



1.09 +/- Acres  
Madison County, MS

Commercial Property

\$244,597

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 #5 and is 1.09 +/- acres with approximately 225 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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**Tom Smith**  
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 Expect More. Get More.

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# Aerial Map



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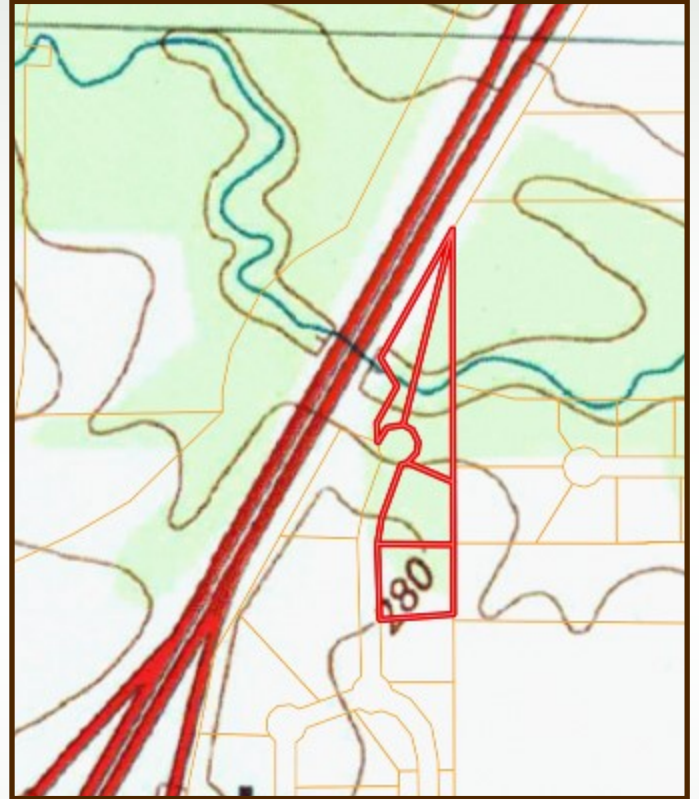
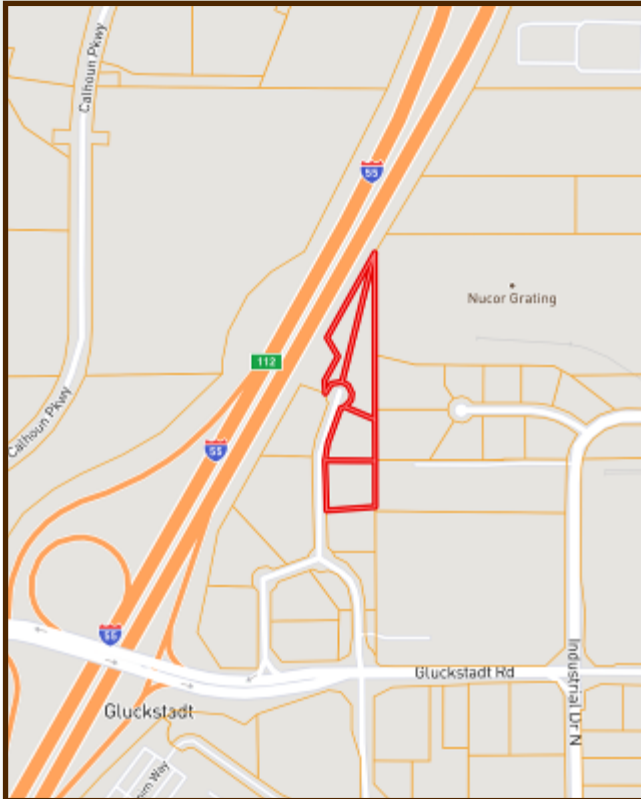
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# Ownership & Topo Maps



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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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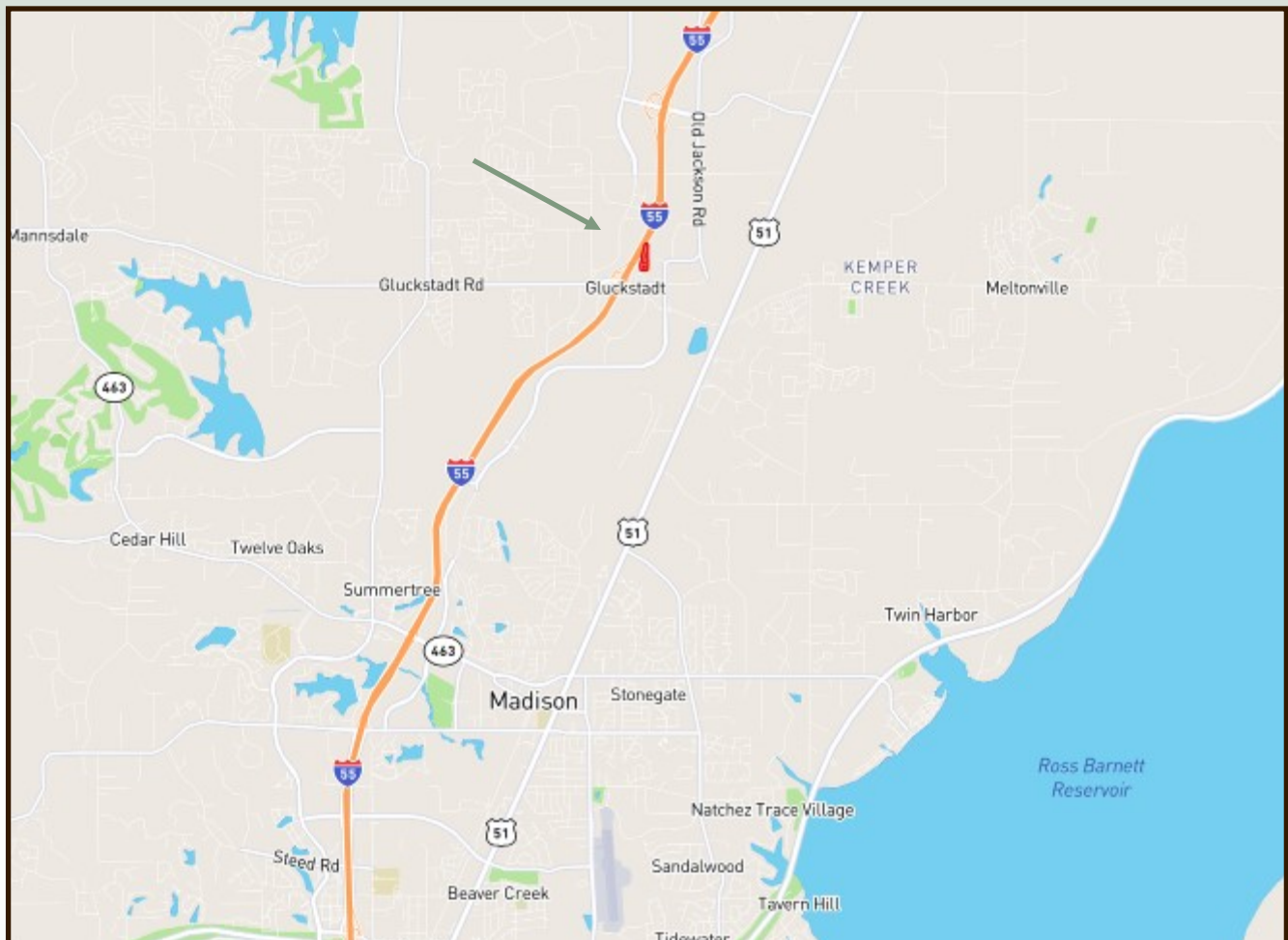
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# Directional Map



**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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