

# PRIME COMMERCIAL LOT

## 16.87 ± Acres in McComb, MS



This 16.87-acre lot in McComb, MS, offers a rare investment opportunity along Interstate 55, featuring direct access via a signalized 4-way intersection at Smithdale Road and Pikes Point Place. With unmatched visibility and a combined traffic count of nearly 40,000 VPD, this site is primed for development. Positioned adjacent to Lowe's, the property is surrounded by top national retailers, including Chick-fil-A, Starbucks, McDonald's, ALDI, Hobby Lobby, Five Below, AT&T, Marshalls, Walmart, Ross, and Belk. The area also hosts regional distribution centers for Coca-Cola, Pepsi, and John Deere. With its prime location, high traffic exposure, and thriving retail environment, this lot is ideal for big-box retailers, fast-casual dining, hotels, entertainment venues, or mixed-use development. Don't miss this chance to secure a premier development-ready lot in one of Mississippi's most strategic retail corridors. Contact us today for more information!



**DALE WILDS**  
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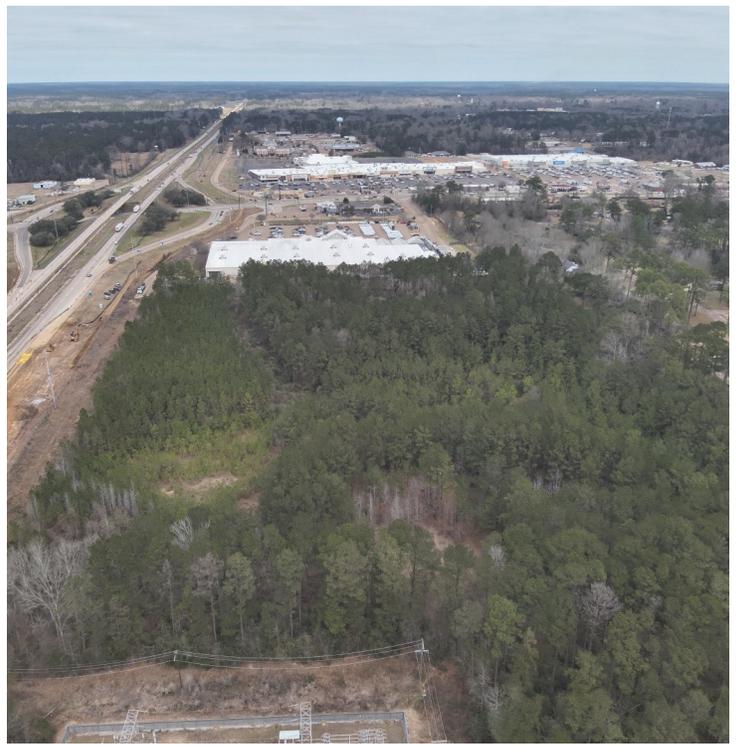
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Information is believed to be accurate but not guaranteed.





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# AERIAL MAP



[CLICK HERE FOR THE LANDID INTERACTIVE MAP](#)

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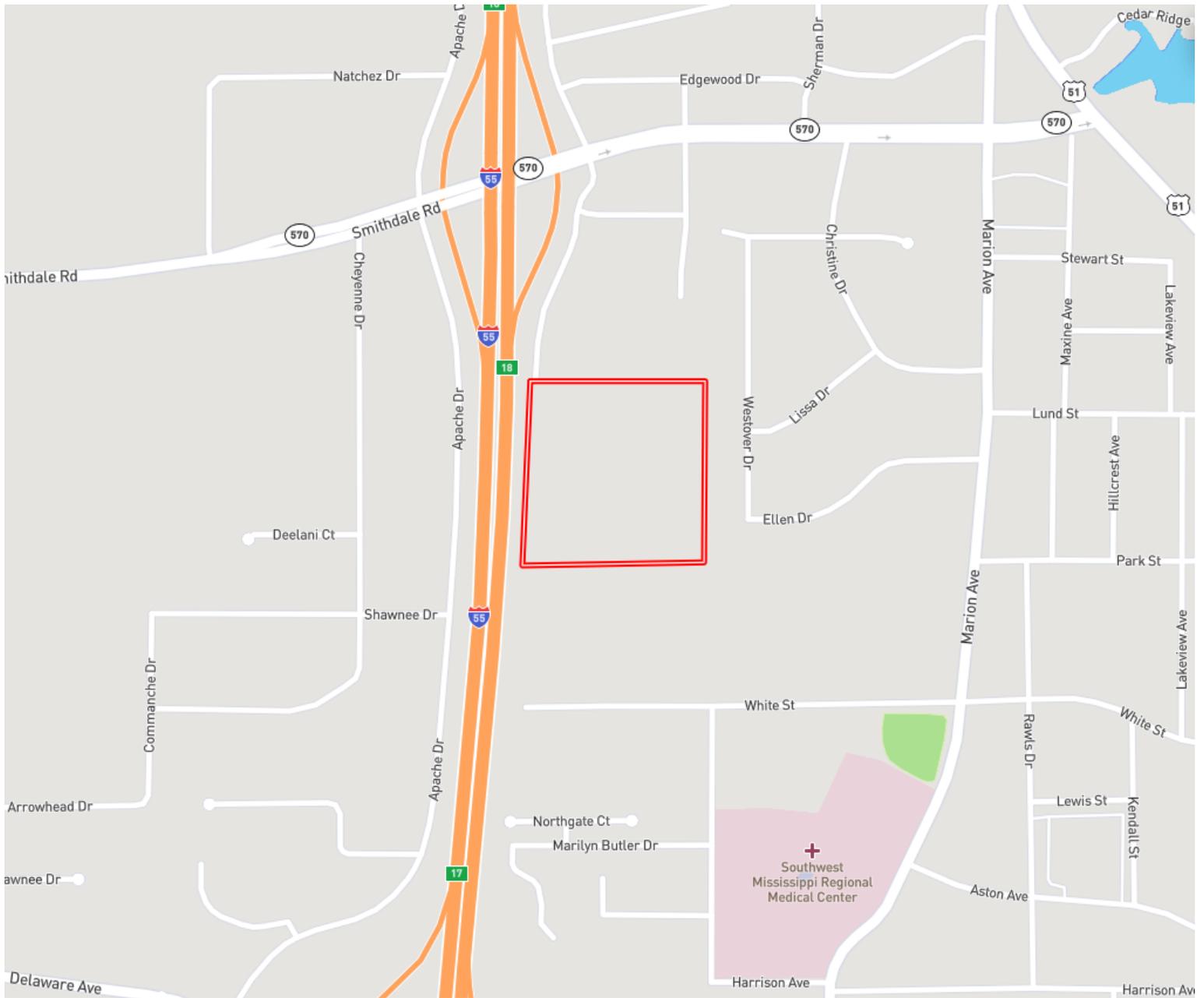
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# OWNERSHIP MAP



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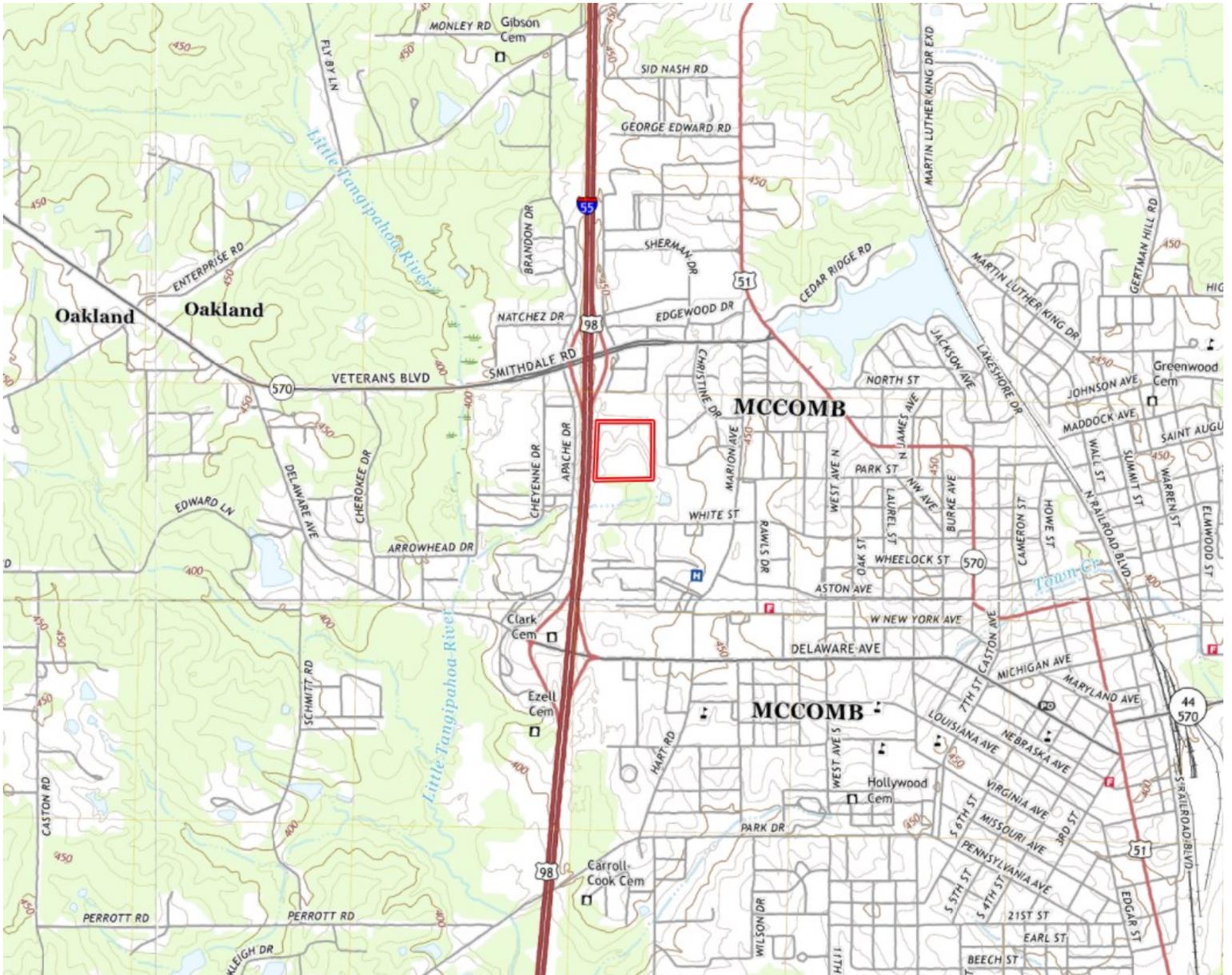
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# TOPO MAP



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# SOIL MAP



| SOIL CODE | SOIL DESCRIPTION   | ACRES | %     | CPI | NCCPI | CAP |
|-----------|--|-------|-------|-----|-------|-----|
| OrC2      | Ora-Ruston complex, 5 to 8 percent slopes, eroded          | 13.04 | 77.43 | 0   | 41    | 3e  |
| BhB2      | Brookhaven silt loam, 2 to 5 percent slopes, eroded (bude) | 3.73  | 22.15 | 0   | 63    | 3e  |
| Gp        | Gravel pit   | 0.07  | 0.42  | 0   | -     | -   |

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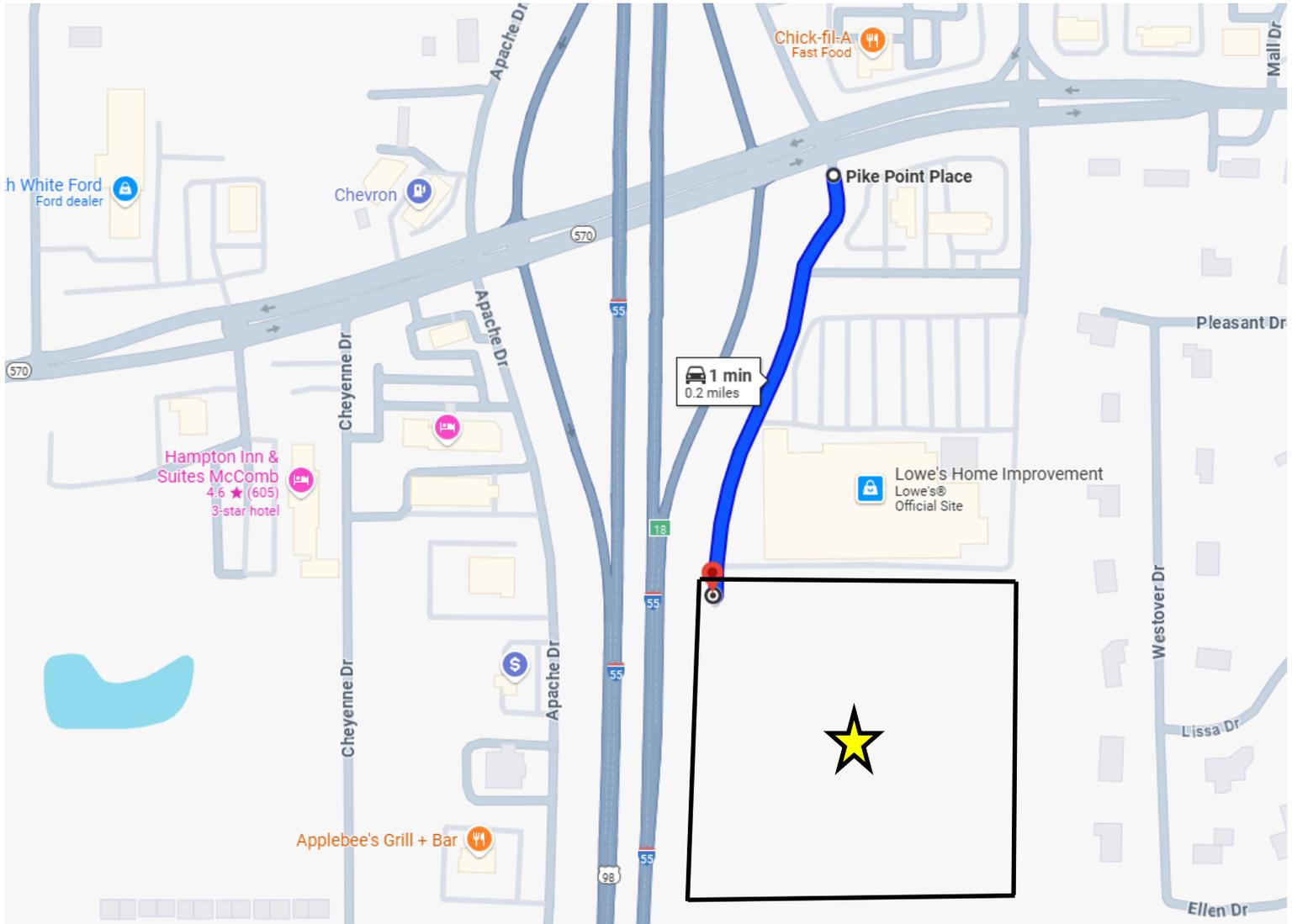
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# DIRECTIONAL MAP



Directions from I-55: Take exit 18. Travel east onto MS-570 (Smithdale Rd). Take the next immediate right onto Pike Point Pl. The property will be directly ahead at the end of the road.

[GOOGLE MAP LINK](#)

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