

DUAL-ZONED PROPERTY

0.83± Acres in Clay County, MS



\$285,000

This 0.83± acre property in Clay County, MS, is a unique, dually zoned property that offers residential comfort and commercial potential — all under one roof. Currently operating as a 2-bedroom, 1-bath residence on one side and a fully functioning salon on the other, it's an ideal setup for entrepreneurs, investors, or anyone seeking flexible space in a high-visibility location. Whether you want to live where you work, start a small business, or lease out one side for additional income, this versatile property is a rare find along busy Hwy 45 in West Point. Don't miss out — give Leland Selby a Call today to schedule your private showing.



**LELAND
SELBY**

REALTOR®

Office: 662.268.6333

Cell: 662.394.9876

Leland@TomSmithLand.com



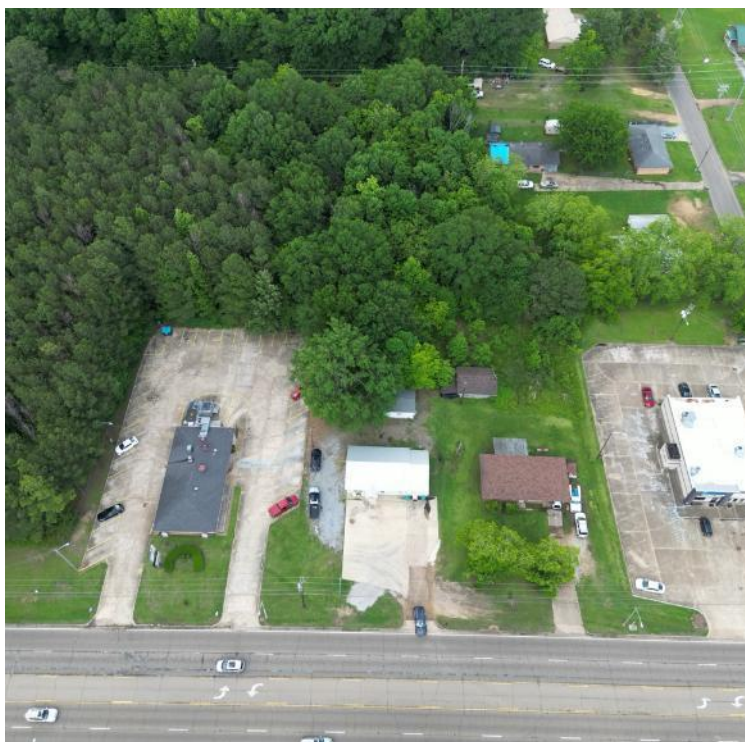
Expect More. Get More.

A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

2011-2024
BEST
BROKERAGES



Recent Upgrades Include:

- New siding
- New metal roof
- New windows
- Central Air & Heat Pump System
- Spray-in attic insulation
- New wiring and plumbing
- New Sheetrock, flooring, and fresh paint
- New walk-in shower and jacuzzi tub

A Real Estate Expert
You Can Trust!

LELAND SELBY
REALTOR®

O: 662.268.6333 C: 662.394.9876

Leland@TomSmithLand.com

TomSmithLandandHomes.com



Expect More. Get More.





A Real Estate Expert
You Can Trust!

LELAND SELBY

REALTOR®

O: 662.268.6333 C: 662.394.9876

Leland@TomSmithLand.com

TomSmithLandandHomes.com

**Tom
Smith
LAND AND
HOMES**

Expect More. Get More.

2011-2024
**BEST
BROKERAGES**

Information is believed to be accurate but not guaranteed.



A Real Estate Expert
You Can Trust!

LELAND SELBY

REALTOR®

O: 662.268.6333 C: 662.394.9876

Leland@TomSmithLand.com

TomSmithLandandHomes.com

Tom Smith
LAND AND HOMES

Expect More. Get More.

2011-2024
BEST
BROKERAGES

Information is believed to be accurate but not guaranteed.

Aerial Map



[Click Here for the Land id Interactive Map Link](#)

A Real Estate Expert
You Can Trust!

LELAND SELBY

REALTOR®

O: 662.268.6333 C: 662.394.9876

Leland@TomSmithLand.com

TomSmithLandandHomes.com

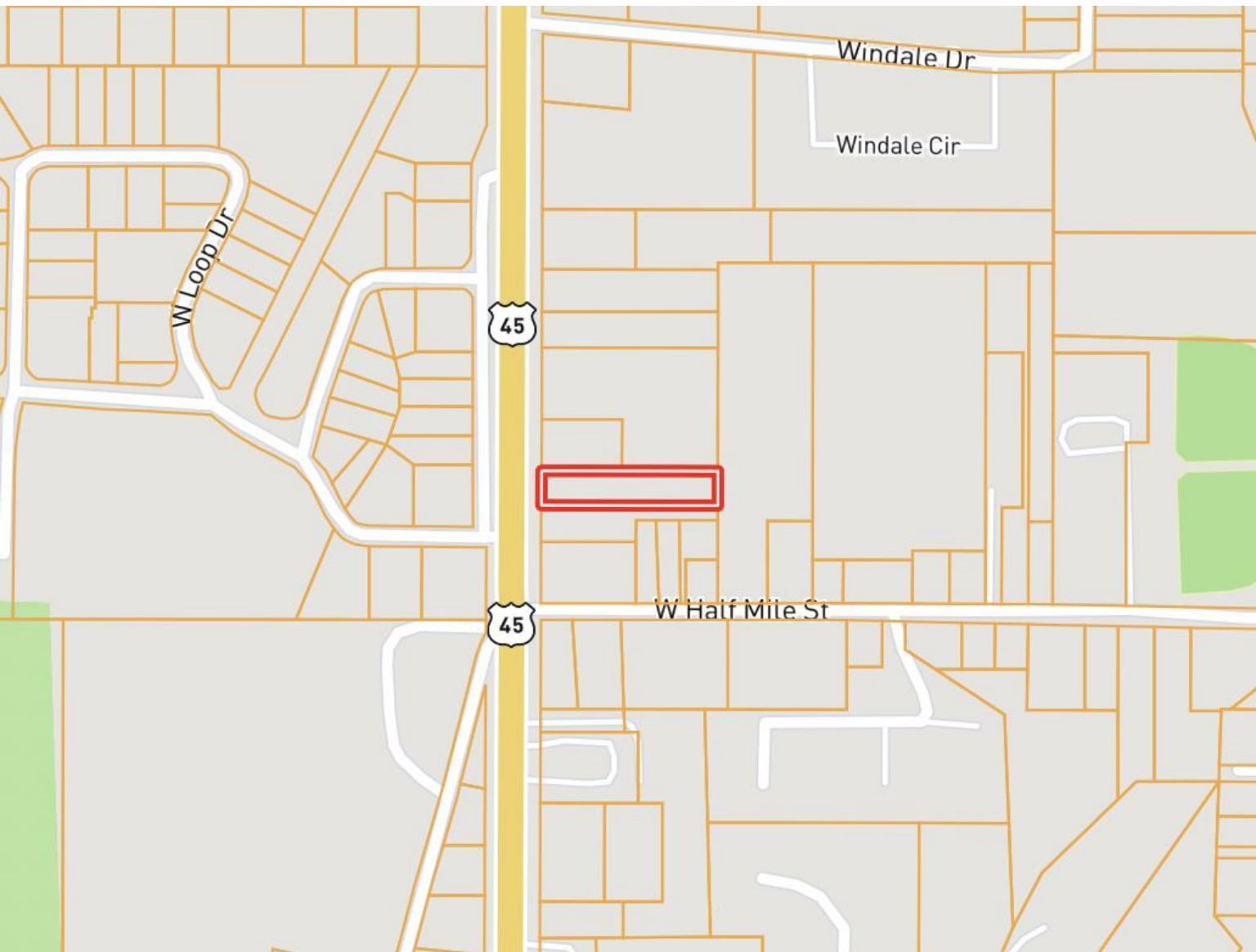


Expect More. Get More.

Information is believed to be accurate but not guaranteed.



Ownership Map



A Real Estate Expert
You Can Trust!

LELAND SELBY

REALTOR®

O: 662.268.6333 C: 662.394.9876

Leland@TomSmithLand.com

TomSmithLandandHomes.com

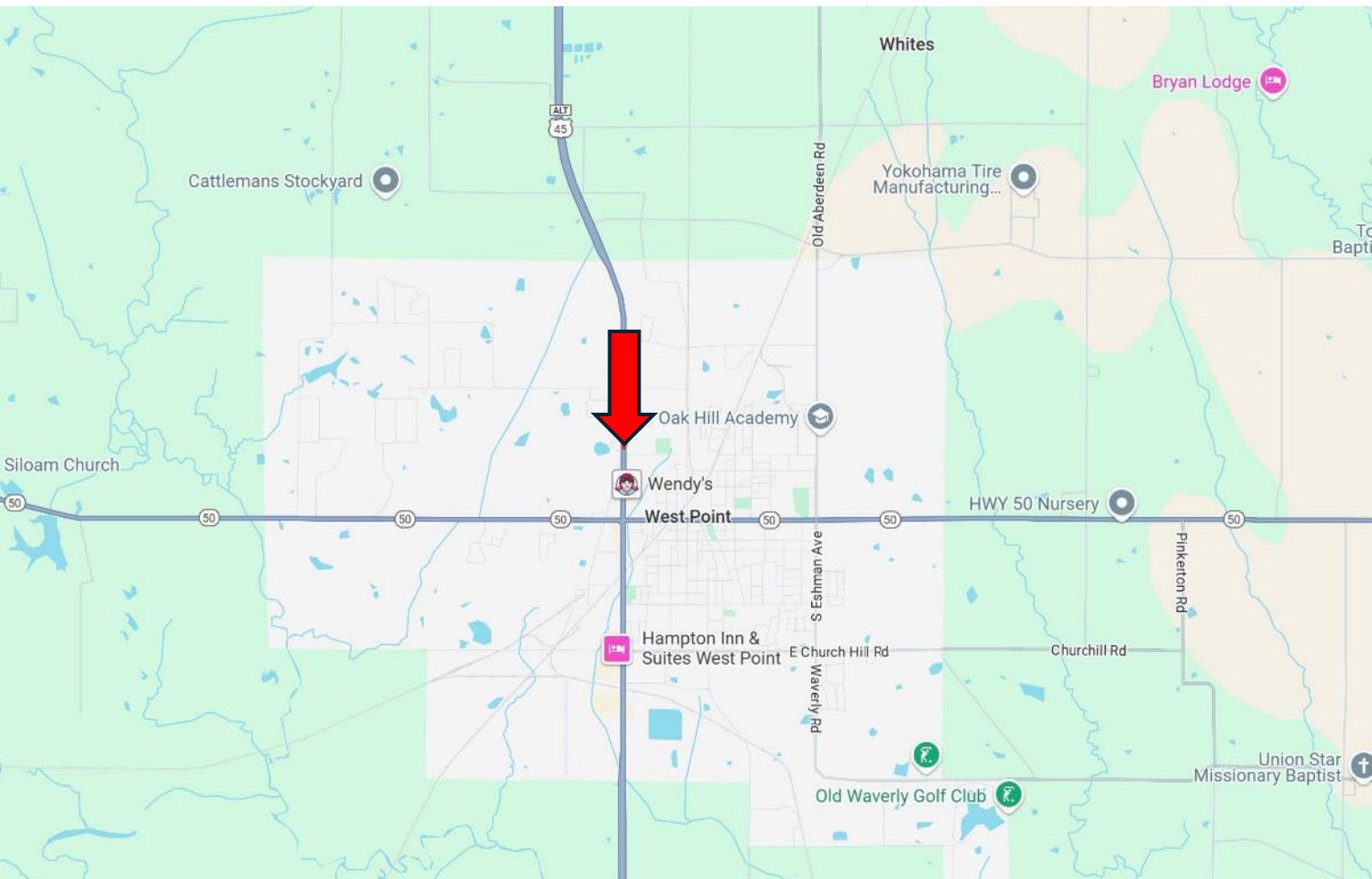


Expect More. Get More.



Information is believed to be accurate but not guaranteed.

Directional Map



Directions from the intersection of Hwy 50 and Hwy 45 in West Point, MS: Travel North on Hwy 45 for 0.7 miles. The property will be on your right. [Google Map Link](#)



**LELAND
SELBY**

REALTOR®

Office: 662.268.6333

Cell: 662.394.9876

Leland@TomSmithLand.com



Expect More. Get More.

A Real Estate Expert You Can Trust

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

