

# 1± ACRE COMMERCIAL LOT IN YALOBUSHA COUNTY, MS



**\$350,000**

Have you been searching for a new business location? Welcome to your new 1± acre commercial lot in Yalobusha County, MS! This tract is in an ideal location that gets a lot of passing traffic on South Main St. in Water Valley, MS, with 150± ft. of paved road frontage. There are a multitude of other businesses surrounding this property as well. Dirt work will be required to increase elevation due to this tract being in a flood zone. Oxford, MS, is roughly 20 miles north of the property, and utilities are nearby. Call Kadero Edley today for your private showing!



**KADERO  
EDLEY**

REALTOR®

Office: 601.898.2772

Cell: 601.488.7000

Kadero@TomSmithLand.com



**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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# Aerial Map



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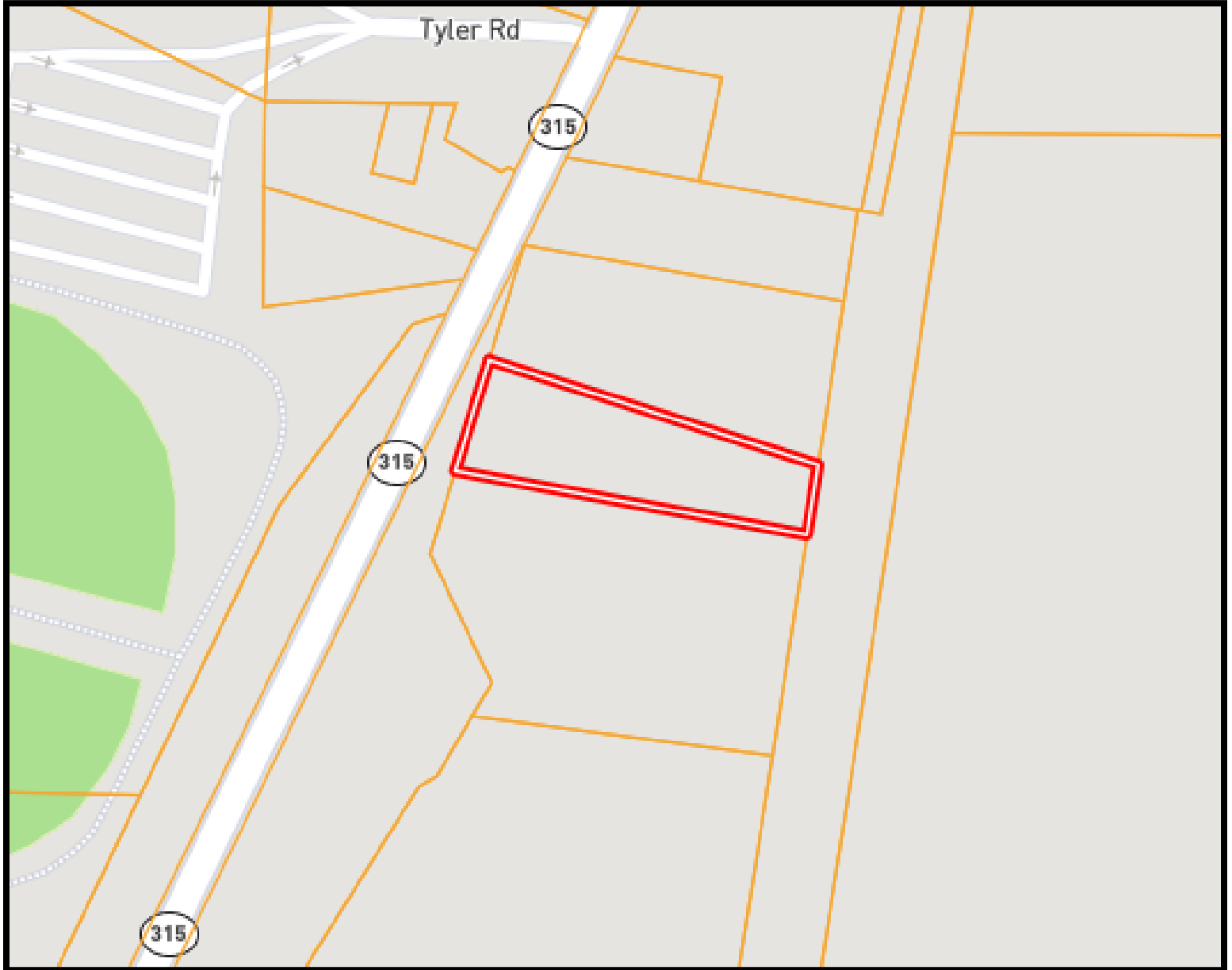
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The Broker  
2011-2023  
**BEST**  
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# Ownership Map



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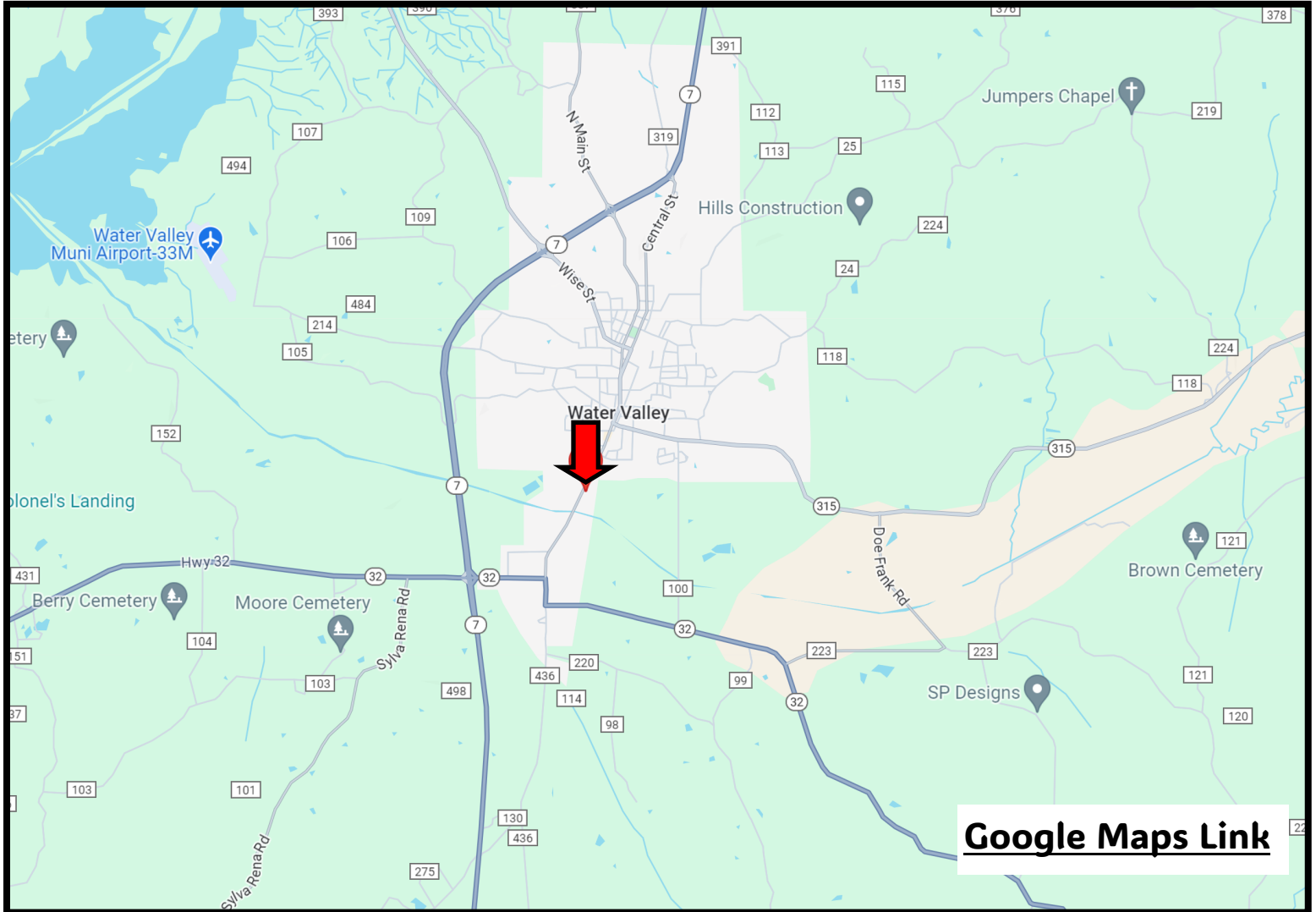


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# Directional Map



**Directions from HWY 7 South in Oxford, MS:** Travel south on Hwy 7 in Oxford, MS for 5 miles. Turn right on the round-a-bout and continue on Hwy 7 South for 9 miles. Turn left onto Central St. for 1.6 miles. Travel onto N Main St. for 0.4 miles and continue onto S Main St. for 0.5 miles. The property will be on your left.



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