

COMMERCIAL LOTS

Highway 16 West

Philadelphia, Mississippi 39350



5 Lots Ranging from 1± to 19± Acres



**GARRETT
MYERS**

REALTOR®

Office: 601.898.2772

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Garrett@TomSmithLand.com



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You Can Trust!**



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Office: 601.898.2772

Property Information

Location:

- Highway 16 West in Philadelphia, MS 39350
- 2 ½ miles from Pearl River Resort
- 3 miles from Ellis Theatre/Down Town Philadelphia

Property Use:

- Commercial Build Ready Lots

Coordinates:

- 32.758, -89.15585

Property Highlights

- Sewage available
- Power available
- Water available
- Fiberoptic available on some lots
- Natural Gas available on some lots

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LOT PRICES

Lot Number	Acerage	Price
1	1.5± acres	\$350,000
2	1± acre	\$250,000
3	5± acres	\$750,000
4	19± acres	\$1,800,000
5	3± acres	\$675,000

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Commercial Property

Lot 1



Lots 2 & 3



Lot 4



Lot 5



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Aerial Map

[VIEW INTERACTIVE MAP](#)



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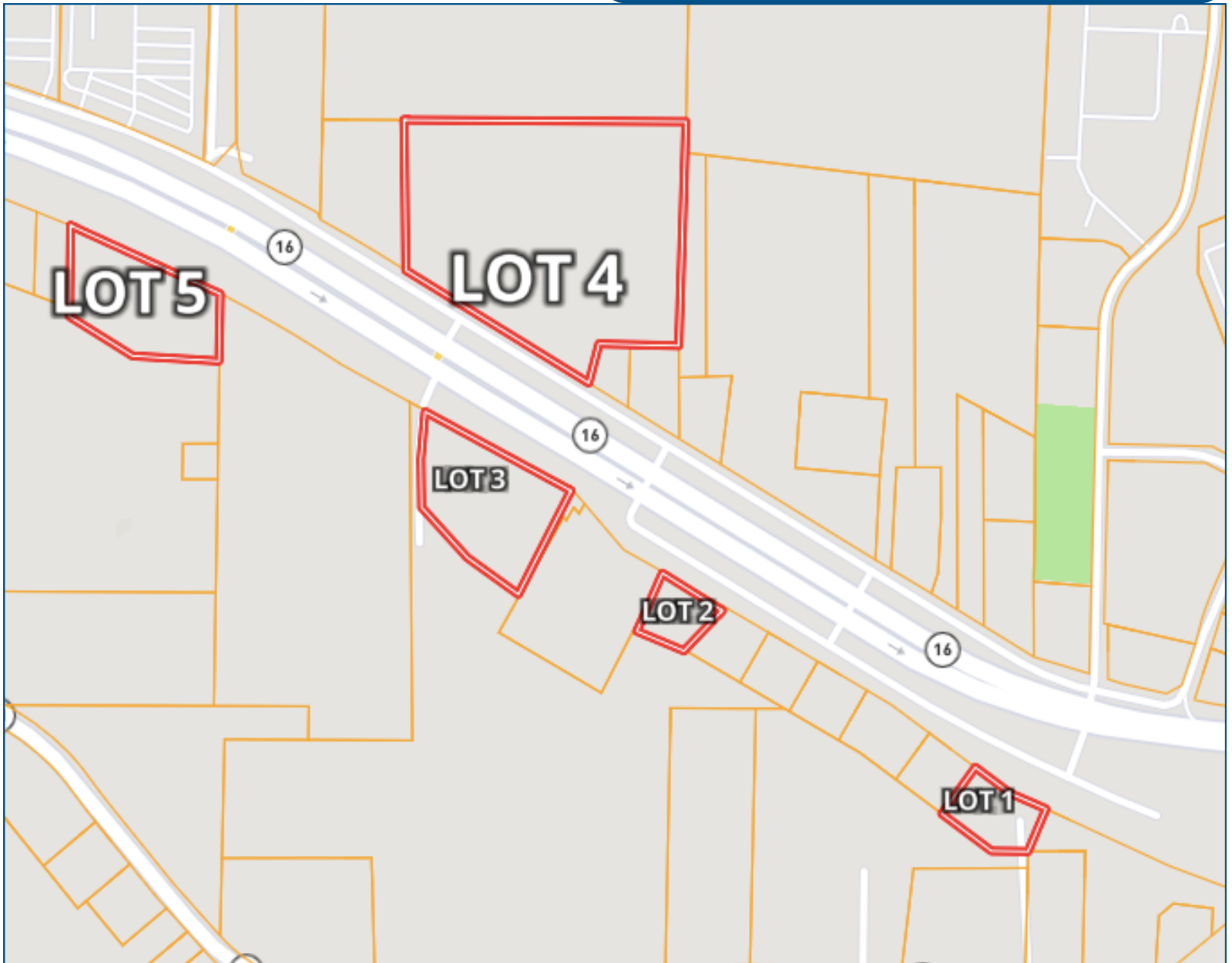
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Ownership Map

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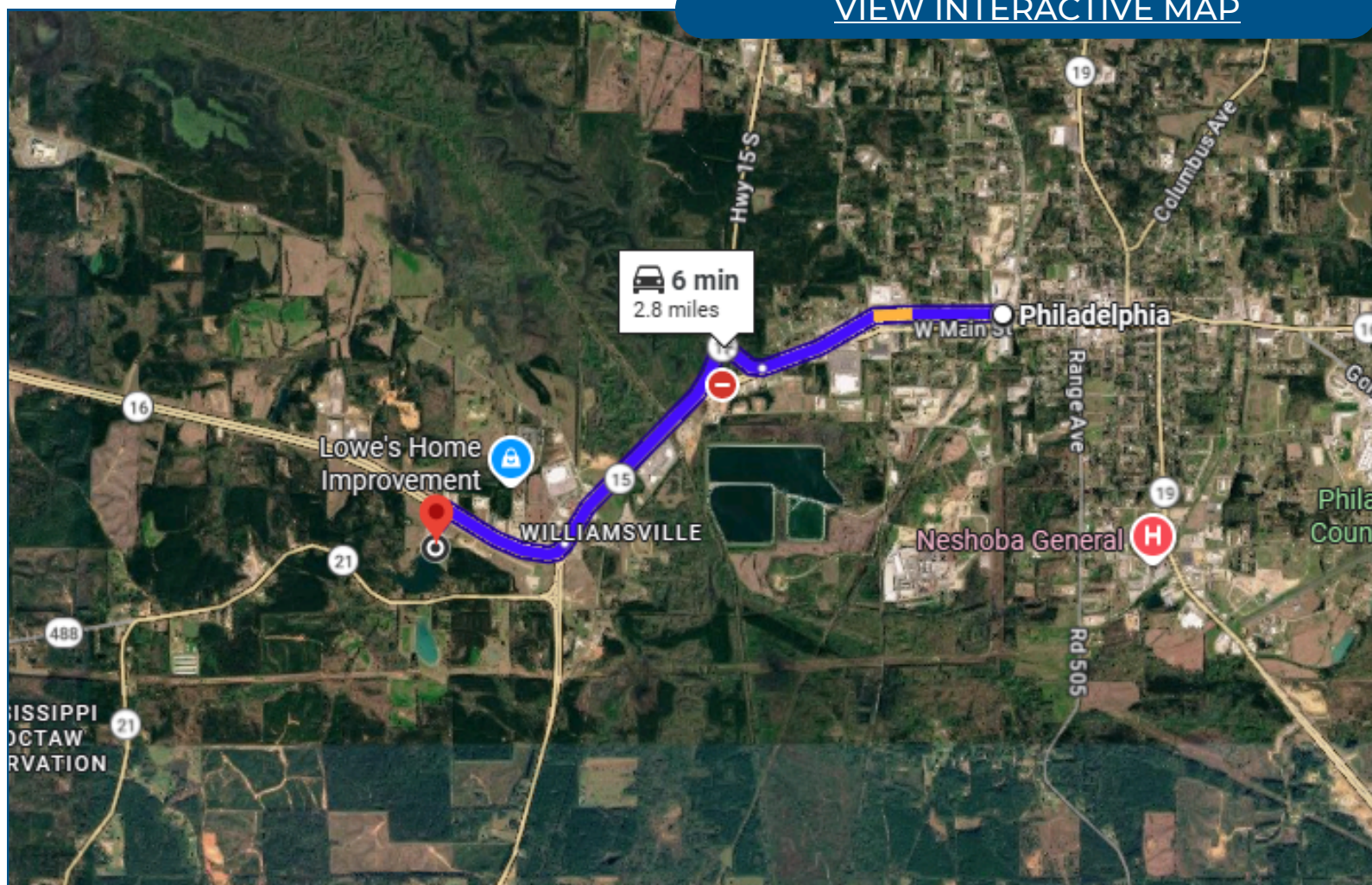
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Directional Map

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Directions from Philadelphia, MS:

Head toward Seedy St for 1 mile, then turn right onto MS-885 for 0.1 mile.

Turn left onto MS-15 S for 1.1 miles, then turn right onto MS-16 W for 0.5 miles. Turn left in 190 ft, and continue straight for 171 ft. The lots will be on both sides of the highway.

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Listing Agent



GARRETT MYERS

ASSOCIATE BROKER

Garrett Myers is a native of Philadelphia, Mississippi. He attended Leake Academy, where he participated in the baseball program. He was a member of the graduating Class of 2017. He furthered his education at the University of West Alabama, where he maintained a position on the UWA baseball team. He received his Bachelor of Science Degree in Exercise Science in 2021.

Garrett utilized his interest and commitment to baseball to develop and manage a travel baseball program for the youth within the Central Mississippi area. As a leader and mentor, he has cultivated a passion for guiding and supporting the future athletes within his community.

Garrett became a licensed real estate agent in 2023 and continued to serve his hometown community as an agent in the real estate market. He continued to expand his career in real estate by obtaining his Mississippi Broker's License. His current position as an Associate Broker with Tom Smith Land and Homes allows him to continue his commitment to provide clients and customers with invaluable resources in the buying and selling of land, homes, or investment properties. He strives for excellence in the comprehensive and ethical guidance of real estate transactions.

Garrett is a supportive husband to his wife, Skyler, and the proud father of his daughter, Everly. He and his family are active members of Faith Tabernacle Apostolic Church in Philadelphia, Mississippi.

Garrett is an avid sportsman and outdoorsman. He enjoys hunting, fishing, and experiencing the great outdoors. He is involved in the management of his extended family's timber properties, real estate investments, leases, and rental operations.

Contact Garrett Myers for dependable and trustworthy guidance pertaining to your real estate interests. He will use his time, knowledge, experience, and commitment to provide invaluable services to you and your family.

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