

1.71± Acres
Commercial Lot
Clay County, MS



\$142,000



Property Information

Location:

- U.S. Hwy 45A,
West Point, MS

Property Use:

- Commercial

Coordinates:

- 33.624, -88.659

Property Highlights

- 1.71± Acres
- Zoning is C-3, Heavy Commercial District
- City Utilities
- 160 Feet of Frontage on U.S. Hwy 45A
- Level Topography



Expect More. Get More.

**TOM
WISEMAN**
ASSOCIATE BROKER

Office: 662.268.6333

Cell: 662.317.0467

TWiseman@TomSmithLand.com

**A Real Estate Expert
You Can Trust!**



The Property

1.71± Acres

Check out this 1.71± acre lot located on the east side of US Hwy 45A in the city of West Point just south of the Yokohama Boulevard and Industrial Access Road. The topography is level with approximately 160 feet of frontage on US Hwy 45A. Zoning is C-3, Heavy Commercial District with all city utilities available.



**TOM
WISEMAN**

ASSOCIATE BROKER

Office: 662.268.6333

Cell: 662.317.0467

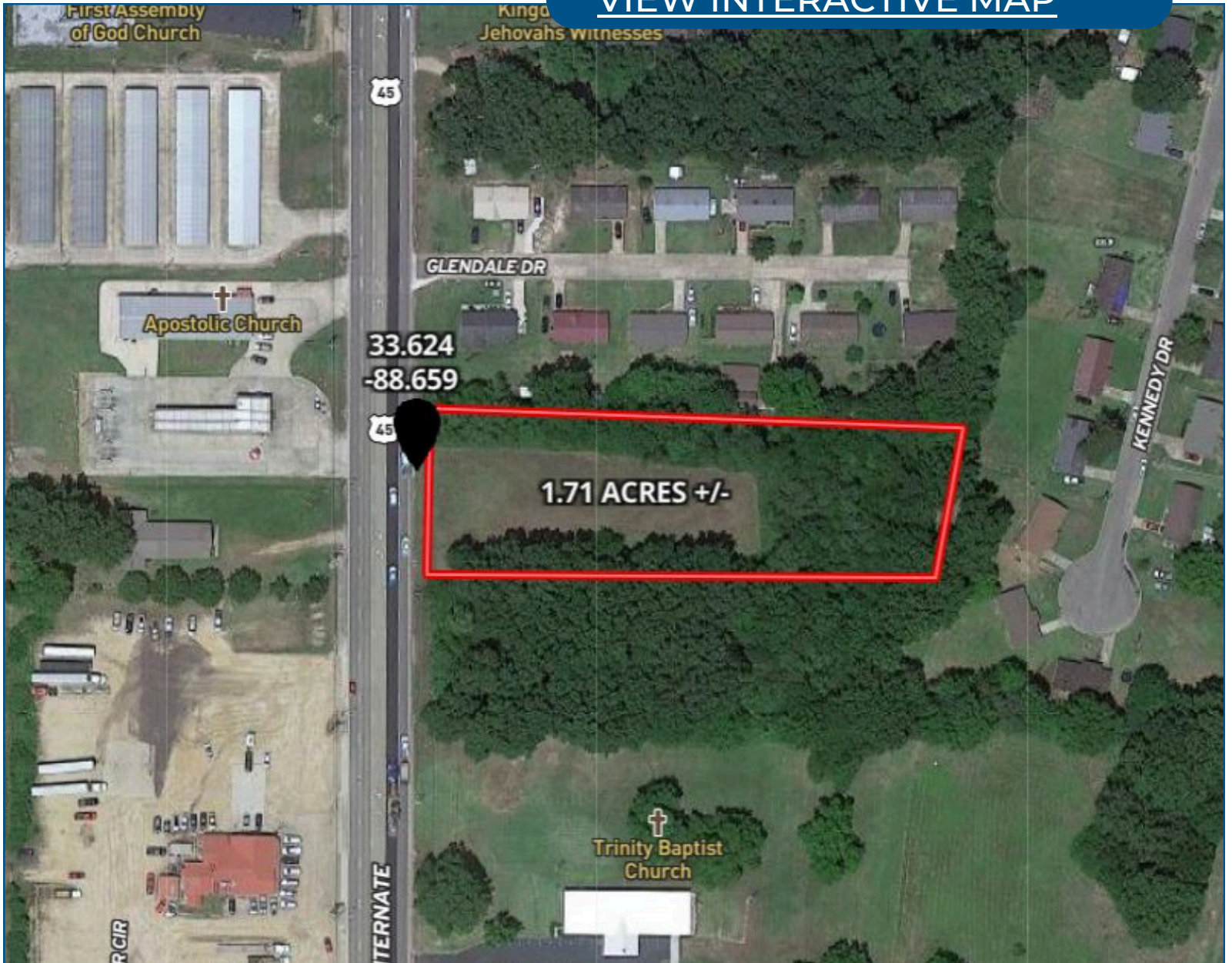
TWiseman@TomSmithLand.com



Expect More. Get More.

Aerial Map

[VIEW INTERACTIVE MAP](#)



**TOM
WISEMAN**

ASSOCIATE BROKER

Office: 662.268.6333

Cell: 662.317.0467

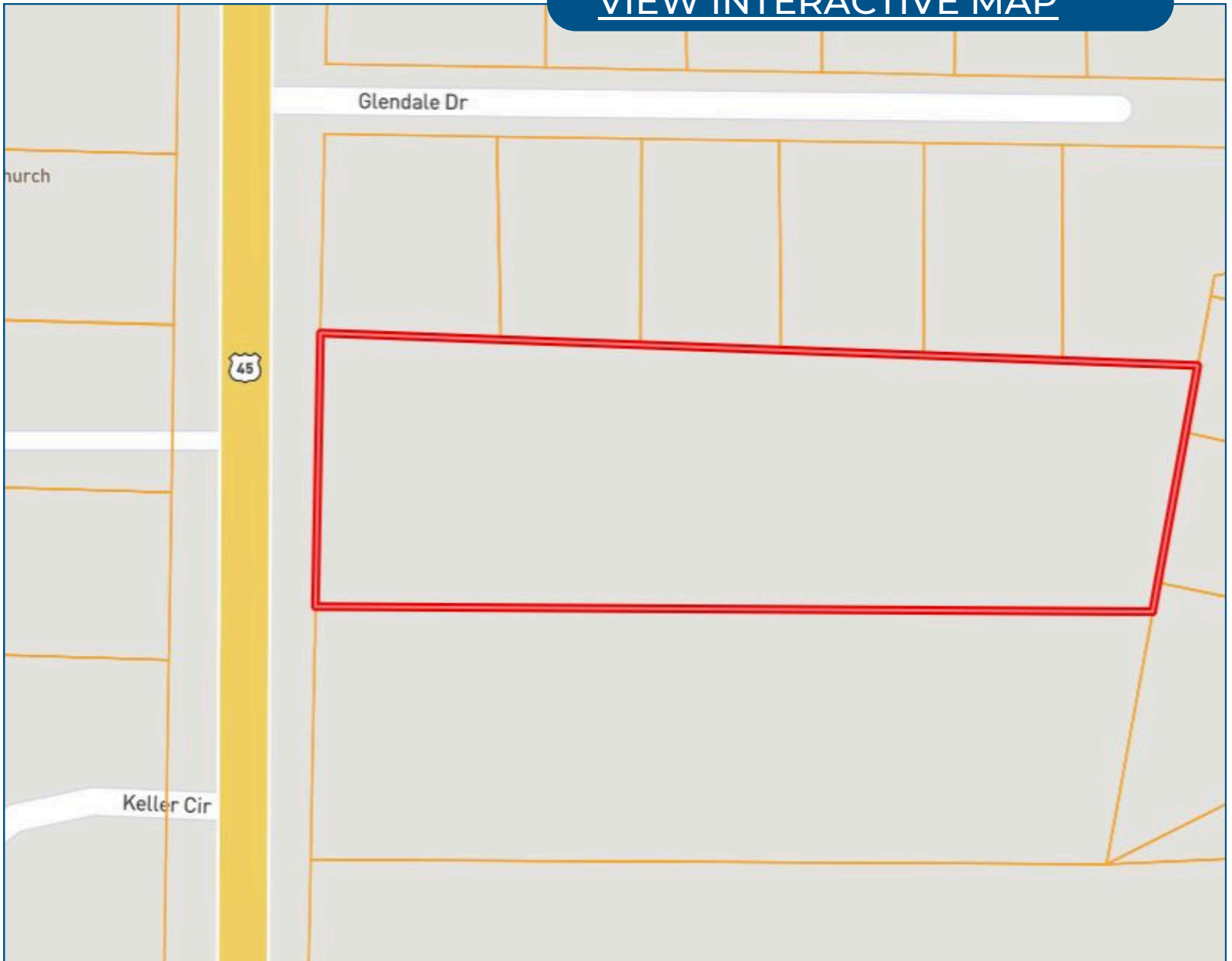
TWiseman@TomSmithLand.com



Expect More. Get More.

Ownership Map

[VIEW INTERACTIVE MAP](#)



**TOM
WISEMAN**

ASSOCIATE BROKER

Office: 662.268.6333

Cell: 662.317.0467

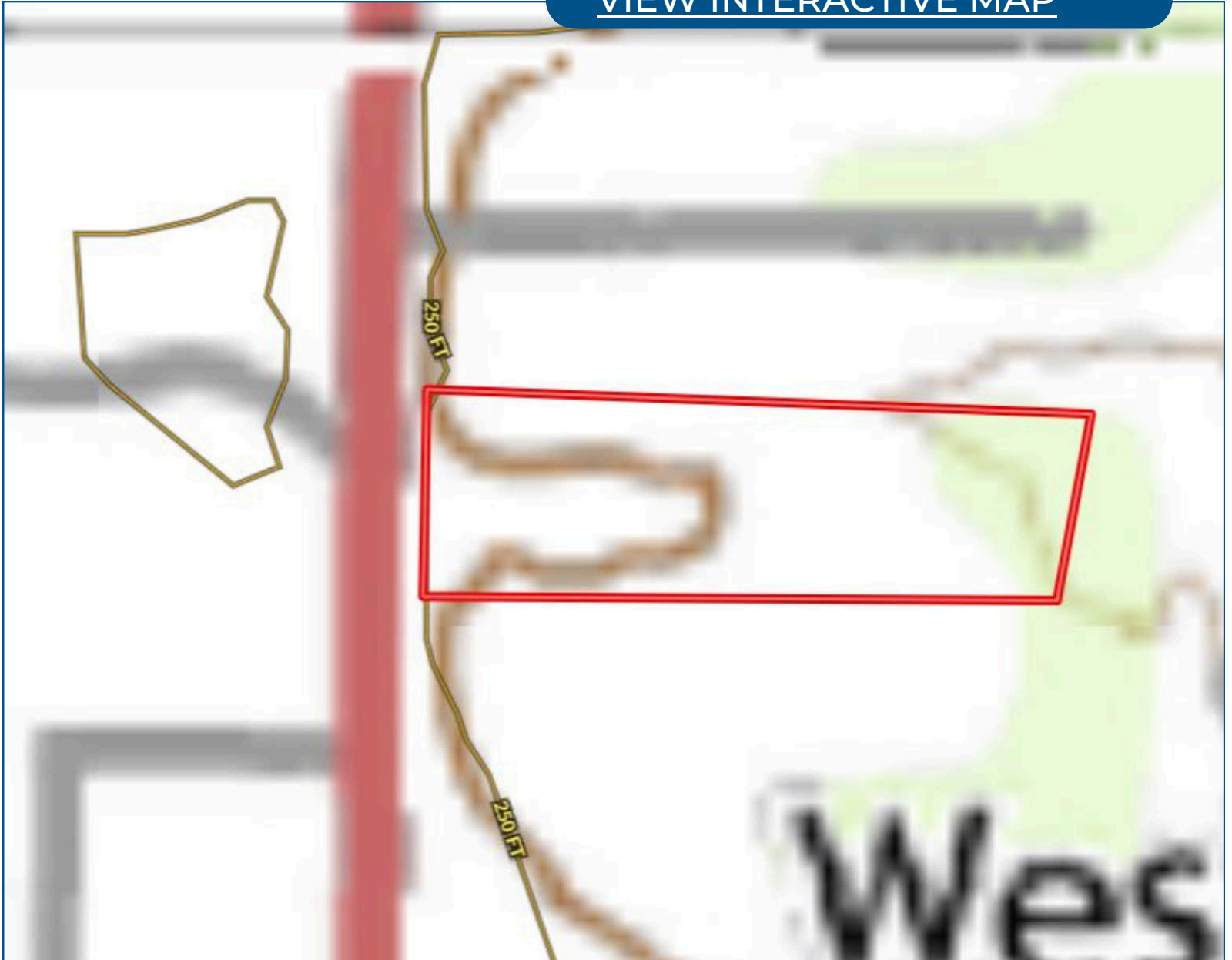
TWiseman@TomSmithLand.com



Expect More. Get More.

Topo Map

[VIEW INTERACTIVE MAP](#)



**TOM
WISEMAN**

ASSOCIATE BROKER

Office: 662.268.6333

Cell: 662.317.0467

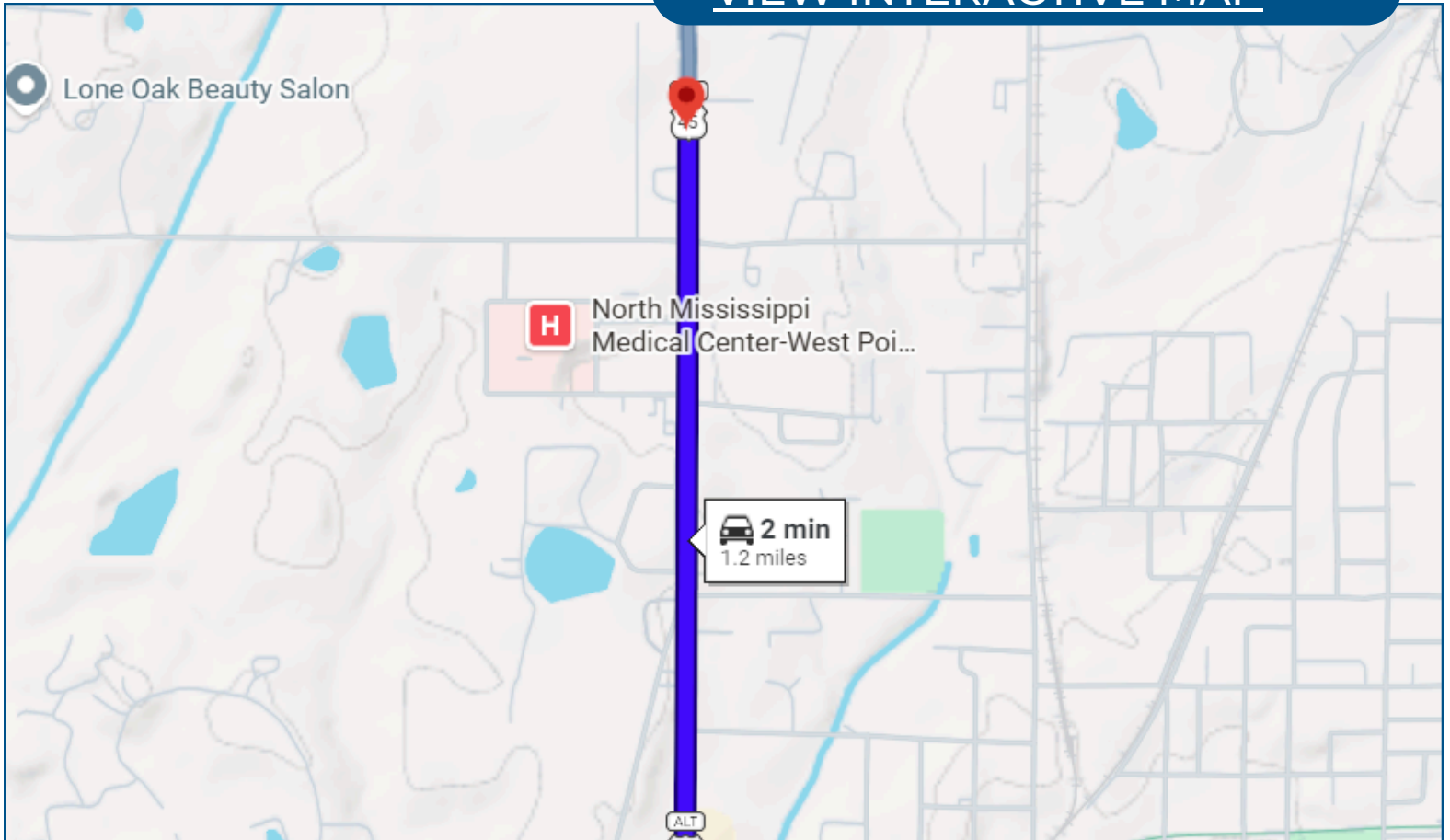
TWiseman@TomSmithLand.com



Expect More. Get More.

Directional Map

[VIEW INTERACTIVE MAP](#)



From the intersection of US Hwy 45A and MS Hwy 50 in West Point: Travel north for 1.2 miles to the property on the east side of US Hwy 45A.

**TOM
WISEMAN**

ASSOCIATE BROKER

Office: 662.268.6333

Cell: 662.317.0467

TWiseman@TomSmithLand.com



Expect More. Get More.

Listing Agent



TOM WISEMAN ASSOCIATE BROKER

Certified Appraiser & Registered Forester

Tom has lived in New Albany all his life. He graduated from Mississippi State University in 1985 with a BS in Forestry and is a Registered Forester and Certified General Appraiser. He retired from the Right of Way Division of the Mississippi Department of Transportation in 2014 with 29 years as a staff appraiser, review appraiser, and forester.

Tom and his wife, Veronica, are active within The First Baptist Church New Albany. Tom is an avid outdoorsman and is involved with the Trail Life USA Troop MS-356. His outdoor activities also include hunting, fishing, bicycling, and golf. With a passion for the outdoors and being raised on the land, he is the perfect choice to assist you in finding the ideal place for your family's next home or tract of land.

OFFICE: 662.268.6333

CELL: 662.317.0467

TWISEMAN@TomSmithLand.com

**CALL TOM WISEMAN
TODAY!**

