

PRIME COMMERCIAL LOT

16.87 ± Acres in McComb, MS



\$1,470,000

This 16.87-acre lot in McComb, MS, offers a rare investment opportunity along Interstate 55, featuring direct access via a signalized 4-way intersection at Smithdale Road and Pikes Point Place. With unmatched visibility and a combined traffic count of nearly 40,000 VPD, this site is primed for development. Positioned adjacent to Lowe's, the property is surrounded by top national retailers, including Chick-fil-A, Starbucks, McDonald's, ALDI, Hobby Lobby, Five Below, AT&T, Marshalls, Walmart, Ross, and Belk. The area also hosts regional distribution centers for Coca-Cola, Pepsi, and John Deere. With its prime location, high traffic exposure, and thriving retail environment, this lot is ideal for big-box retailers, fast-casual dining, hotels, entertainment venues, or mixed-use development. Don't miss this chance to secure a premier development-ready lot in one of Mississippi's most strategic retail corridors. Contact us today for more information!



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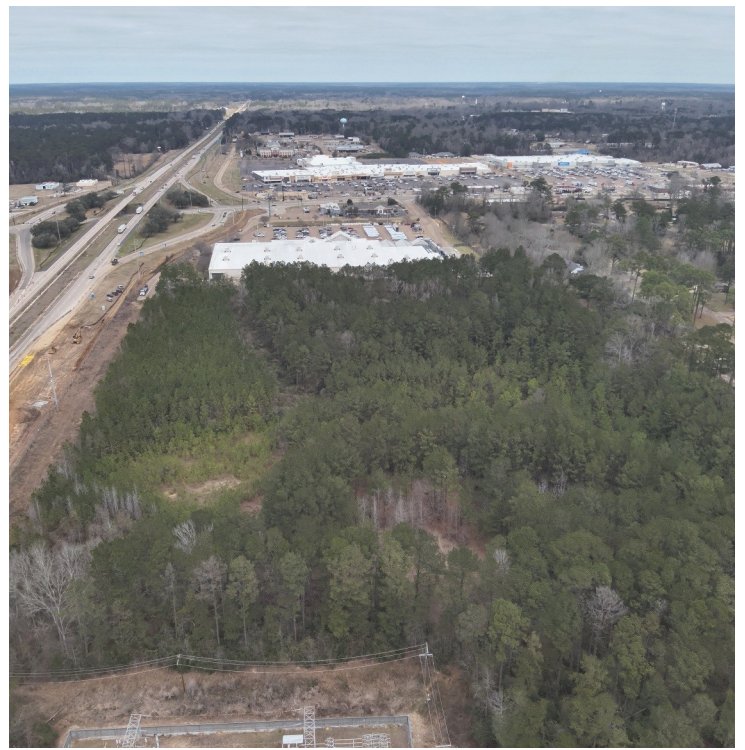
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Information is believed to be accurate but not guaranteed.





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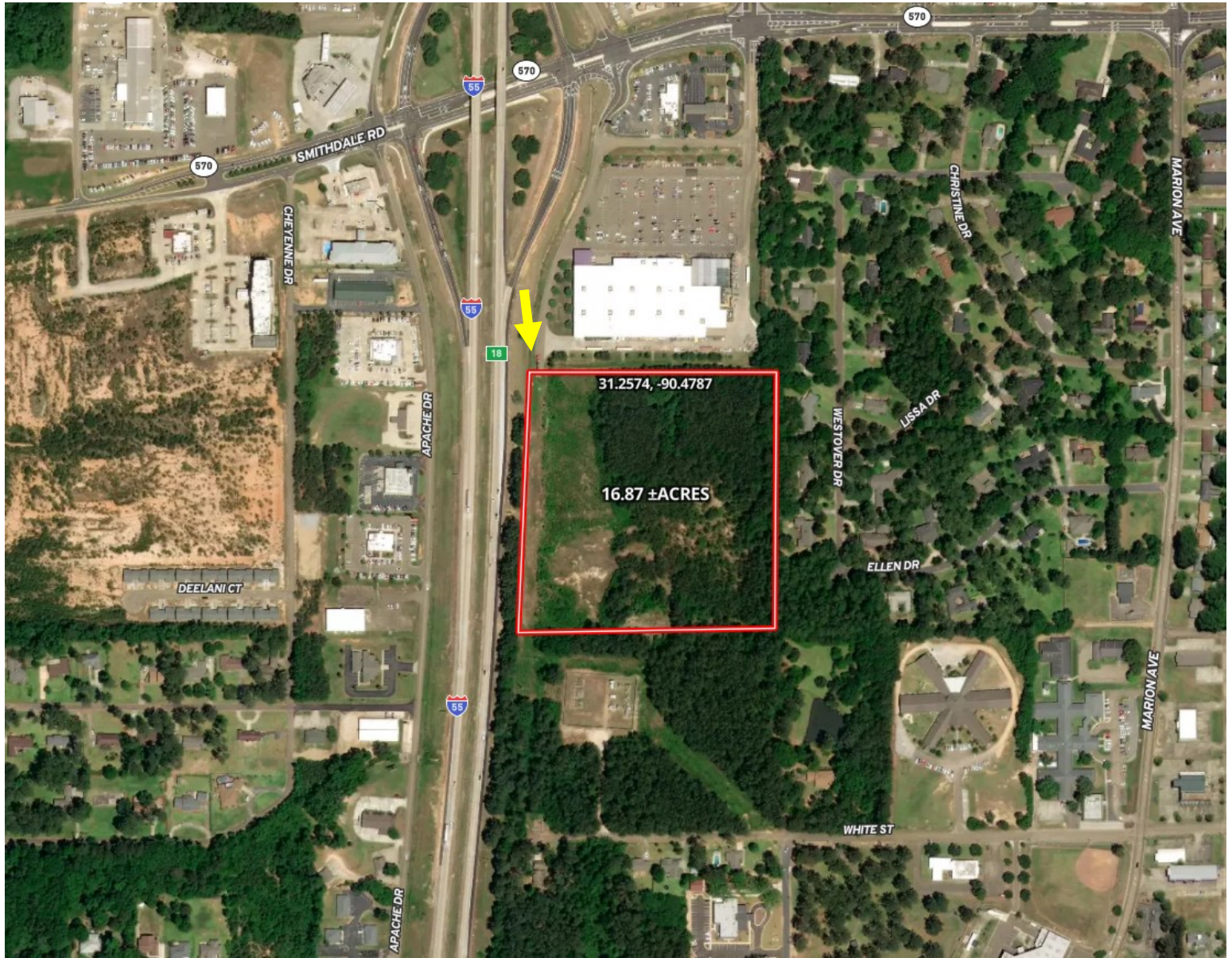
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AERIAL MAP



[CLICK HERE FOR THE LANDID INTERACTIVE MAP](#)

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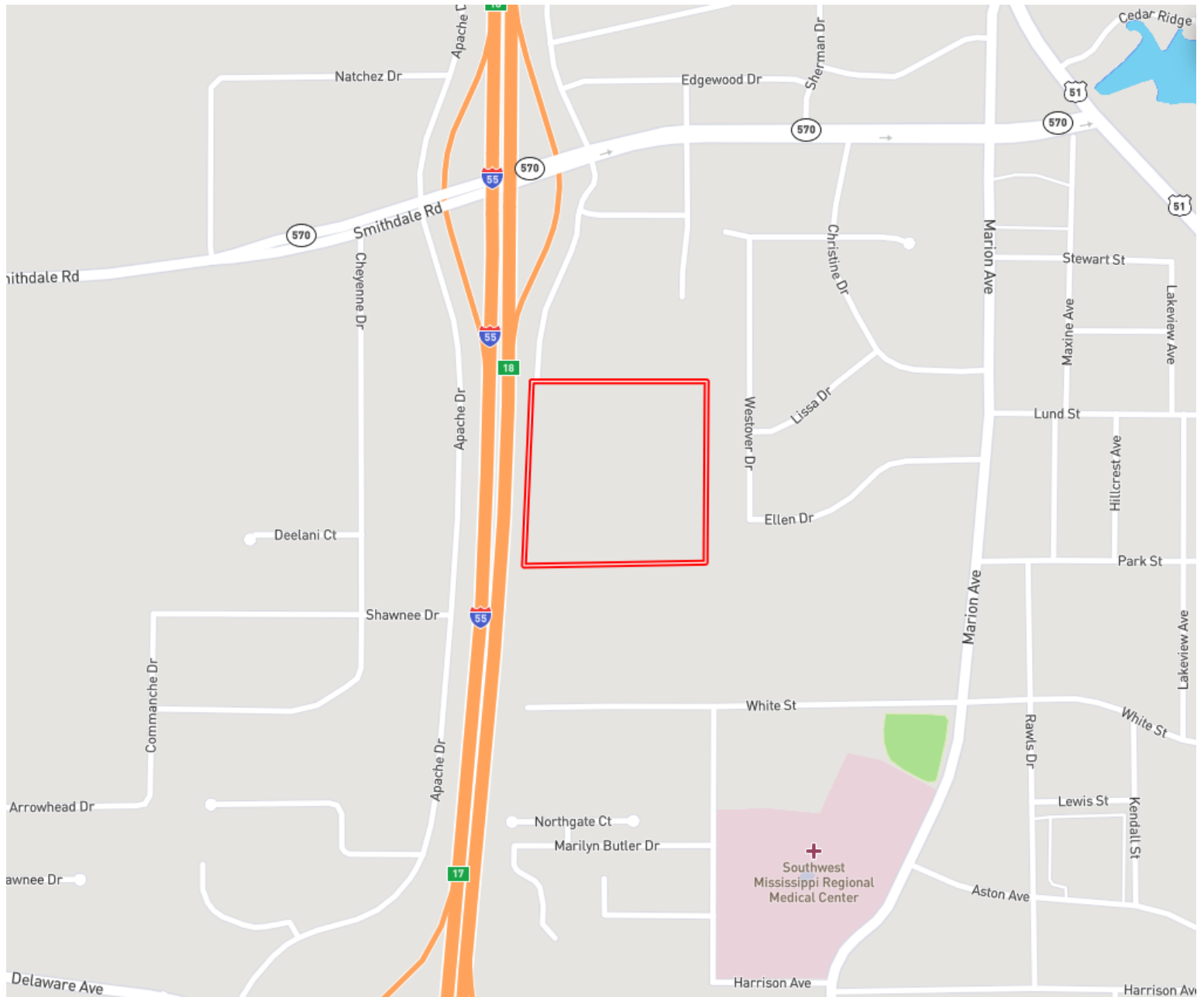
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OWNERSHIP MAP



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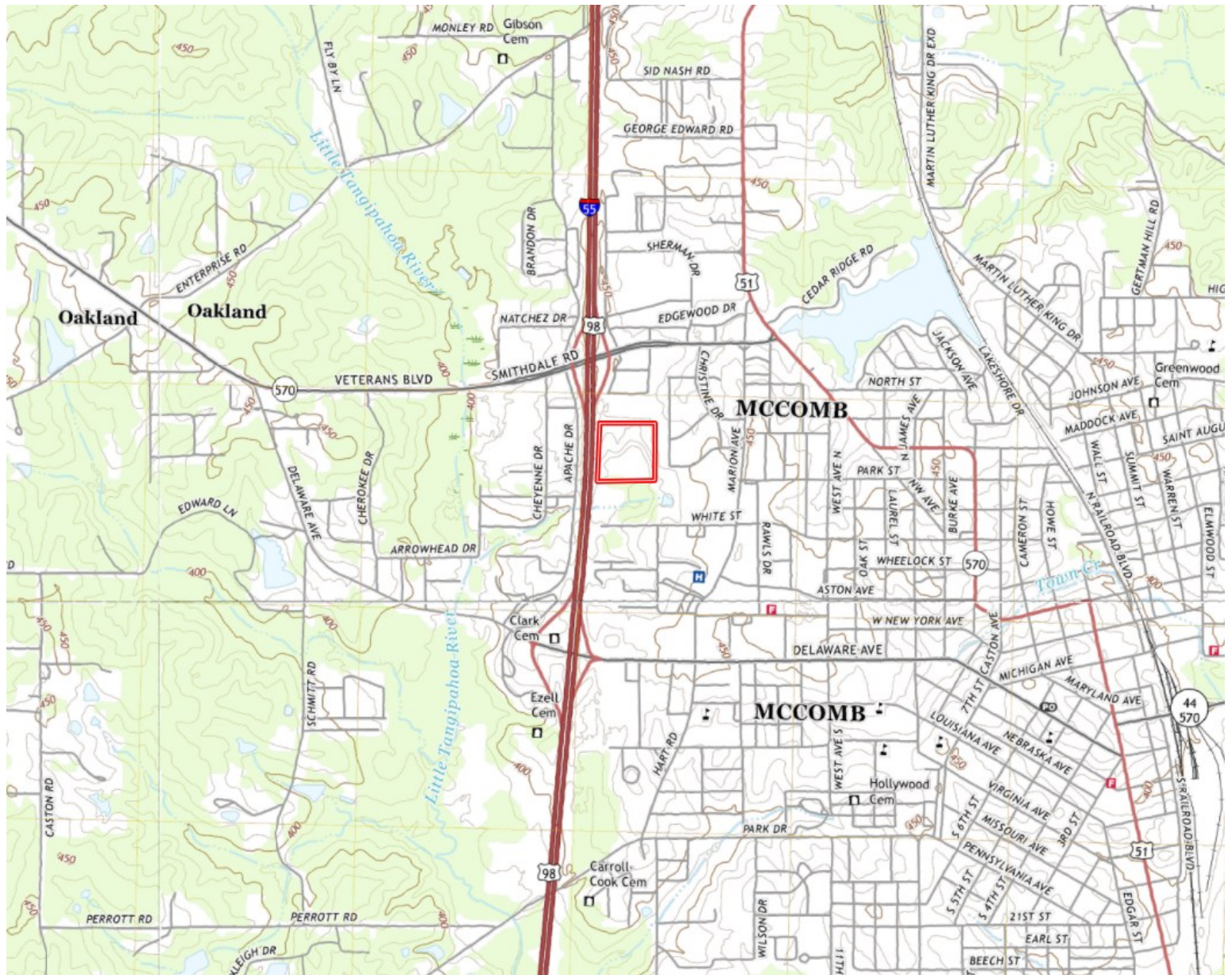
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TOPO MAP



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SOIL MAP



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|-------|-------|-----|-------|-----|
| OrC2 | Ora-Ruston complex, 5 to 8 percent slopes, eroded | 13.04 | 77.43 | 0 | 41 | 3e |
| BhB2 | Brookhaven silt loam, 2 to 5 percent slopes, eroded (bude) | 3.73 | 22.15 | 0 | 63 | 3e |
| Gp | Gravel pit | 0.07 | 0.42 | 0 | - | - |

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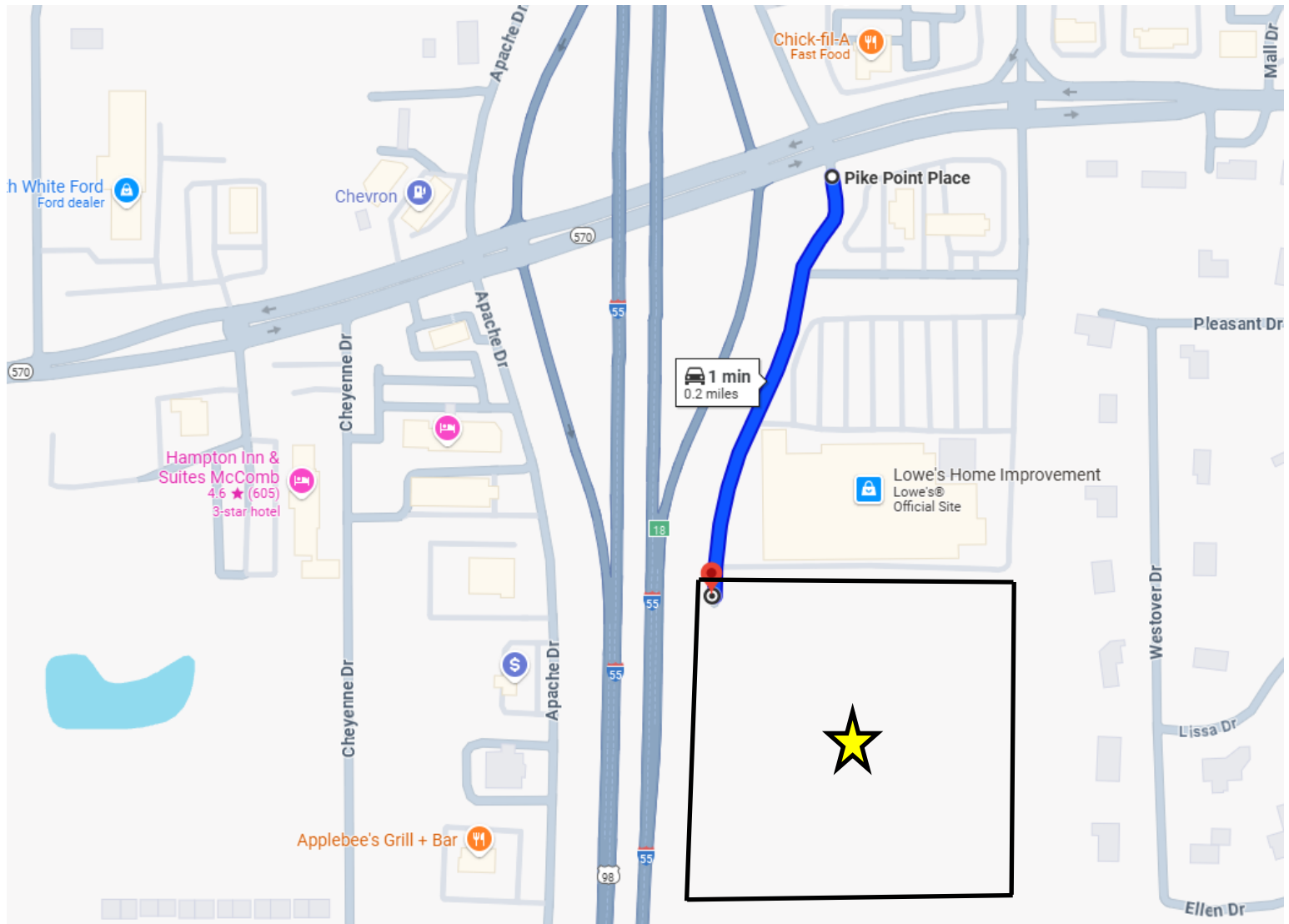
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DIRECTIONAL MAP



Directions from I-55: Take exit 18. Travel east onto MS-570 (Smithdale Rd). Take the next immediate right onto Pike Point Pl. The property will be directly ahead at the end of the road.

[GOOGLE MAP LINK](#)

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