

**Office Space and Laydown Yard**  
**Highway 14**  
**Louisville, MS 39339**

**\$85,000**  
**1.800± Acres**  
**Winston County**





## Office Space and Laydown Yard Louisville, MS / Winston County

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### **SUMMARY**

#### **Address**

Highway 14

#### **City, State Zip**

Louisville, MS 39339

#### **County**

Winston County

#### **Type**

Commercial, Lot, Business Opportunity

#### **Latitude / Longitude**

33.123515 / -89.055391

#### **Acreage**

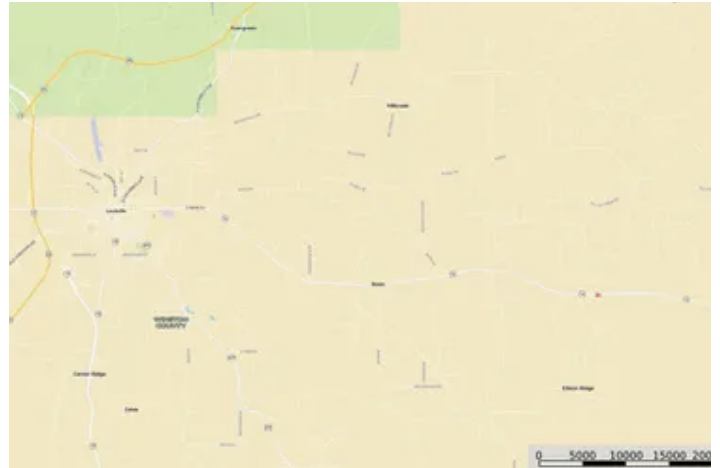
1.800

#### **Price**

\$85,000

#### **Property Website**

<https://www.mossyoakproperties.com/property/office-space-and-laydown-yard-winston-mississippi/80265/>



## **PROPERTY DESCRIPTION**

### **Multiple Use Opportunity on Highway 14 – Shop, Coolers, Office & More on 1.8+/- Acres in Winston County, MS**

If you've been searching for a property with **potential**, this **1.8 +/- acre** fenced in lot along **Highway 14 in Winston County** might just be the perfect fit. Conveniently located only **10 miles from Louisville** and **18 miles from Macon**, this property offers visibility, accessibility, and room to grow.

Whether you're looking to revive an old operation or start fresh with your own vision, this property is packed with features that are ready to be put back to work.

#### **Property Features:**

- **Office space** with multiple rooms, ready for renovation and repurposing
- **Large shop area** with **roll-up doors** – great for equipment storage, auto work, or warehouse use
- Separate **workshop** with **three roll-up doors**, offering excellent flexibility for tools, repairs, or fabrication
- **Large walk-in cooler** and **small walk-in cooler** – ideal for food storage, floral businesses, or other cold-storage needs.
- **Loading docks** for streamlined shipping and receiving
- **Graveled yard** with plenty of space for parking, staging, or expansion
- **Security fence** surrounds the property for added protection
- **Utilities available** – power, water, and more ready to connect
- Situated on **1.8 +/- acres** with excellent **road frontage on Highway 14**

**Solid structures, valuable features, and a location that makes sense** for a wide variety of businesses. With a little vision and effort, this could be a fantastic investment in the heart of Winston County.

More acreage could potentially be purchased with the property if needed.

Call us today and lets go take a look!

**(All boundary lines and acreage are approximate. Property will need to be surveyed prior to closing)**

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Hunter McCool

Ceritfied Land Specialist

Licensed in Arkansas and Mississippi

[662-295-7447](tel:662-295-7447)

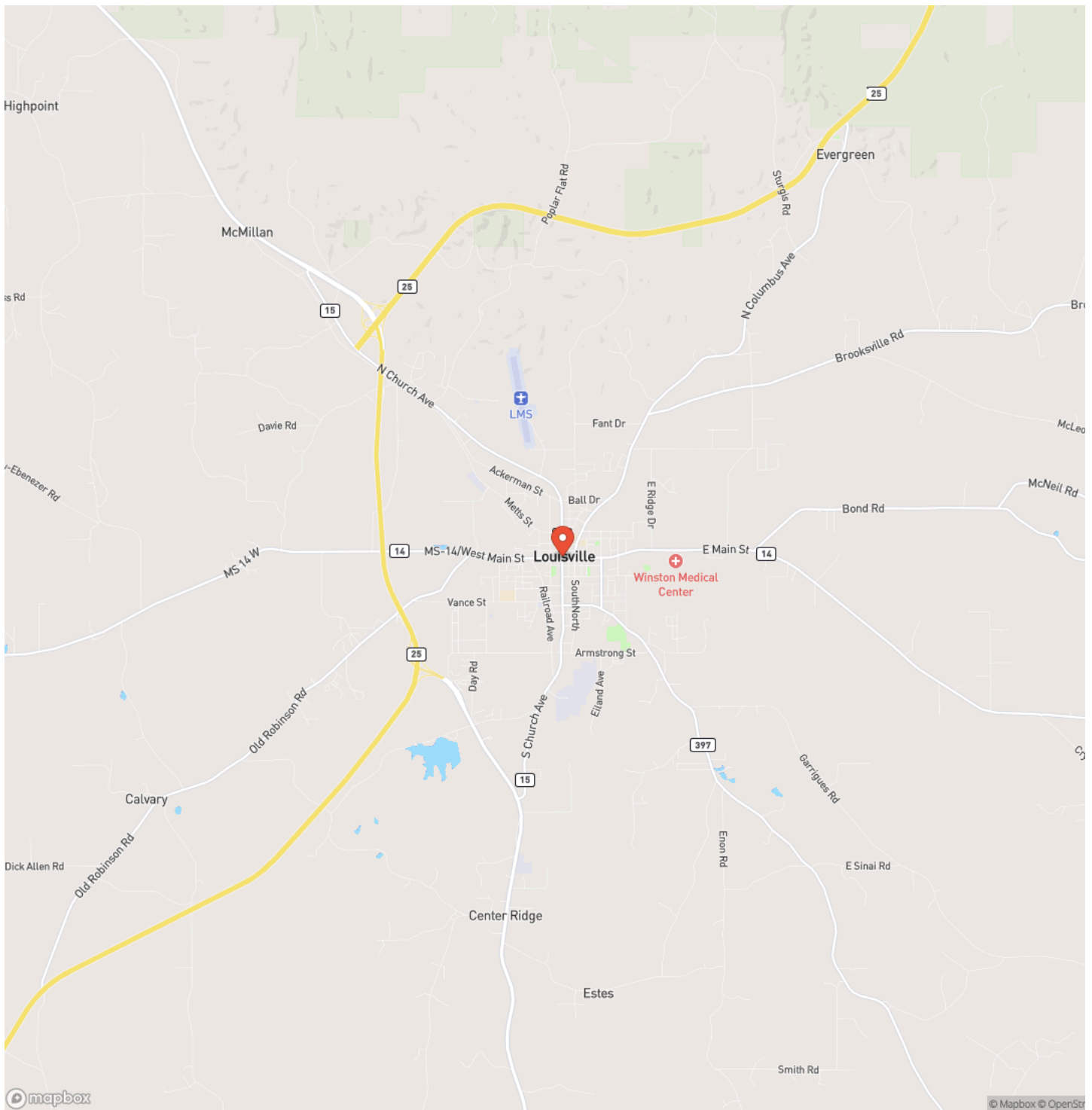
[hmccool@mossyoakproperties.com](mailto:hmccool@mossyoakproperties.com)



Office Space and Laydown Yard  
Louisville, MS / Winston County

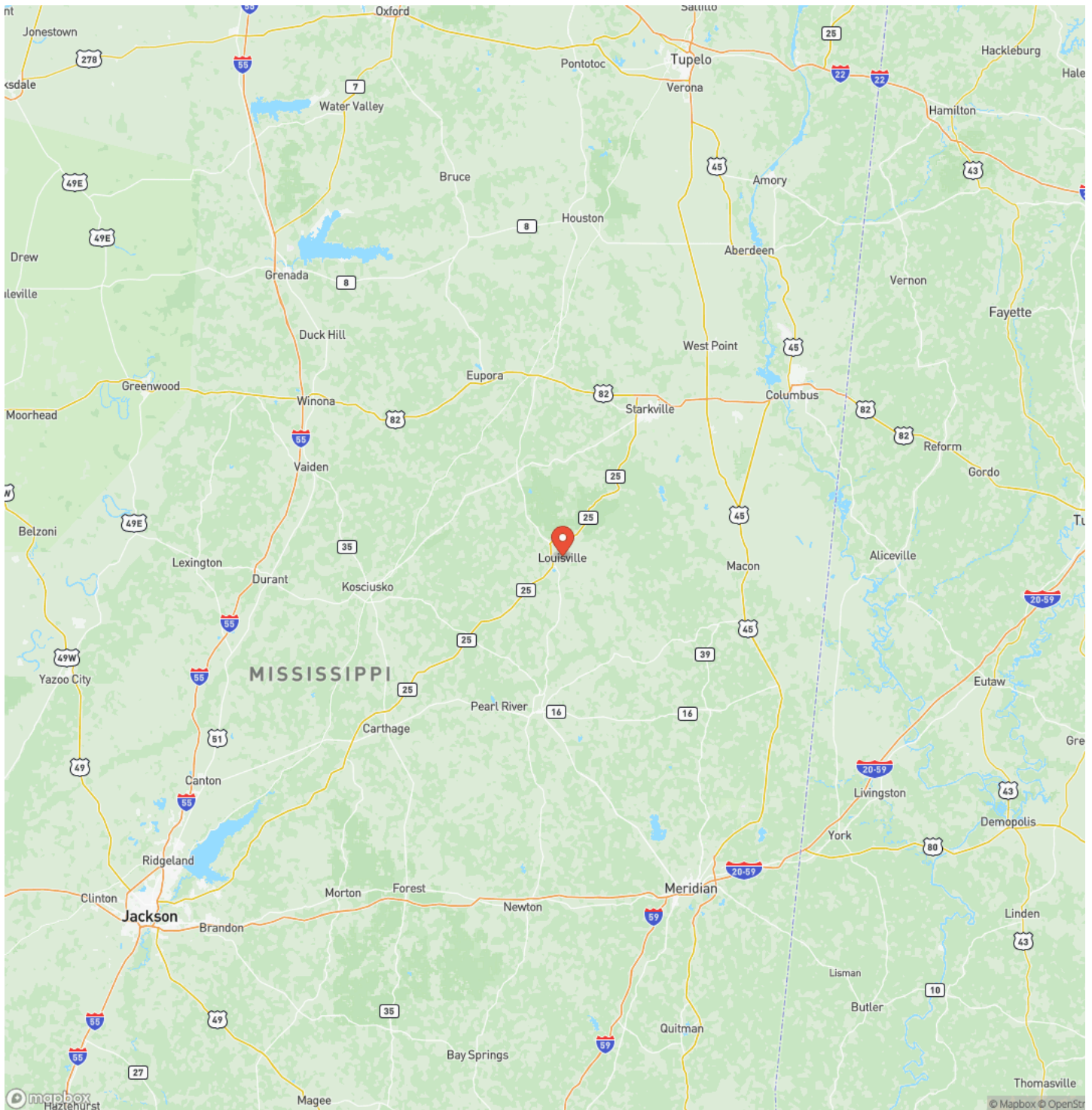


## Locator Map



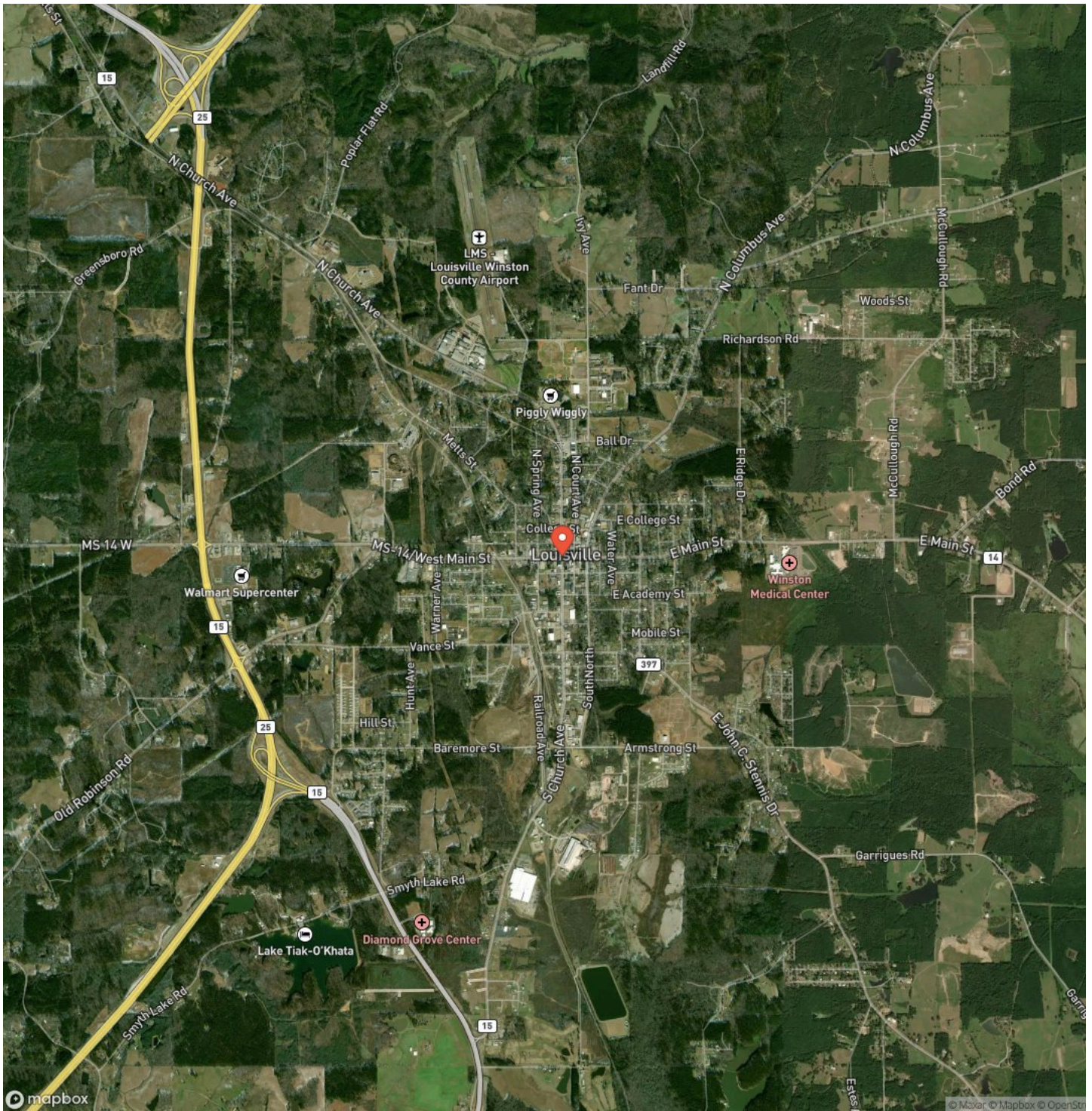


## Locator Map





## Satellite Map



## Office Space and Laydown Yard Louisville, MS / Winston County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Hunter McCool

## Mobile

(662) 295-7447

## Office

(662) 495-1121

## Email

hmccool@mossyoakproperties.com

**Address**

108 Lone Wolf Drive

## City / State / Zip

## NOTES

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## 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**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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**

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West Point, MS 39773

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