

**6± Acres**

**Commercial Property**

**Monroe County, MS**



**\$189,999**



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# Property Information

## Location:

- U.S. Hwy 45,  
Nettleton, MS

## Property Use:

- Commercial

## Coordinates:

- 34.08137, -88.63354

# Property Highlights

- 6± Acres
- Zoning is C-2, Commercial Corridor District
- City Utilities
- 650± Feet of Frontage on U.S. Hwy 45
- Level Topography
- Access off of US Hwy 45 from Bam Market and off of Martin Luther King Road
- Income of \$3,500/year from billboard rent



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**TOM  
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ASSOCIATE BROKER

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



# The Property

6± Acres

Here is 6± acres in Monroe County, MS just outside of Nettleton. This property is zoned C-2, Commercial Corridor District 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 has level to gently rolling topography and is ready and primed for its next owner.



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# Aerial Map

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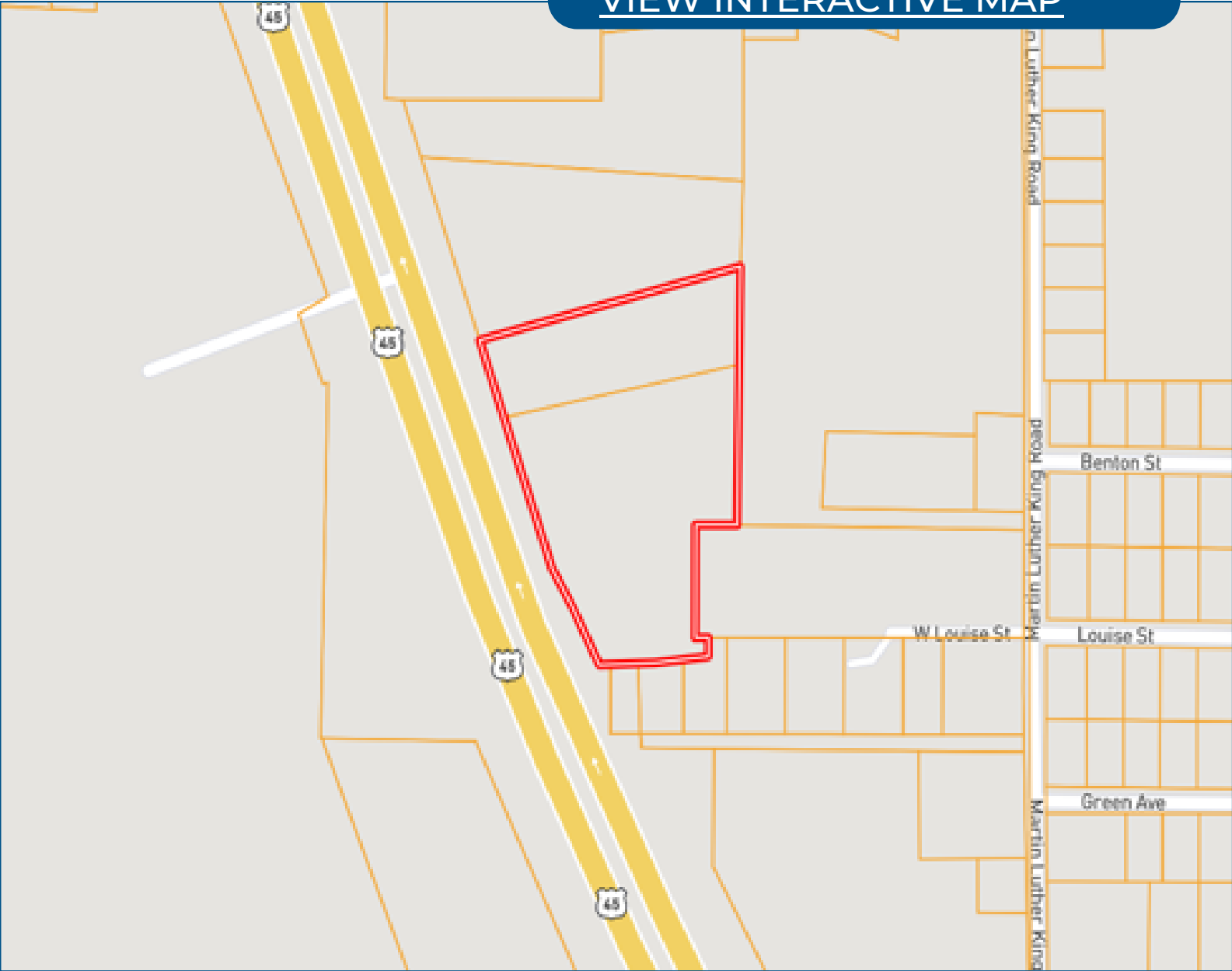
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# Ownership Map

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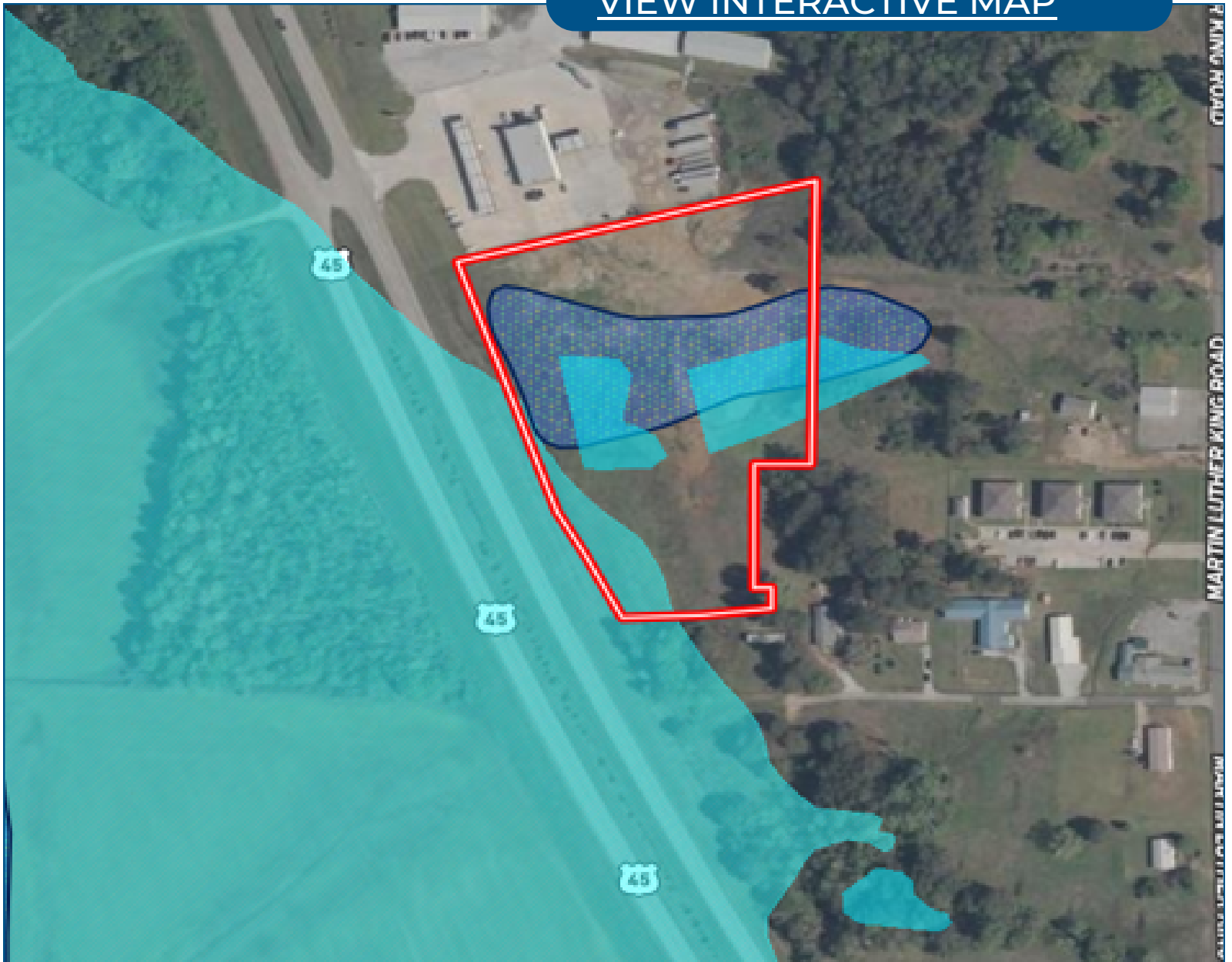
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# Flood Map

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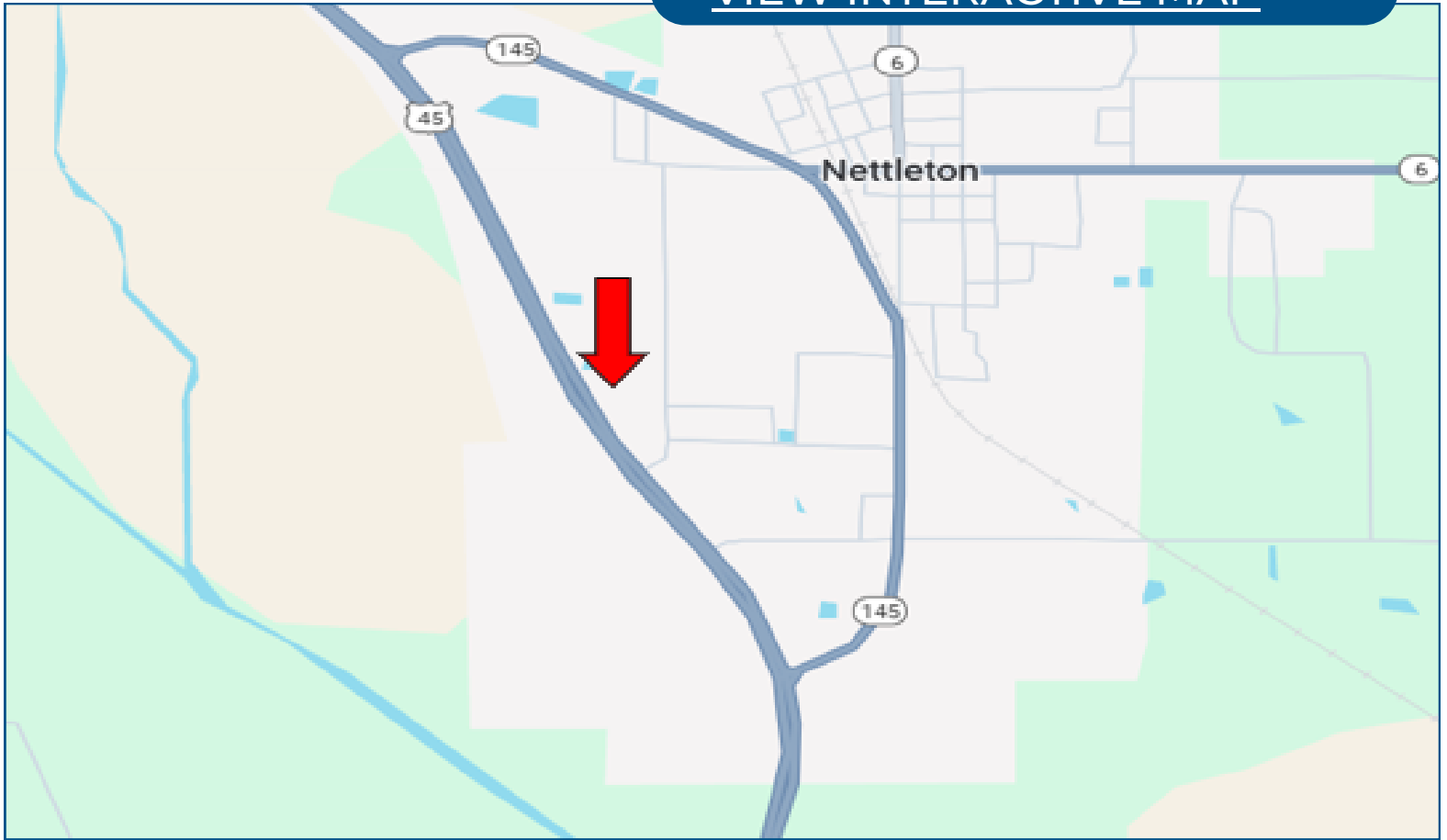
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# Directional Map

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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.

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# 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.

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**CALL TOM WISEMAN  
TODAY!**

