

COMMERCIAL LOT

6± ACRES IN MONROE COUNTY, MS



\$169,999

HERE IS 6± ACRES IN MONROE COUNTY, MS JUST OUTSIDE OF NETTLETON. THIS PROPERTY IS ZONED COMMERCIAL AND IS LOCATED RIGHT OFF US-45. IT FEATURES OVER 650 FEET OF ROAD FRONTAGE AND HAS ACCESS TO ALL UTILITIES. THERE ARE TWO POINTS OF ACCESS OFF MARTIN LUTHER KING ROAD AND ACCESS THROUGH BAM MARKET. THIS PROPERTY ALSO BRINGS IN \$3,500 A YEAR IN RENT FROM THE BILLBOARD LOCATED ON THE PROPERTY. THIS 6± ACRES IS READY AND PRIMED FOR ITS NEXT OWNER. TO SCHEDULE A PRIVATE SHOWING, CALL OR TEXT WALKER TRANUM TODAY!



**WALKER
TRANUM**
REALTOR®

Office: 662.268.6333

Cell: 662.769.1442

Walker@TomSmithHomes.com



Expect More. Get More.

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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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AERIAL MAP



INTERACTIVE MAP LINK



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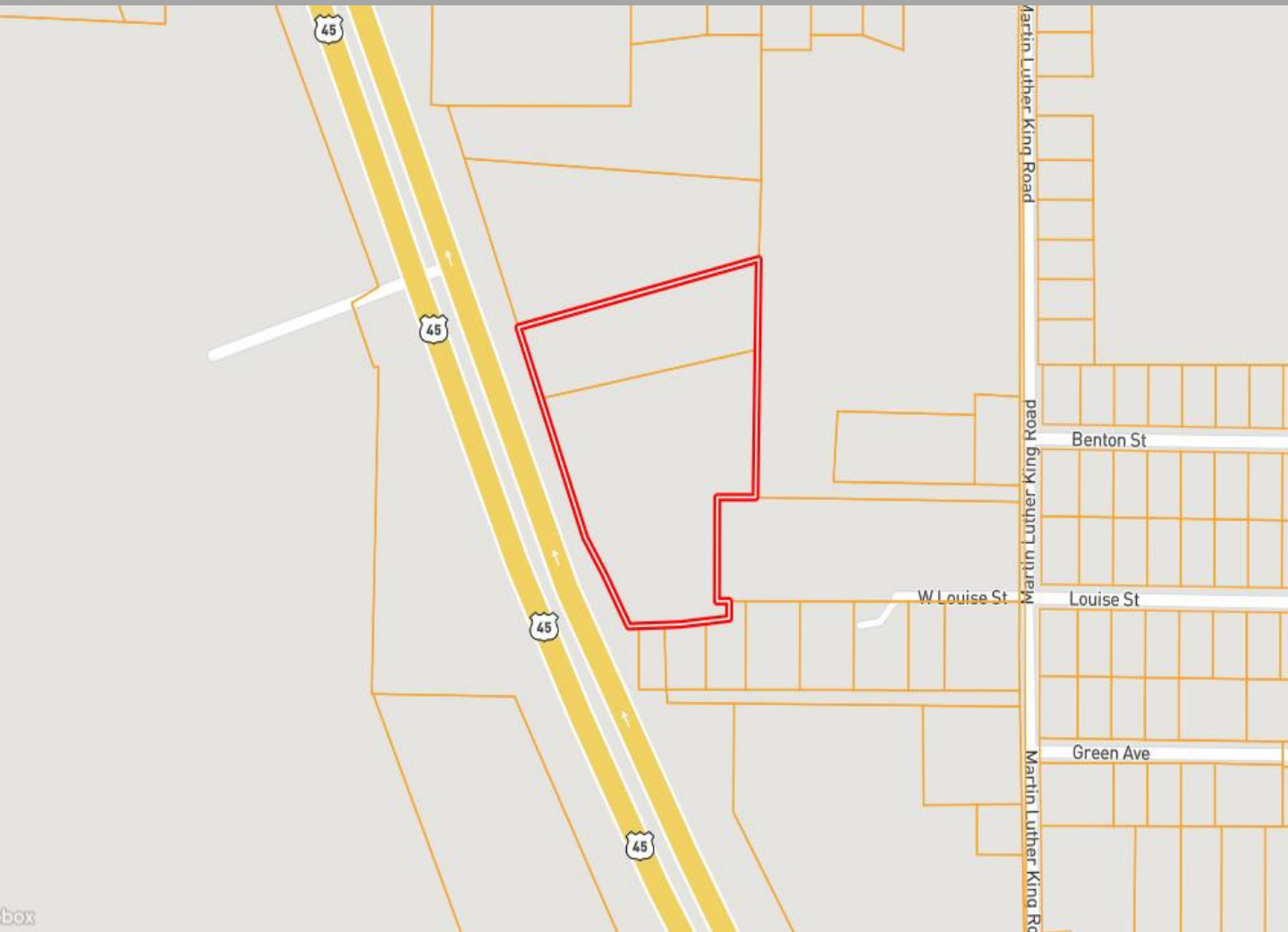
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OWNERSHIP MAP



box



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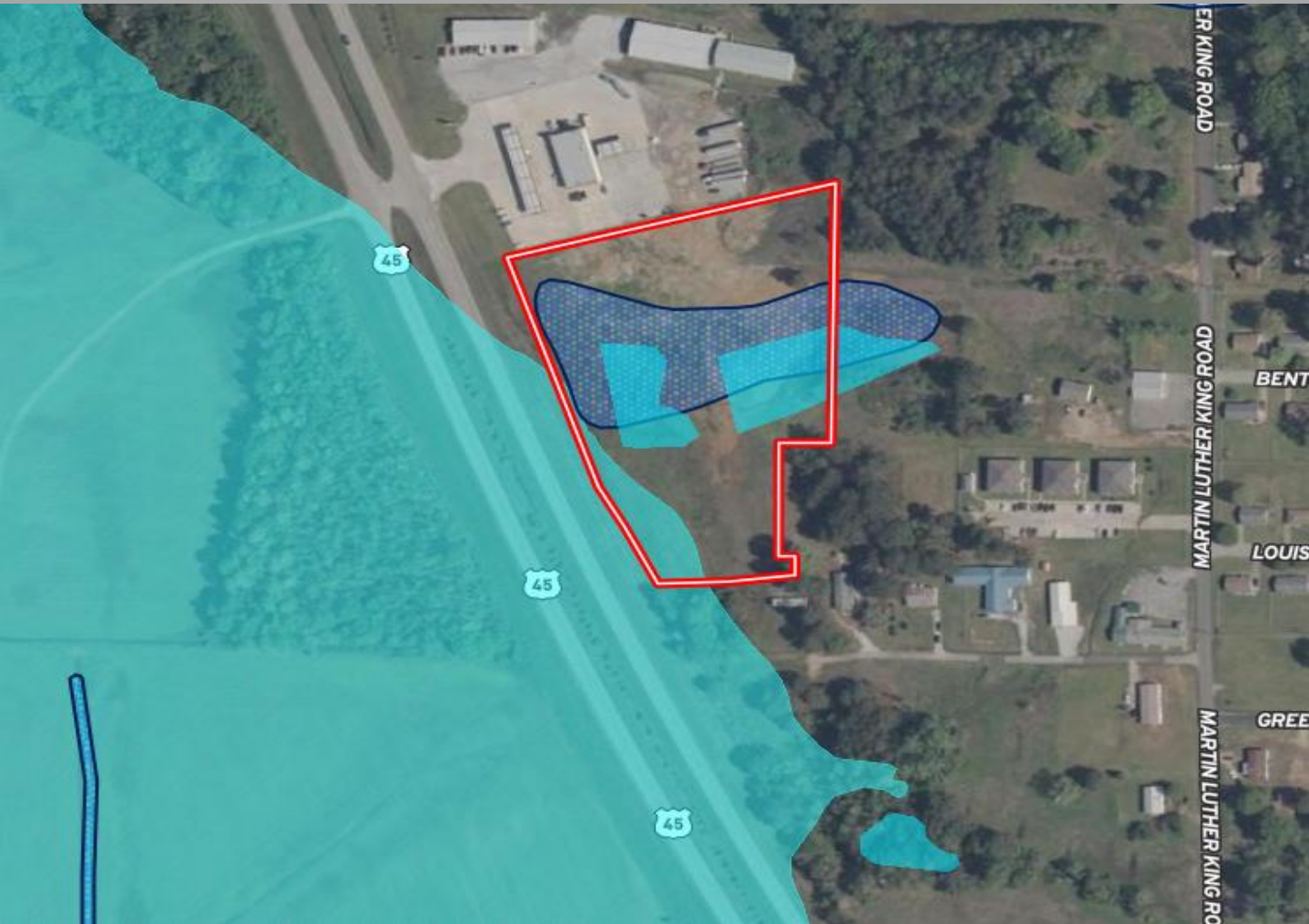
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FLOOD MAP



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DIRECTIONAL MAP



Directions from Nettleton, MS: Leaving Nettleton, head west on West Main Street for .5 miles. Then turn left onto Martin Luther King Avenue for .85 miles. After that turn right onto US-45 for .3 miles and the property will be on your right. [GOOGLE MAP LINK](#)



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