicles passing daily**, this **prime highway frontage** is perfect for a **fuel center, convenience store (C-Store), or other high-traffic commercial venture.**

#### **Property Highlights:**

**3.3 Acres of Prime Commercial Land** – Ample space for **business development** with **excellent visibility**  
**High-Traffic Intersection** – Located at **Hwy 45 & Churchill Rd**, one of **West Point's most strategic commercial locations**  
**24,000+ Vehicles Per Day** – Ensuring **maximum exposure** for any business venture  
**Ideal for Fuel Center/C-Store** – Prime setup for a **gas station, truck stop, or retail business**  
**Surging Local Economy** – Multiple **major industries expanding**, driving **higher demand for commercial services**  
**Excellent Visibility & Accessibility** – Positioned at a **highly traveled corridor**, making it easy for customers to stop in  
**Growing Workforce & Business Hub** – Recent **1,000-employee expansion** of a major company fueling local demand

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

West Point is a thriving **economic and transportation hub** within the **Golden Triangle region**, offering **exceptional commercial growth opportunities:**

- **Booming Industrial Sector** – Home to major employers like **PACCAR, Yokohama Tire, and Steel Dynamics**, all experiencing significant growth
- **Strategic Transportation Access** – Easy connectivity via **Highway 45, Highway 50, and nearby Interstate 22**
- **Expanding Workforce & Consumer Base** – With **major industrial expansions**, more employees and residents are fueling **higher demand for retail and service businesses**
- **Recreational & Community Appeal** – West Point is home to **Old Waverly Golf Club, Prairie Wildlife, and access to the Tenn-Tom Waterway**, attracting both residents and visitors
- **Pro-Business Climate** – Local incentives and strong **economic development initiatives** make West Point a **top location for investment**

This **high-demand 3.3-acre commercial site** is perfectly positioned for **long-term success. Don't miss out on this rare investment opportunity** in one of Mississippi's **fastest-growing business corridors!**

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

Sonny Jameson

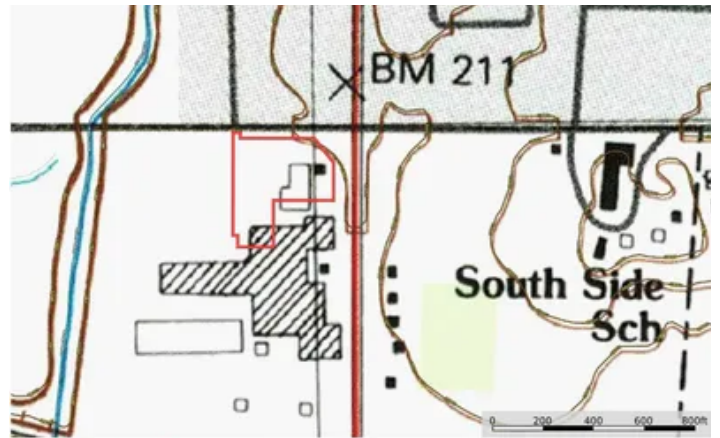
Licensed in MS

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

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

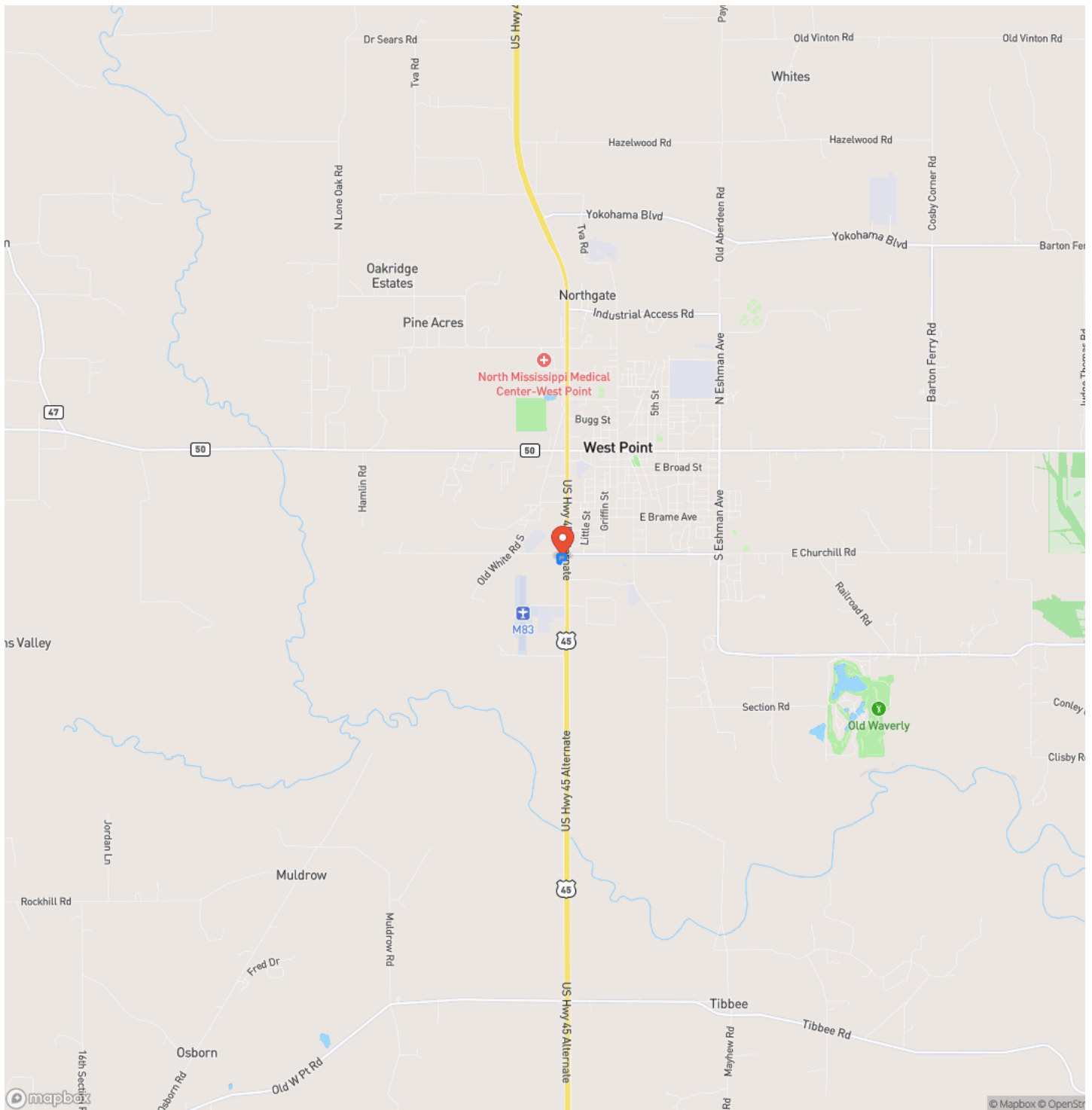
Email: [sjameson@mossyoakproperties.com](mailto:sjameson@mossyoakproperties.com)

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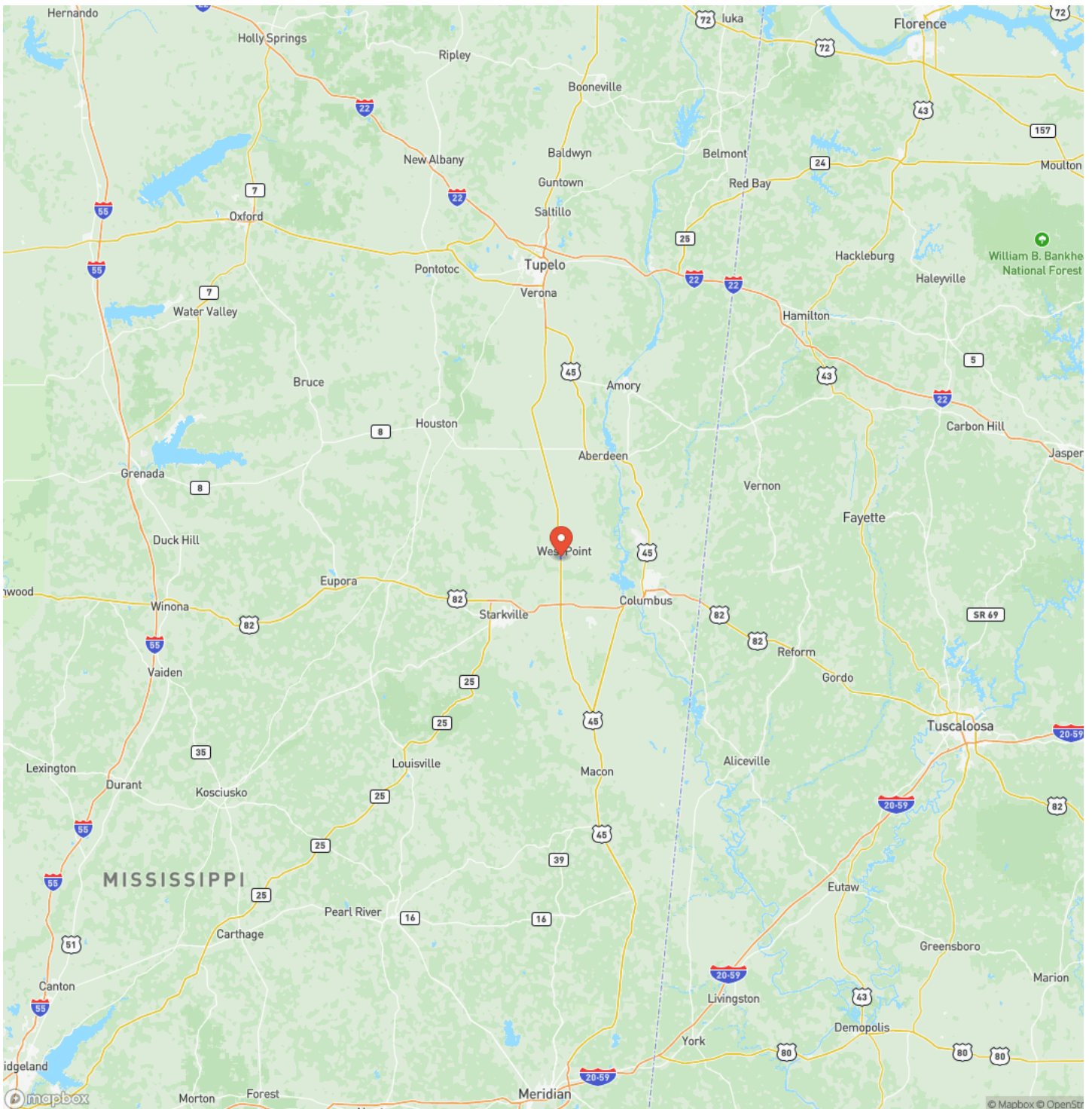




## Locator Map

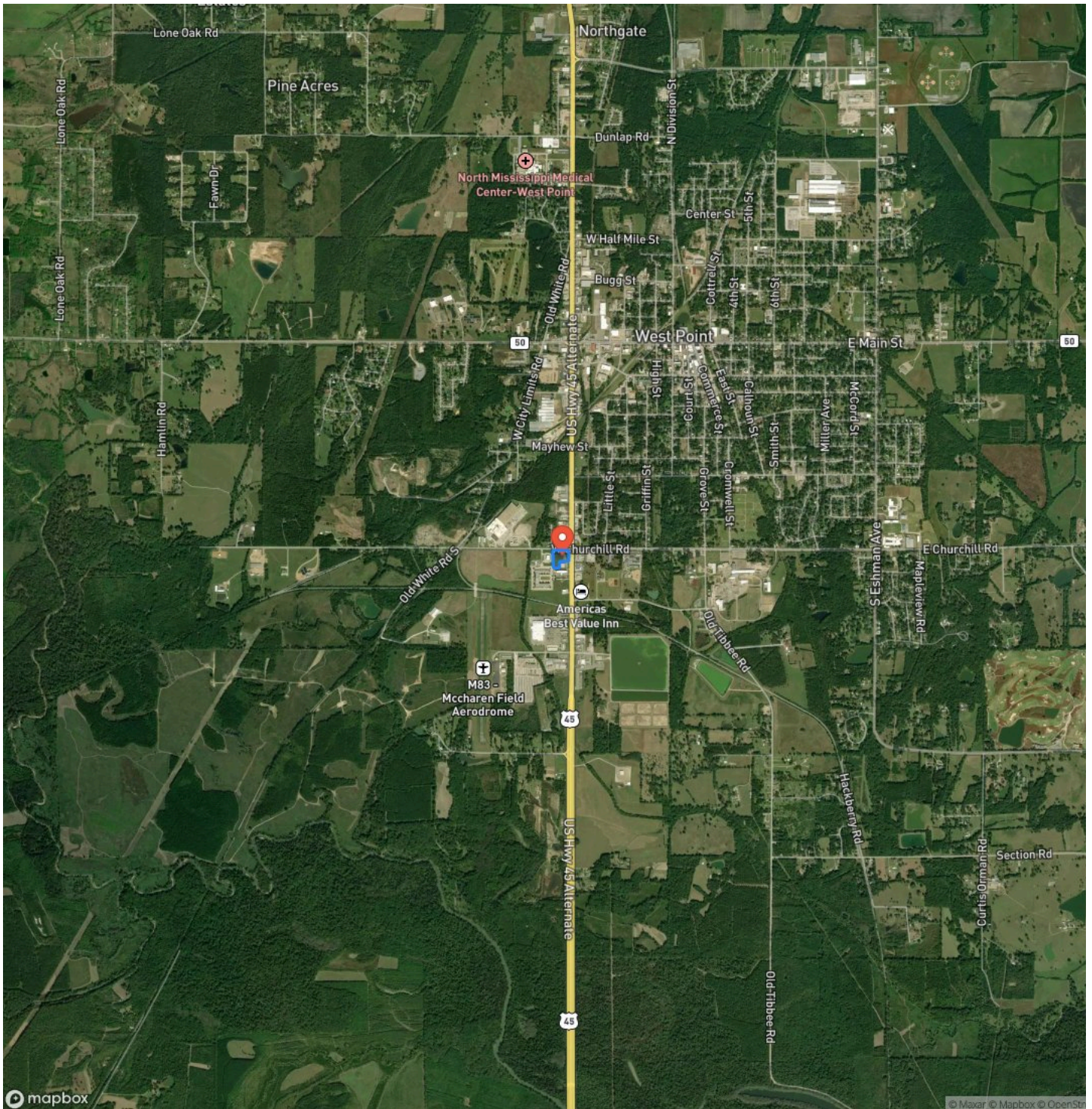


## Locator Map





## Satellite Map



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West Point, MS / Clay County

LISTING REPRESENTATIVE  
For more information contact:



**Representative**  
Sonny Jameson

**Mobile**  
(662) 295-0247

**Office**  
(662) 495-1121

**Email**  
sjameson@mossyoakproperties.com

**Address**  
5795 Highway 45 ALT S.

**City / State / Zip**

NOTES

Notes section with multiple horizontal lines for text entry.



## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**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.



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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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