PRIME COMMERCIAL LOT

16.87 ± Acres

McComb, MS-Pike County

$799,900







Tom Smith LAND AND HOMES

Expect More. Get More.

OFFICE: 601-898-2772

DALE WILDS 662-715-7109 | DAVID BELDEN 601-415-3884

Property Information

Location:

- Interstate 55
- McComb, MS

Property Use:

- Commercial
- Investment

Coordinates:

- 31.257400, -90.478700

Property Highlights

- 16.87± Acres
- Rare Investment Opportunity Along Interstate 55
- Direct Access via a Signalized 4-way Intersection
- Combined Traffic Count of Nearly 40,000 VPD
- Surrounded by Top National Retailers
- Ideal for Big-Box Retailers, Fast-Casual Dining, Hotels, Entertainment Venues, or Mixed-Use Development

DAVID BELDEN
ASSOCIATE BROKER, ALC®
O: 601.898.2772 | C: 601.415.3884
DBelden@TomSmithLand.com

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Information is believed to be accurate but not guaranteed.

Commercial Property

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.



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Commercial Property








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Aerial Map

VIEW INTERACTIVE MAP



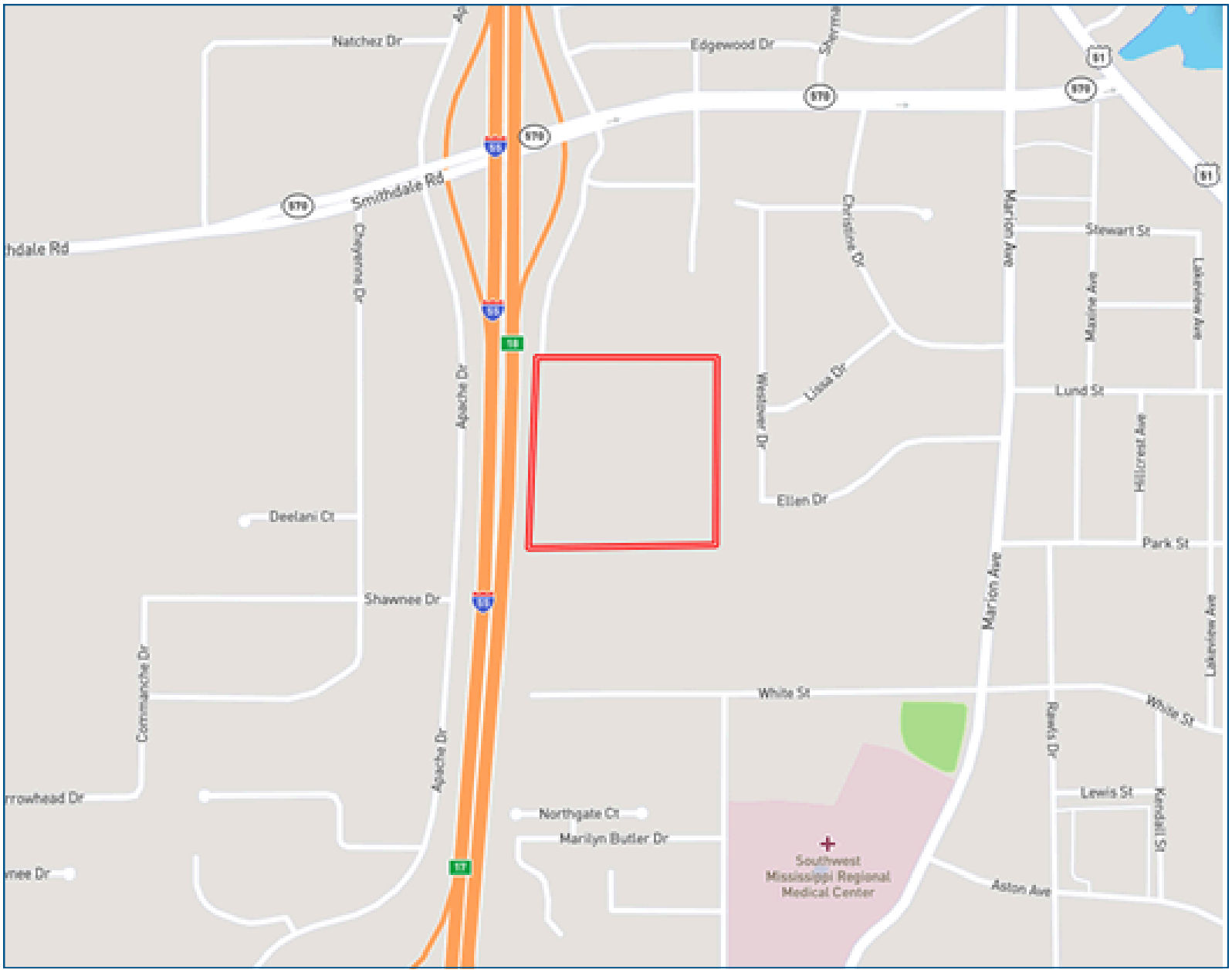
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Ownership Map



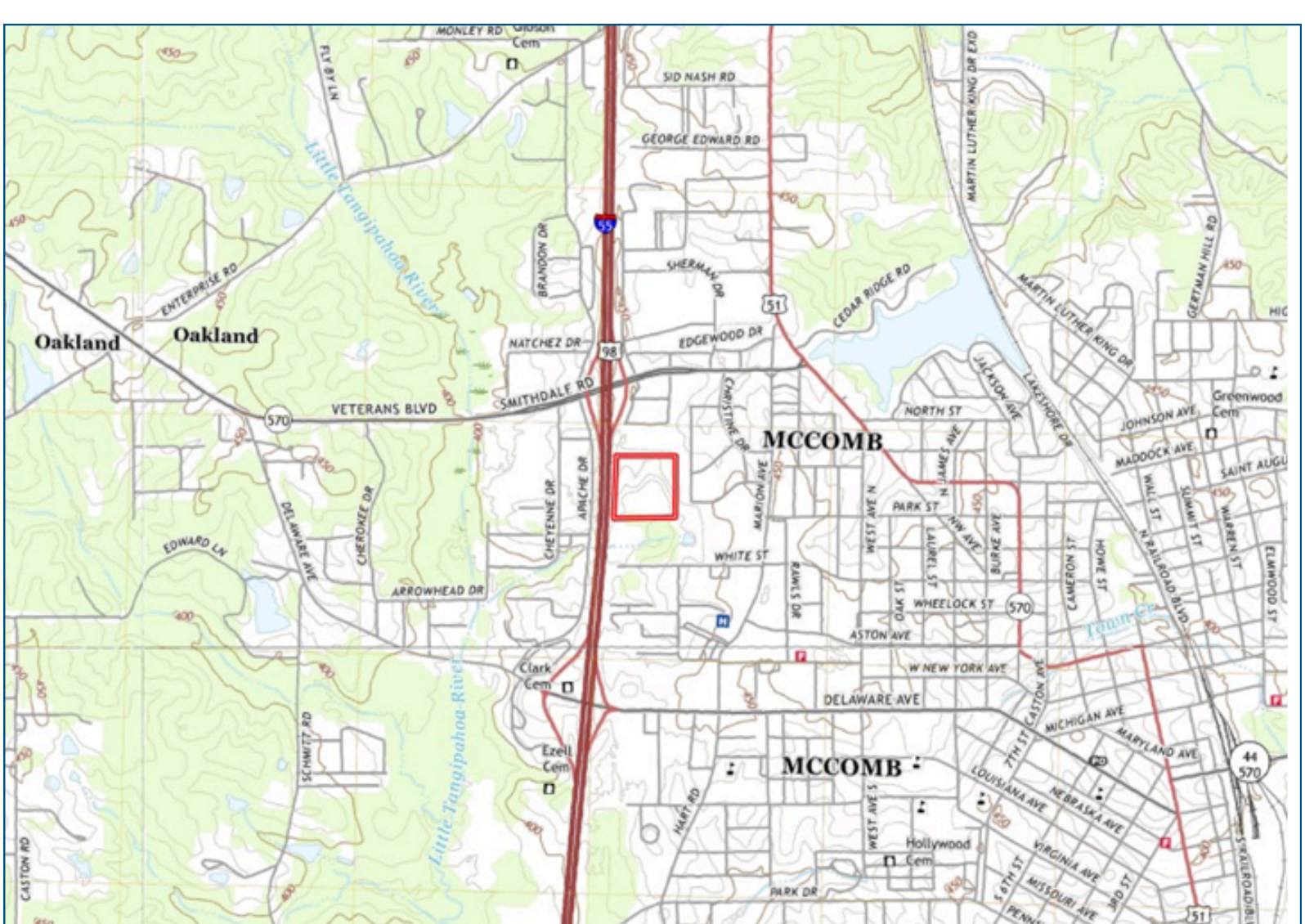
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Topo Map



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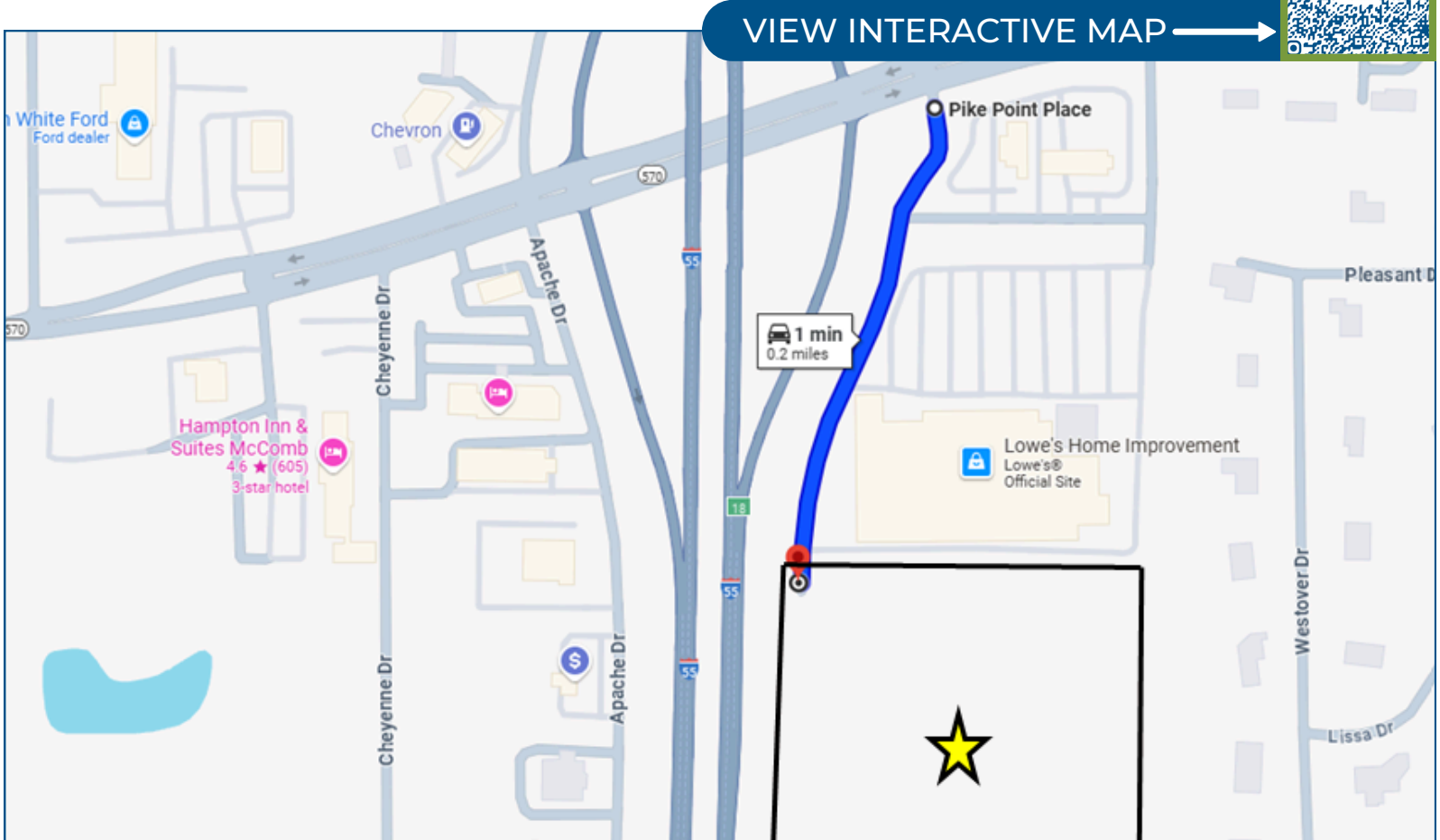
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Directional Map

VIEW INTERACTIVE 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.

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