



**.99 +/- Acres
Madison County, MS**

Commercial Property

\$237,929

Is your business looking for exposure in a fast growing part of Madison County, MS? How about quick and easy access to I-55? Consider this commercial tract on a quiet street with high traffic counts that is located just off of Gluckstadt Rd. and within 1/10 of a mile from I-55. According to MDOT over 51,000 cars travel past the Gluckstadt Exit each day, and over 13,000 travel Gluckstadt Rd. This property is described as Lot #6 and is .99 +/- acres and has approximately 250 feet of frontage on Business Park Drive. Additional acreage is available. Your business could thrive in this visible and convenient location. Contact me today.



#SELLINGSIPPI #SIPPILANDMAN

call me today!

STEVE MARTENS, REALTOR®

Steve@TomSmithLand.com

601.898.2772 office | 601.573.2962 cell



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



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Aerial Map



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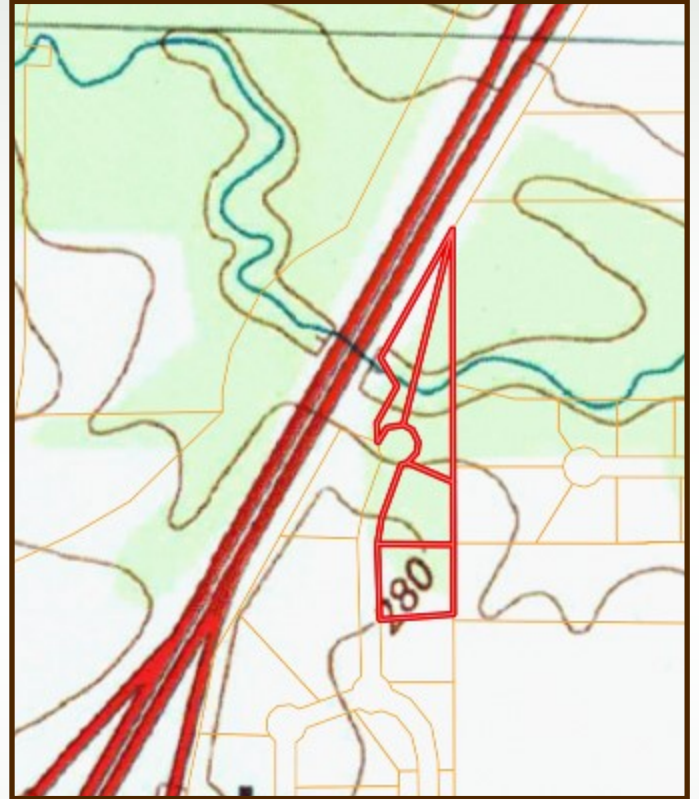
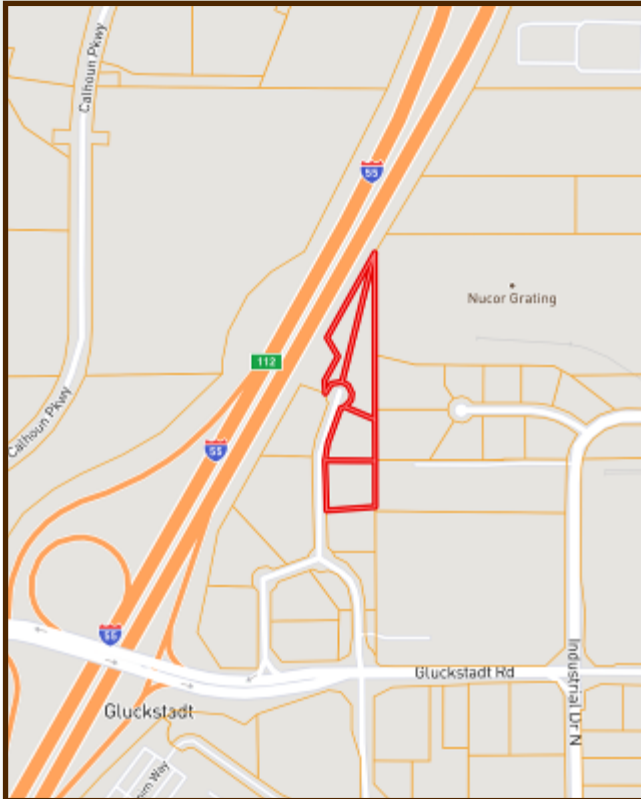
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Ownership & Topo Maps



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Soil Map

| CODE | DESCRIPTION | ACRES | % | CPI | NCCPI | CAP ⓘ |
|--------------------|--|-----------|---------------------|-----|----------------|-------|
| GrB2 | Grenada silt loam, 2 to 5 percent slopes, eroded | 0.96 | 96.97% | - | 48 | 2e ⓘ |
| LoA | Loring silt loam, 0 to 2 percent slopes, south | 0.03 | 3.03% | - | 66 | 2w ⓘ |
| Totals | 0 CPI Average | 0.99 ac ⓘ | 48.55 NCCPI Average | | 2 Cap. Average | |
| Boundary ⓘ 1.36 ac | | | | | | |
| CODE | DESCRIPTION | ACRES | % | CPI | NCCPI | CAP ⓘ |
| Gb | Gillsburg silt loam | 1.08 | 79.41% | - | 50 | 2w ⓘ |
| GrB2 | Grenada silt loam, 2 to 5 percent slopes, eroded | 0.28 | 20.59% | - | 48 | 2e ⓘ |
| Totals | 0 CPI Average | 1.36 ac ⓘ | 49.59 NCCPI Average | | 2 Cap. Average | |
| Boundary ⓘ 0.86 ac | | | | | | |
| CODE | DESCRIPTION | ACRES | % | CPI | NCCPI | CAP ⓘ |
| Gb | Gillsburg silt loam | 0.86 | 100% | - | 50 | 2w ⓘ |



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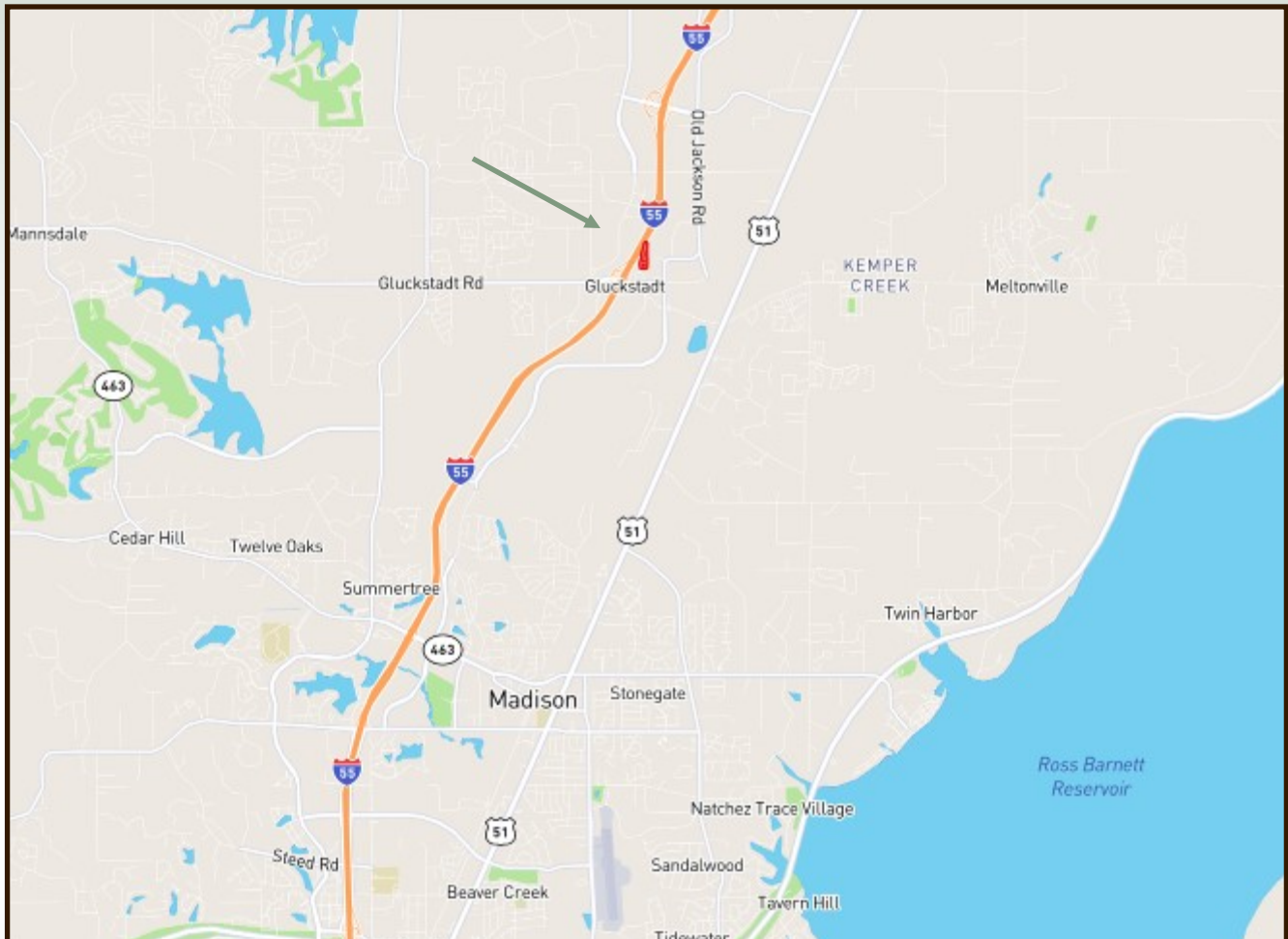
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Tom Smith
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 Expect More. Get More.

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Directional Map



DIRECTIONS: From I-55, take the Gluckstadt exit and go East. At the first stop light, take a left on Business Park Dr. Veer right and the property will be on your right.



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