



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

18.21± ACRES
LINCOLN COUNTY, MS
\$1,250,000

COMMERCIAL OPPORTUNITY



OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE LINCOLN 18.21

PROPERTY PROFILE

LOCATION:

- 97 $\frac{1}{2}$ Highway 51 S
Brookhaven, MS 39601
- Lincoln County
- 40 \pm Miles N of the
Louisiana State Line
- 58 \pm Miles S of the
Jackson Metro Area

COORDINATES:

- 31.5495, -90.4609

TAX INFORMATION:

- TBD

PROPERTY USE:

- Commercial
- Investment
- Potential Residential/Development

PROPERTY INFORMATION:

- 18.21 \pm Surveyed Acres
- 1 \pm Acre Cleared
- Majority Mature Timber
- C-3 Highway Commercial Zoning
- Direct Access to Hwy 51
- High-Visibility
- 10,000+ Vehicles per Day per
Mississippi Department of
Transportation (AADT)



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BRADEN SMITH

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LINCOLN 18.21

SECURE A HIGH-VISIBILITY COMMERCIAL OPPORTUNITY IN BROOKHAVEN, MISSISSIPPI, WITH DIRECT ACCESS TO THE HIGHLY TRAVELED HWY 51. This 18.21± acre Lincoln County property offers scale, flexibility, and long-term development potential.

The surveyed tract is zoned C-3 Highway Commercial, providing the ability to accommodate anything from a single flagship business to a multi-phase commercial development. With over 10,000 vehicles per day, according to the Mississippi Department of Transportation AADT data, this site delivers the visibility and traffic flow commercial buyers demand.



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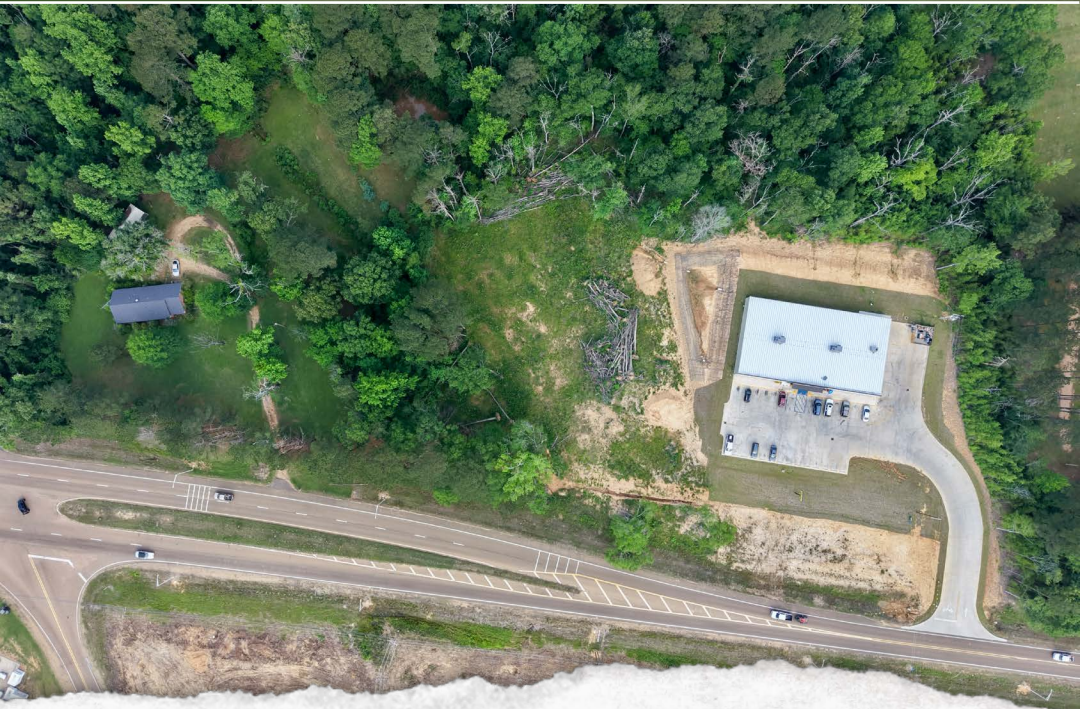
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MORE ABOUT THE LINCOLN 18.21

The Lincoln 18.21 features a one-acre cleared area, while the remaining acreage offers plenty of room for expansion, phased development, or additional income-producing uses. The land is largely undeveloped with mature timber covering approximately 90%, offering potential timber value.

Positioned along one of Brookhaven's most active commercial corridors, this land presents a rare opportunity to own a high-visibility site with long-term growth potential.

**Call Braden Smith today to learn more
and experience #TheSmallTownWay!**



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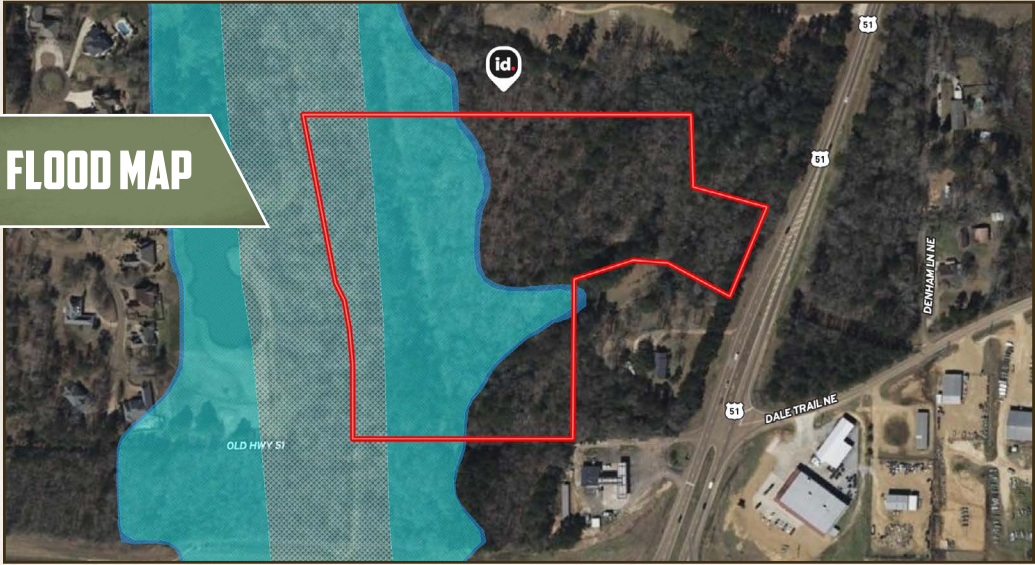
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FLOOD MAP



TOPOGRAPHY MAP



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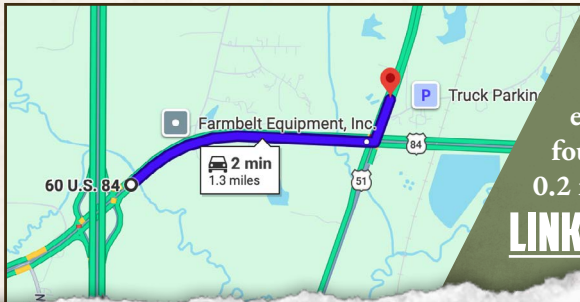
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LINCOLN COUNTY, MISSISSIPPI

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Directions From the Intersection of I-55 and HWY 84: Travel 1.1 miles east on Old Hwy 51. Turn left at the four-way stop on US-51 N. Continue 0.2 miles to the property on the left.

LINK TO GOOGLE MAP DIRECTIONS



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