

**Commercial
Property**

2.2 +/- Acres in Madison County, MS

FOR SALE

\$527,076

- Yandell Rd. Frontage
- Aulenbrok Dr. Entrance
- 11,000 Traffic Count
- Fast Growing Area
- Utilities & Water Available

#SellingSippi



Call me today!

Steve Martens , Land Realtor®

Steve@TomSmithLand.com

(601) 573 - 2962 cell | (601) 898 - 2772 office

112 Village Blvd. | Madison, MS 39110



www.TomSmithLandandHomes.com

2.2 +/- Acres in the Heart of Gluckstadt



Located in the heart of Gluckstadt, this 2.2+/- Acres of commercial property in Madison County, MS, is ready for your business. With Yandell Road frontage and an entrance on Aulenbrok Drive, this property is in one of the fastest growing areas around. Your business will benefit from being surrounded by several local neighborhoods and located just across from a Dollar General. This high visibility location boasts a daily traffic count of 11,000. Utilities and water are available.

Contact me today if your business is ready for this move.

Directions: From Jackson, MS, travel North on I-55. Take Exit 112 for Gluckstadt and turn right Weisenberger Rd/Yandell Rd. Turn Right on Westfalen Drive. The property will be on your left, across from the Dollar General.



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AERIAL MAP



[Click here for interactive map](#)



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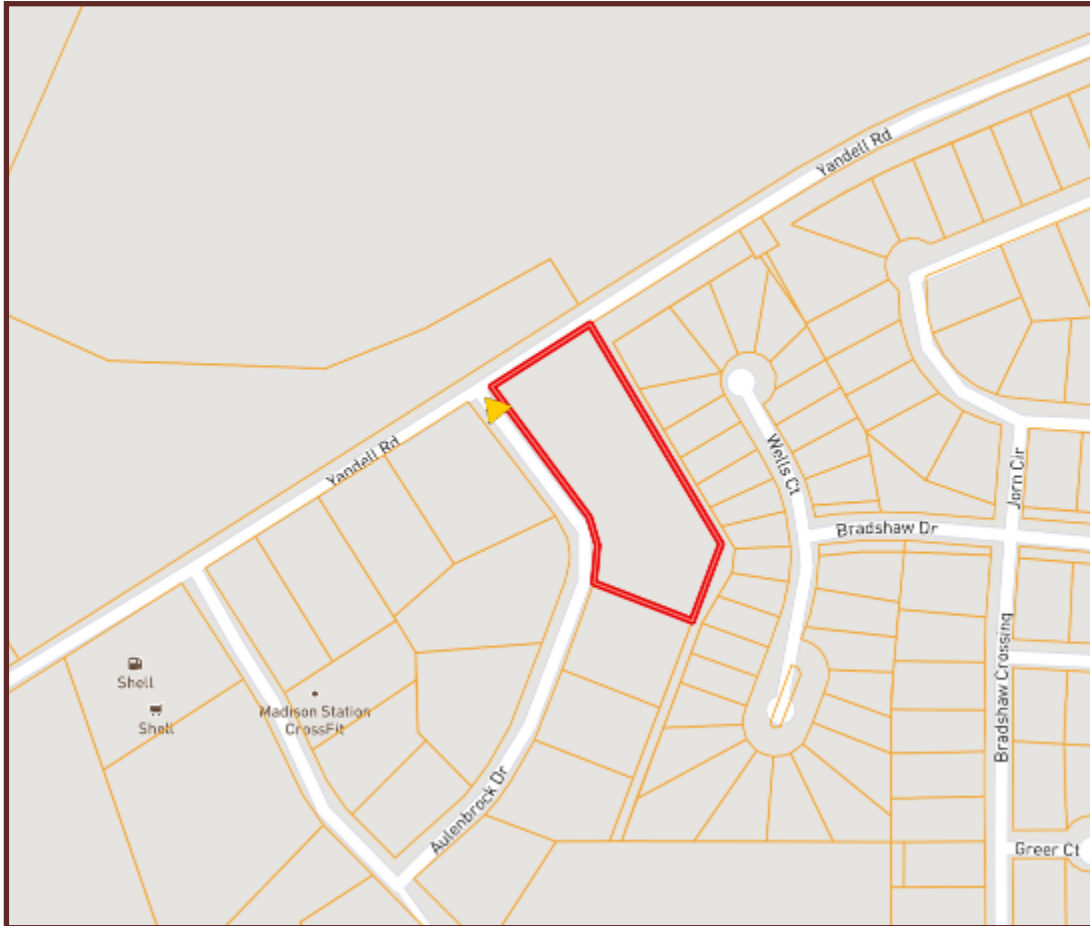
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OWNERSHIP MAP



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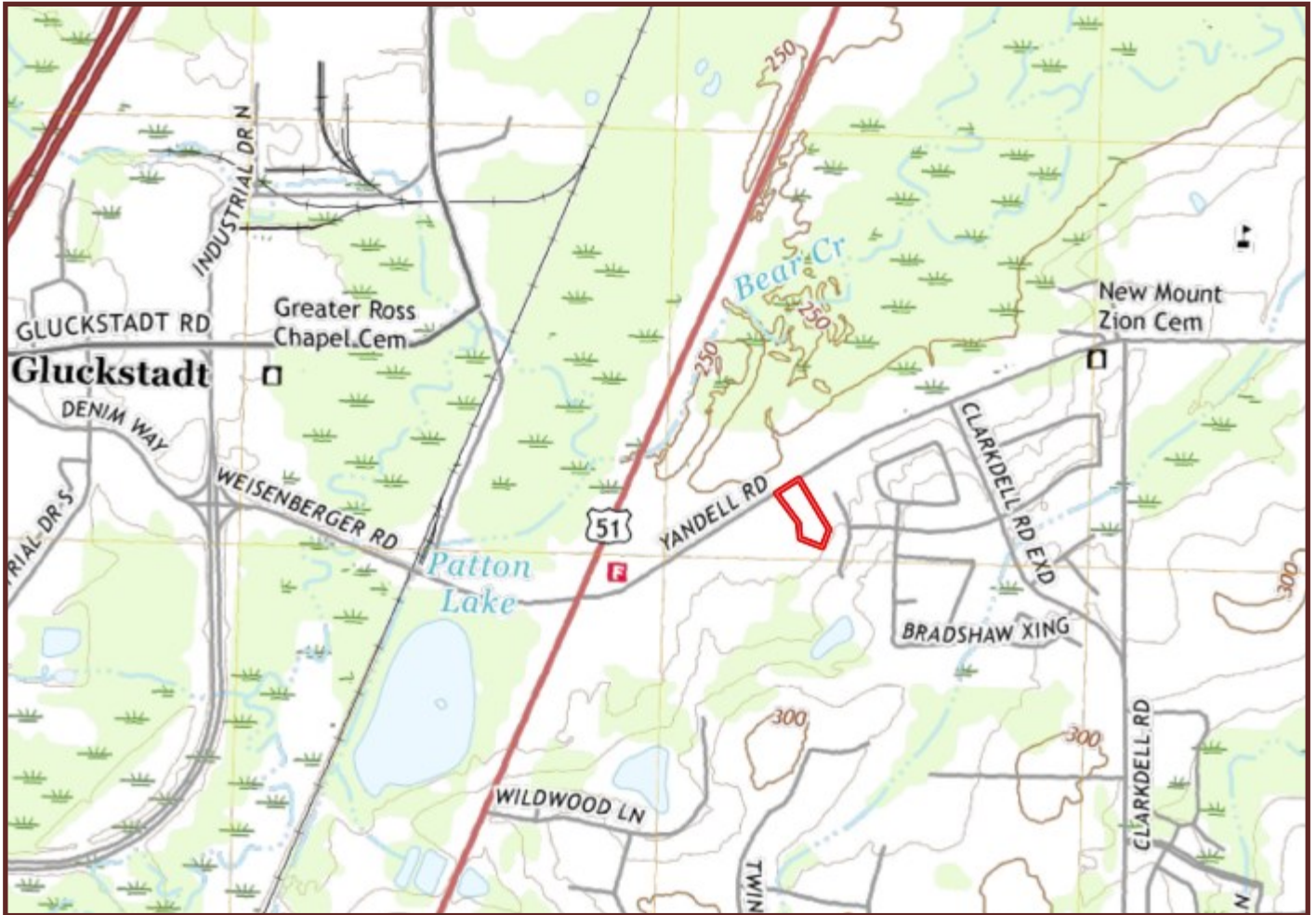
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TOPO MAP



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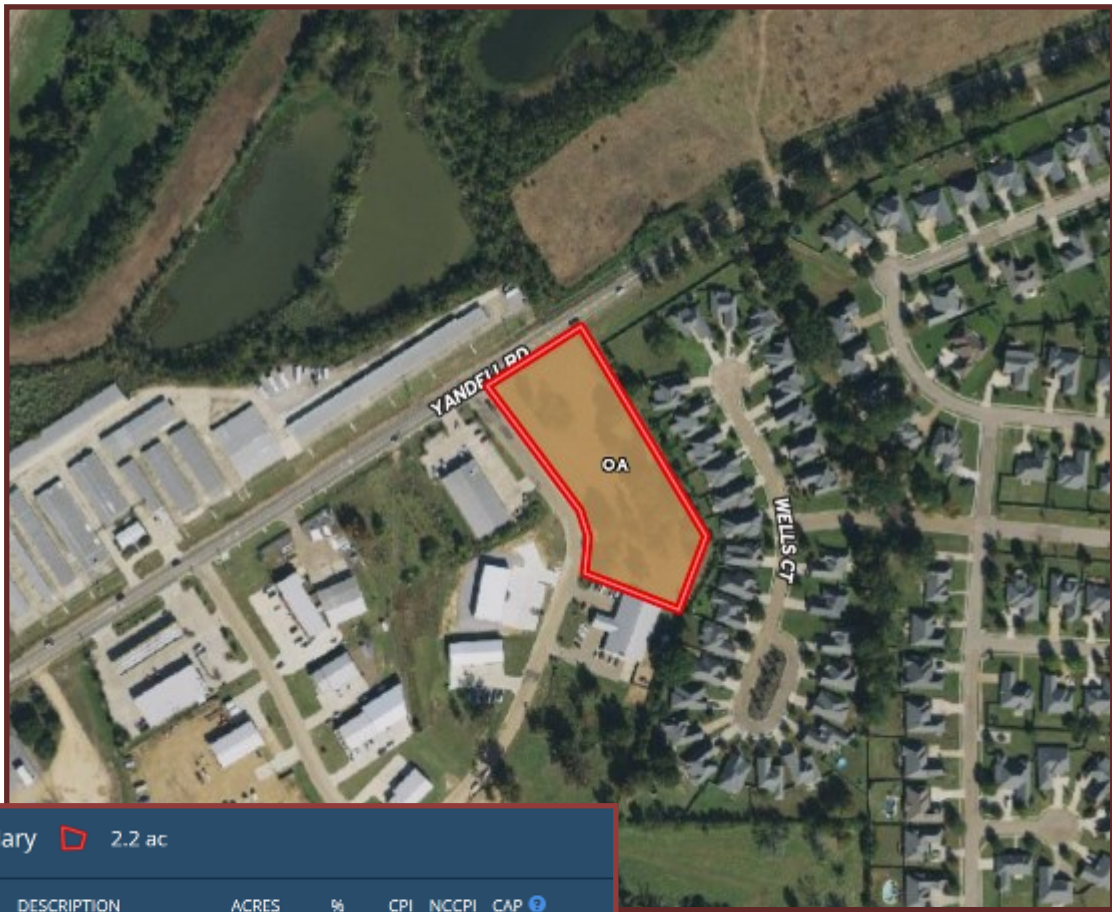
Call me today!






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SOIL MAP



Boundary  2.2 ac						
CODE	DESCRIPTION	ACRES	%	CPI	NCCPI	CAP 
 OA	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded, north	2.2	100%	-	74	2w 
Totals		0 CPI	74 NCCPI	2 Cap.		
2.2 ac 		Average	Average	Average		

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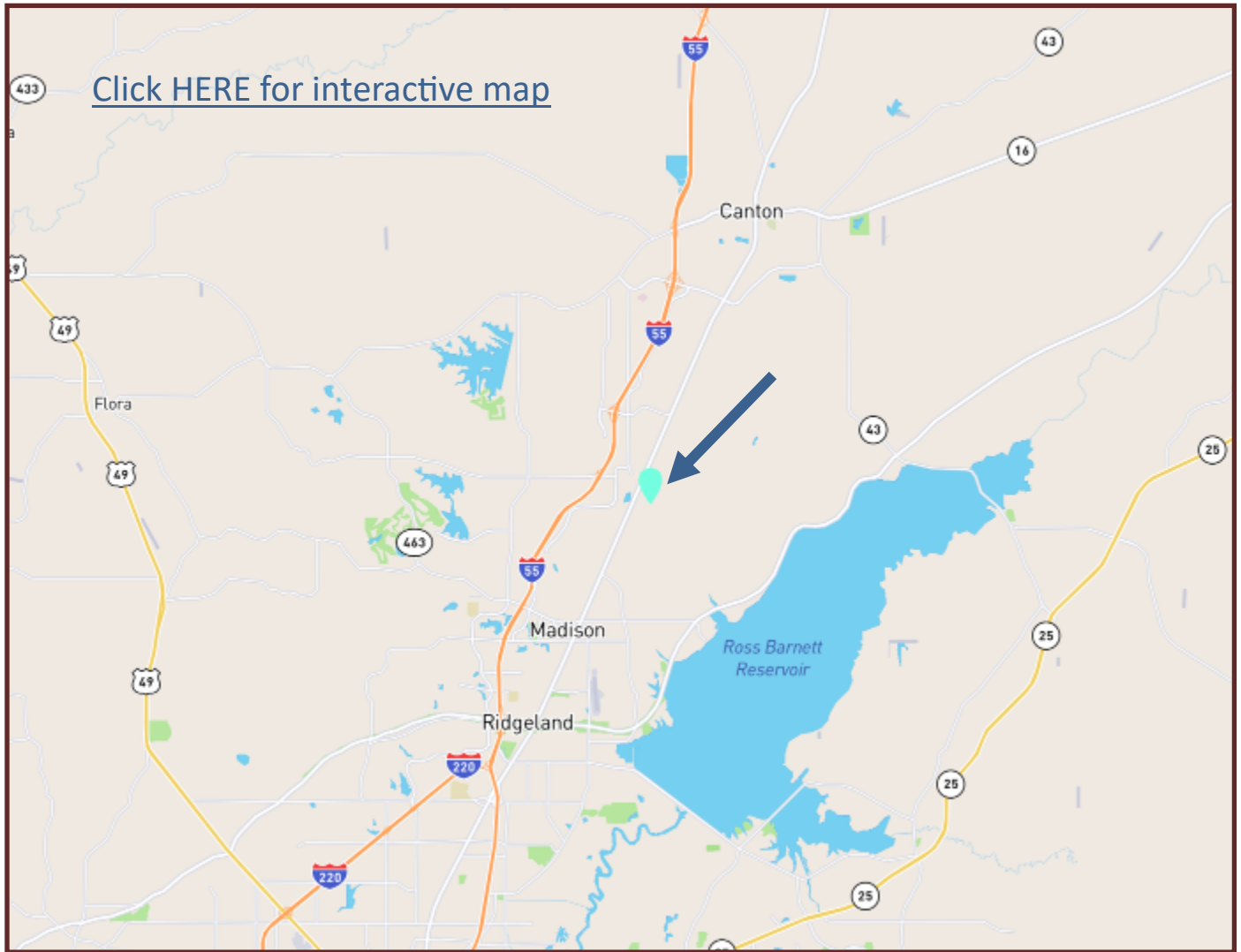
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DIRECTIONAL MAP



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