

# COMMERCIAL LOT 6± ACRES IN MONROE COUNTY, MS



**\$189,999**

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 TOM WISEMAN TODAY!



**TOM  
WISEMAN**

ASSOCIATE BROKER

Office: 662.268.6333

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[TWiseman@TomSmithLand.com](mailto:TWiseman@TomSmithLand.com)



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**A Real Estate Expert You Can Trust**

[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.







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# AERIAL MAP



## INTERACTIVE MAP LINK

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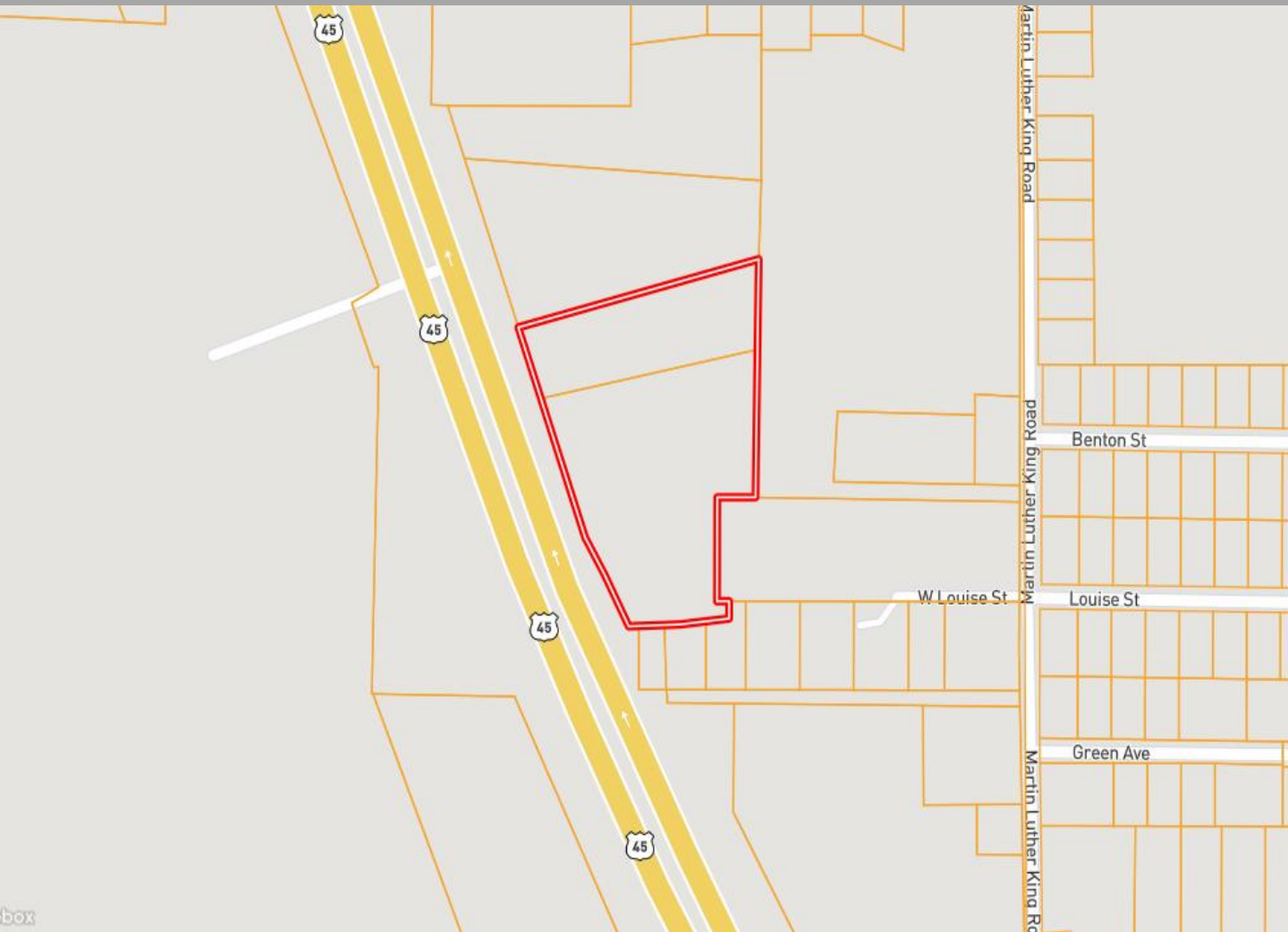


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# OWNERSHIP MAP



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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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