

# PRIME COMMERCIAL OPPORTUNITY

## 24.46± acres in Winston County, MS



**\$595,000**

Are you looking for the perfect location for your business? Look at this 24.46± acre Winston County property, ideal for various commercial uses. This B-2 commercial site, located within the city limits of Louisville, Mississippi, offers excellent potential. With frontage on Highway 14 (West Main Street) and easy access to major routes, it's less than a mile from the four-lane Highway 15, Highway 25, and Highway 14 interchange. The property features two separate entrances from the bypass around Louisville, providing convenient access. Take advantage of this opportunity and call Michael Halfacre today!



**MICHAEL  
HALFACRE**

MANAGING BROKER

Office: 662.268.6333

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MHalfacre@TomSmithLand.com



Expect More. Get More.

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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.







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# AERIAL MAP



[INTERACTIVE MAP LINK](#)

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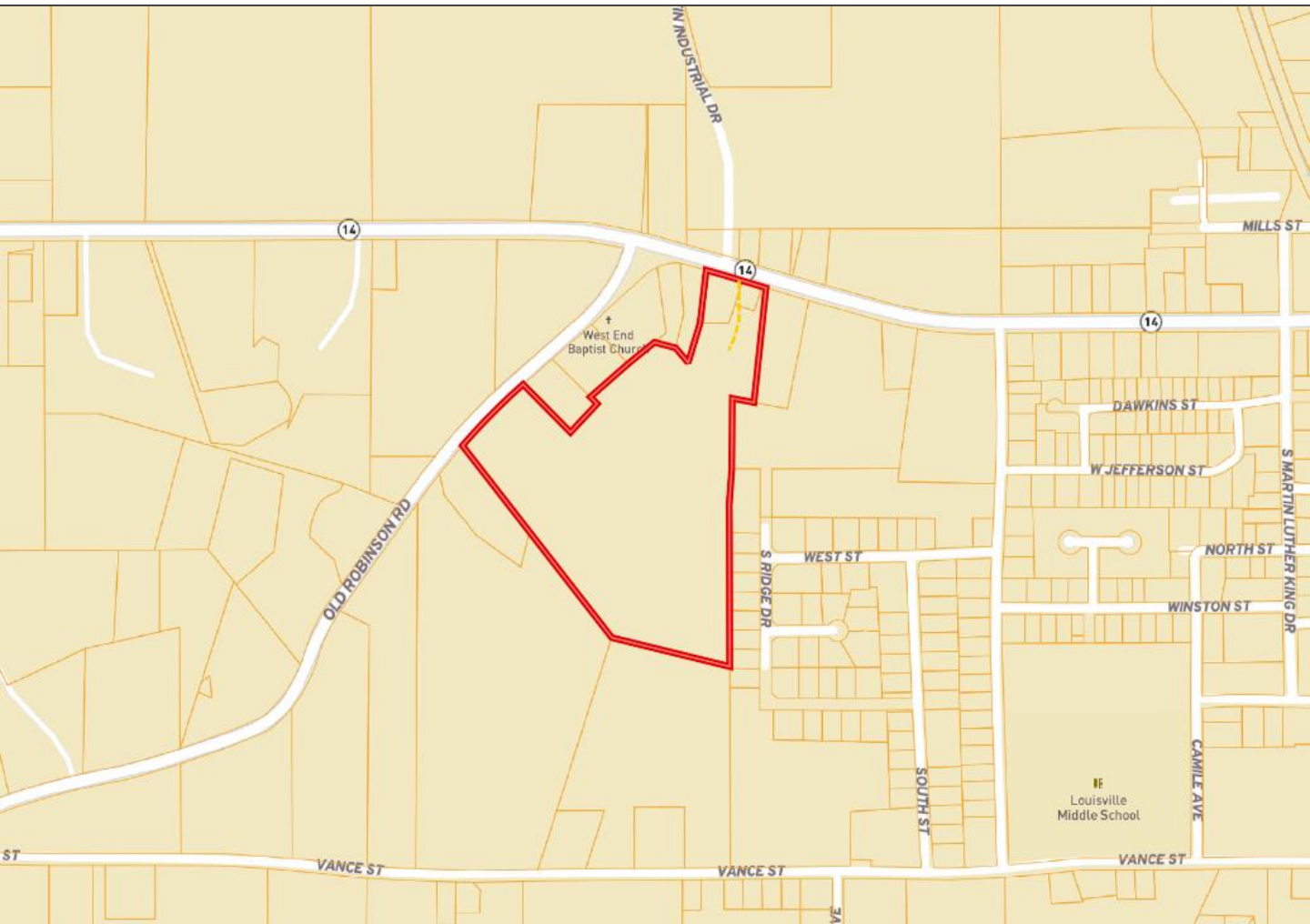
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# OWNERSHIP MAP



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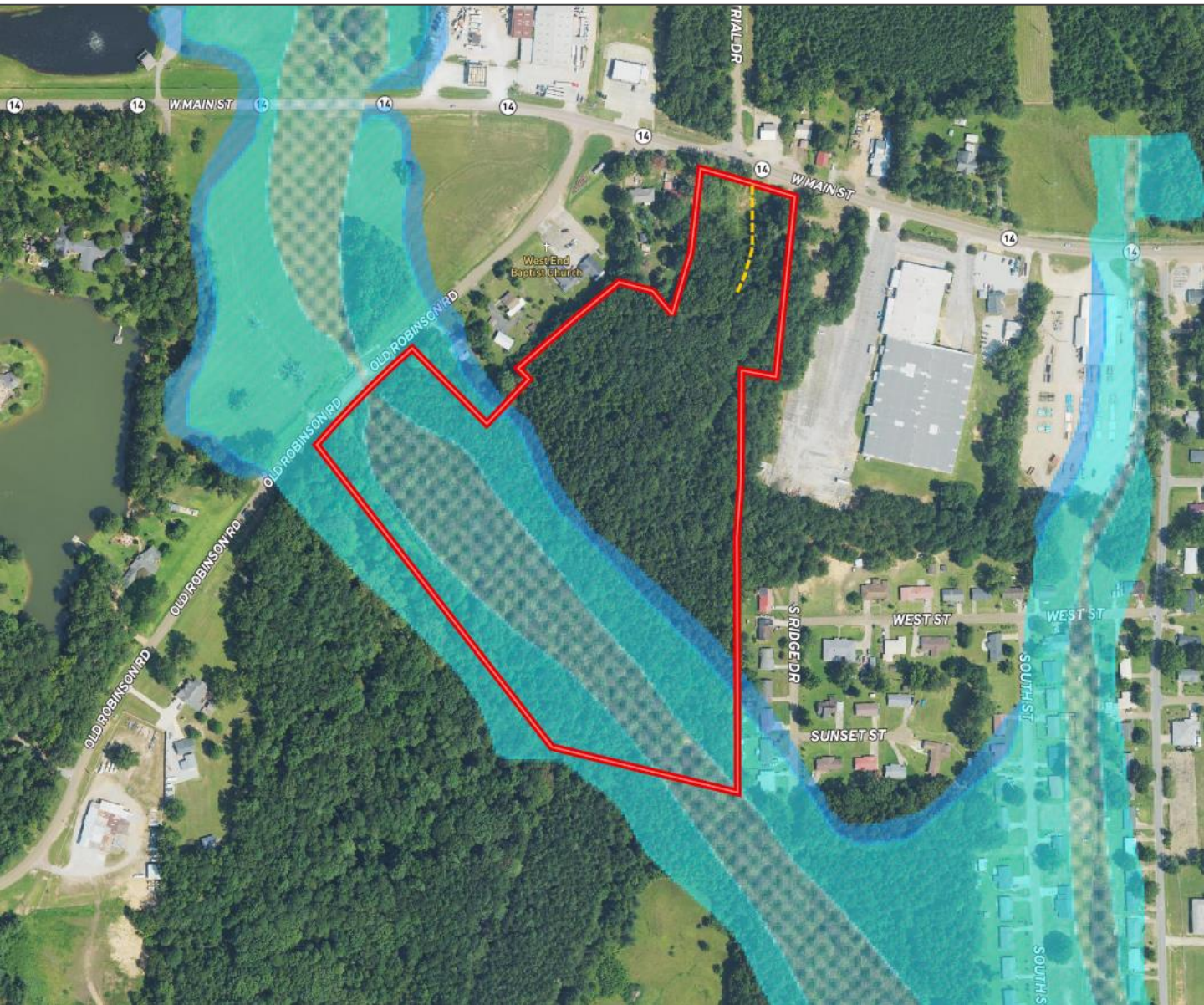
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# FLOOD MAP



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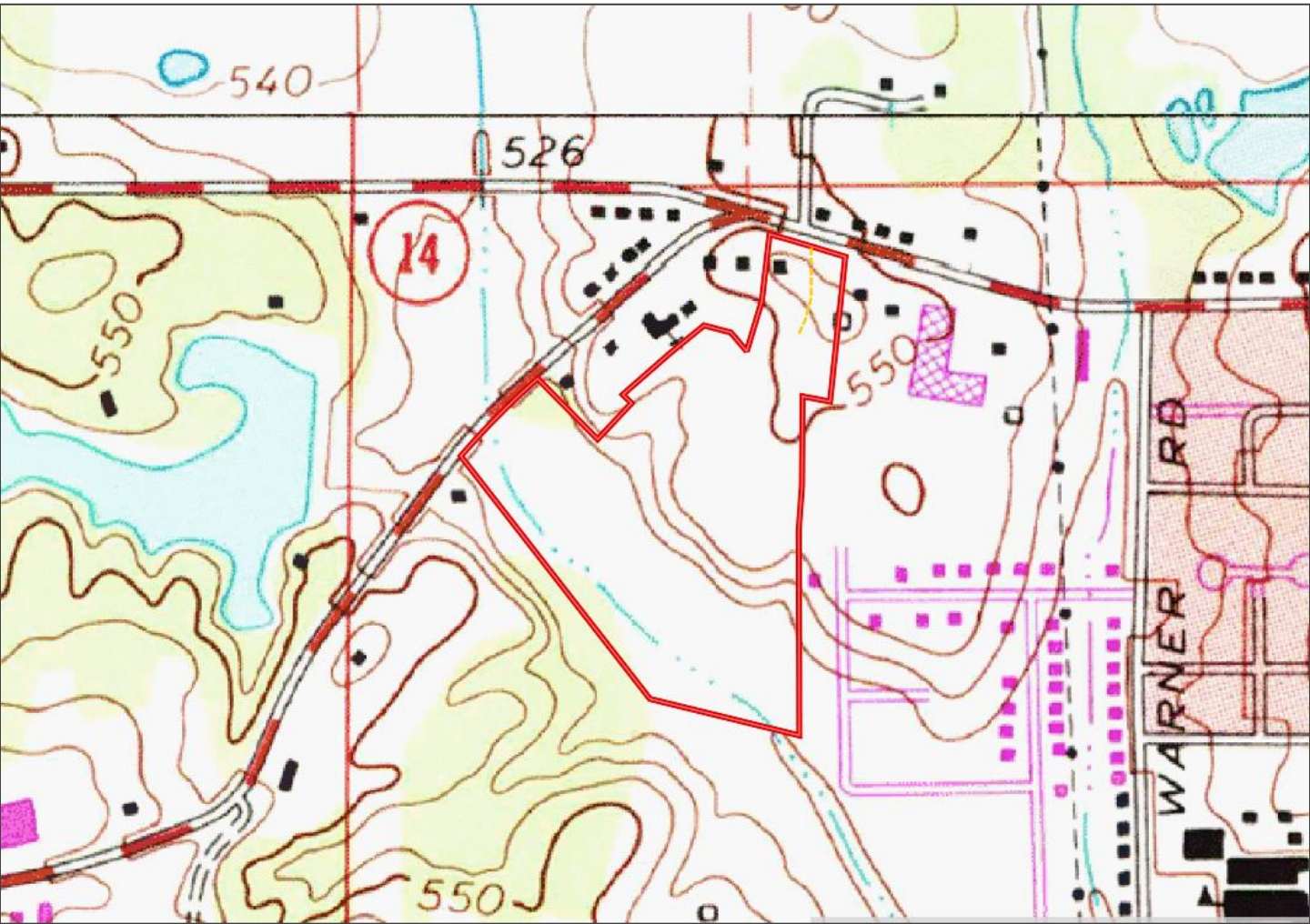
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# TOPOGRAPHY MAP



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# SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ar	Arkabutla silt loam, frequently flooded	13.48	55.22	0	55	4w
SwD2	Sweatman fine sandy loam, 8 to 15 percent slopes, moderately eroded	6.27	25.69	0	58	6e
SwC2	Sweatman fine sandy loam, 5 to 8 percent slopes, moderately eroded	2.97	12.17	0	61	4e
Ro	Rosebloom silt loam, frequently flooded	1.68	6.88	0	80	5w

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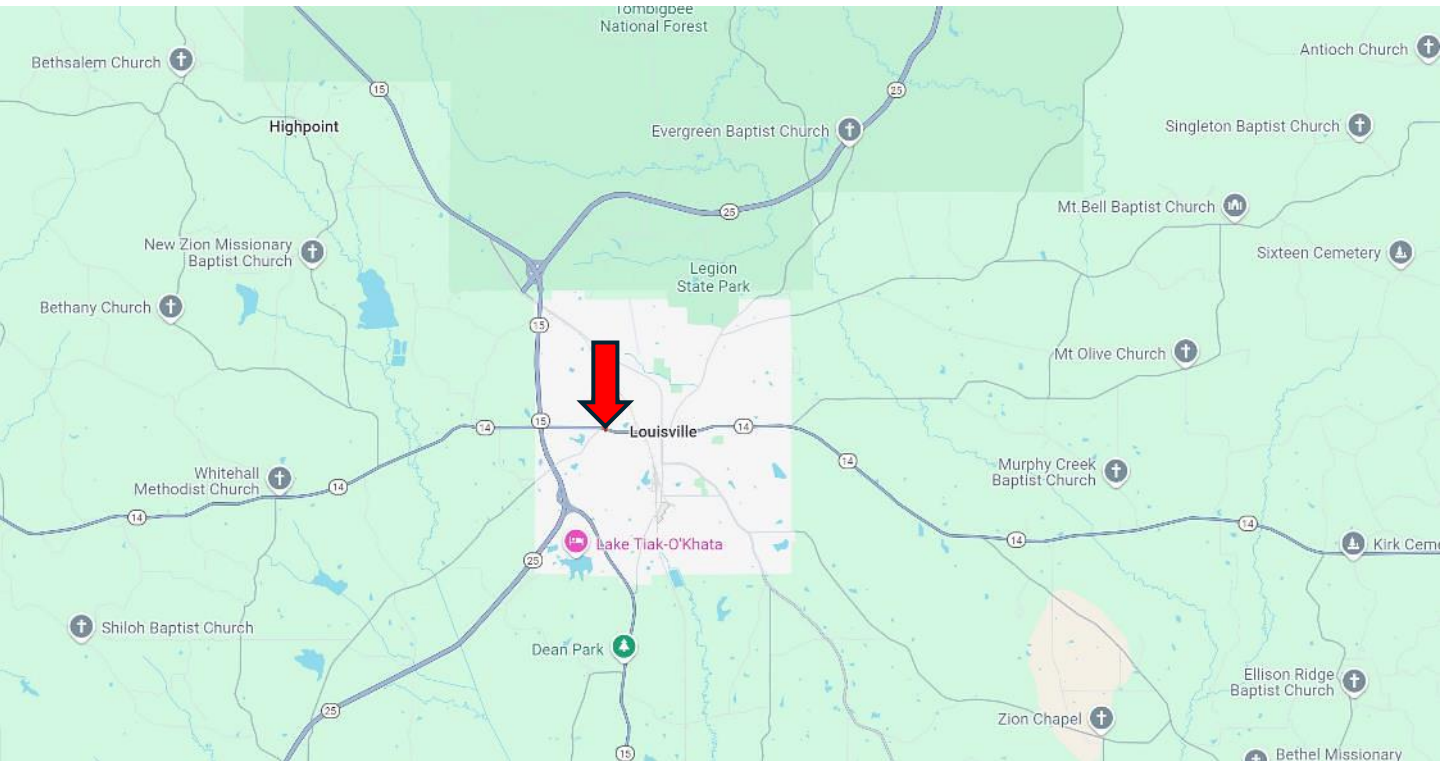


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# DIRECTIONAL MAP



**Directions from the intersection of Highway 14 and Highway 15 in Louisville, MS: Travel east on Highway 14 for 1 mile. The property will be on the right marked with a sign. Contact Michael for more information. [GOOGLE MAP LINK](#)**



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