

Commercial Investment Opportunity

3.37± Acres in Pontotoc County , MS



\$733,990

This 3.37± acre parcel is located on the west side of Hwy 15 at its intersection with White Gold Drive approximately ¼ mile south of US Hwy 278, in Pontotoc County, MS. This is a very desirable commercial area near Walmart, within the Pontotoc city limits with all utilities available and level topography. The property has 328.96± feet of frontage along Hwy 15 and 450± feet along White Gold Drive. This tract could be easily divided into multiple lots. The property is currently zoned C-1 General Commercial. If a commercial investment property is something you've been looking for, call Tom or Michael today!

Directions From the Intersection of Hwy 15 and Hwy 278 in the City of Pontotoc, MS: Travel Hwy 15 south ¼ mile to the property on the right. Click [HERE](#) for Google Maps



MICHAEL OSWALT, ASSOC. BROKER
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Licensed in MS, AR & MO



Expect More. Get More.

call us today!



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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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AERIAL MAP



Click [HERE](#) for an Interactive Map



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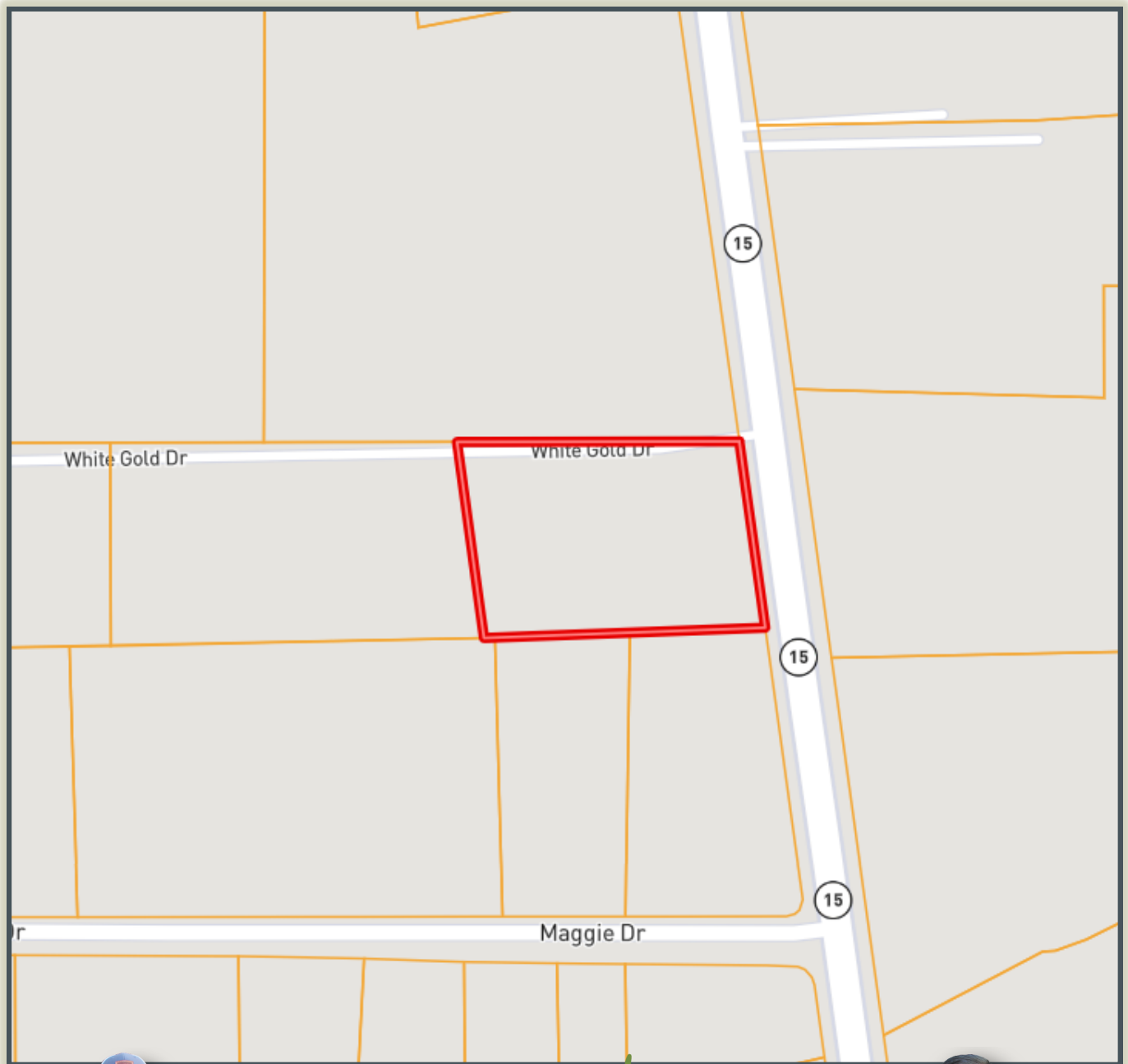
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OWNERSHIP MAP



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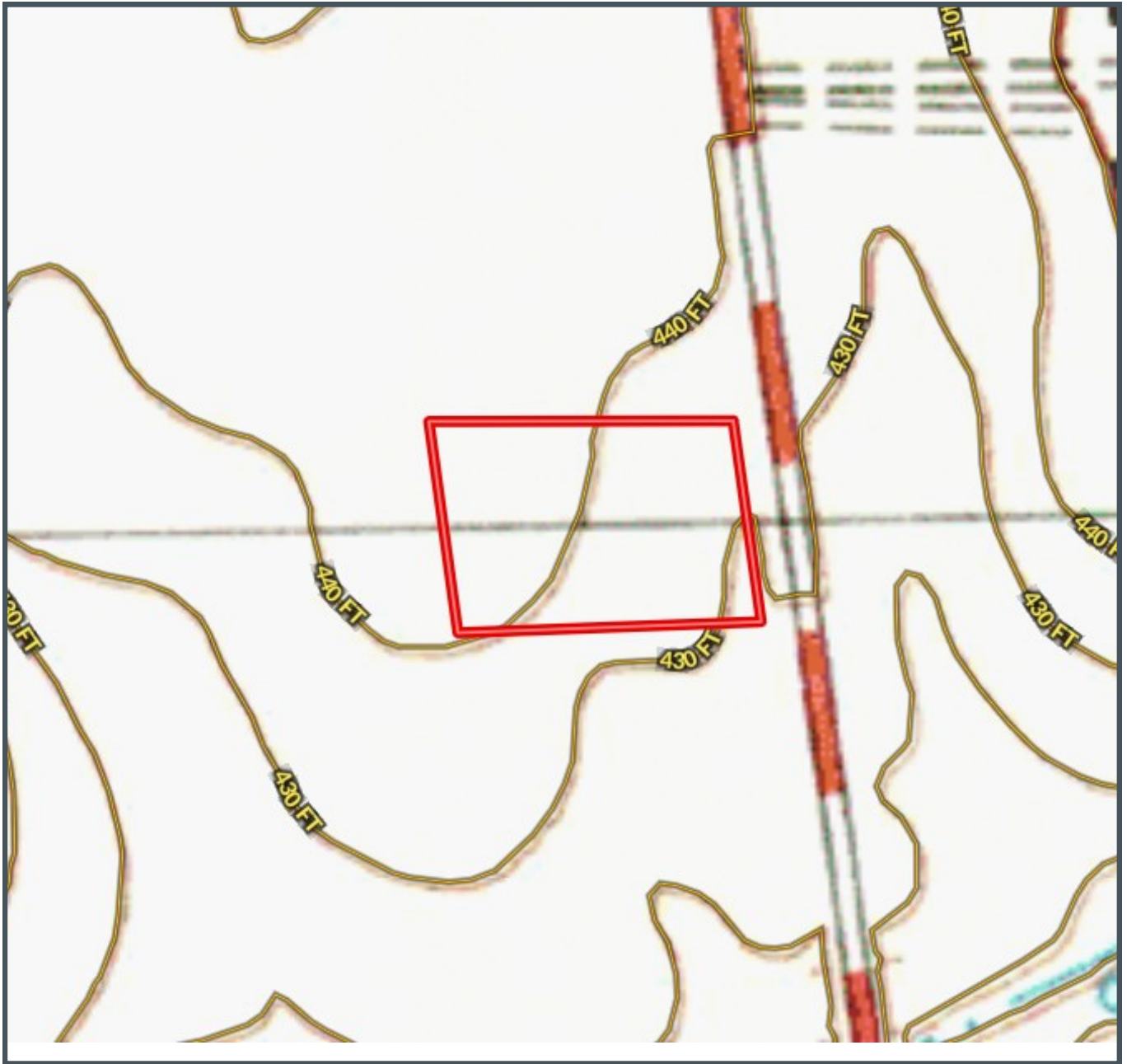
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TOPO MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
AtC3	Atwood silt loam, 5 to 8 percent slopes, severely eroded	0.4	12.92	3e
PrB	Providence silt loam, 2 to 5 percent slopes	0.4	12.22	2e
AtB	Atwood silt loam, 2 to 5 percent slopes	2.2	74.86	2e
TOTALS		3.0	100%	2.13



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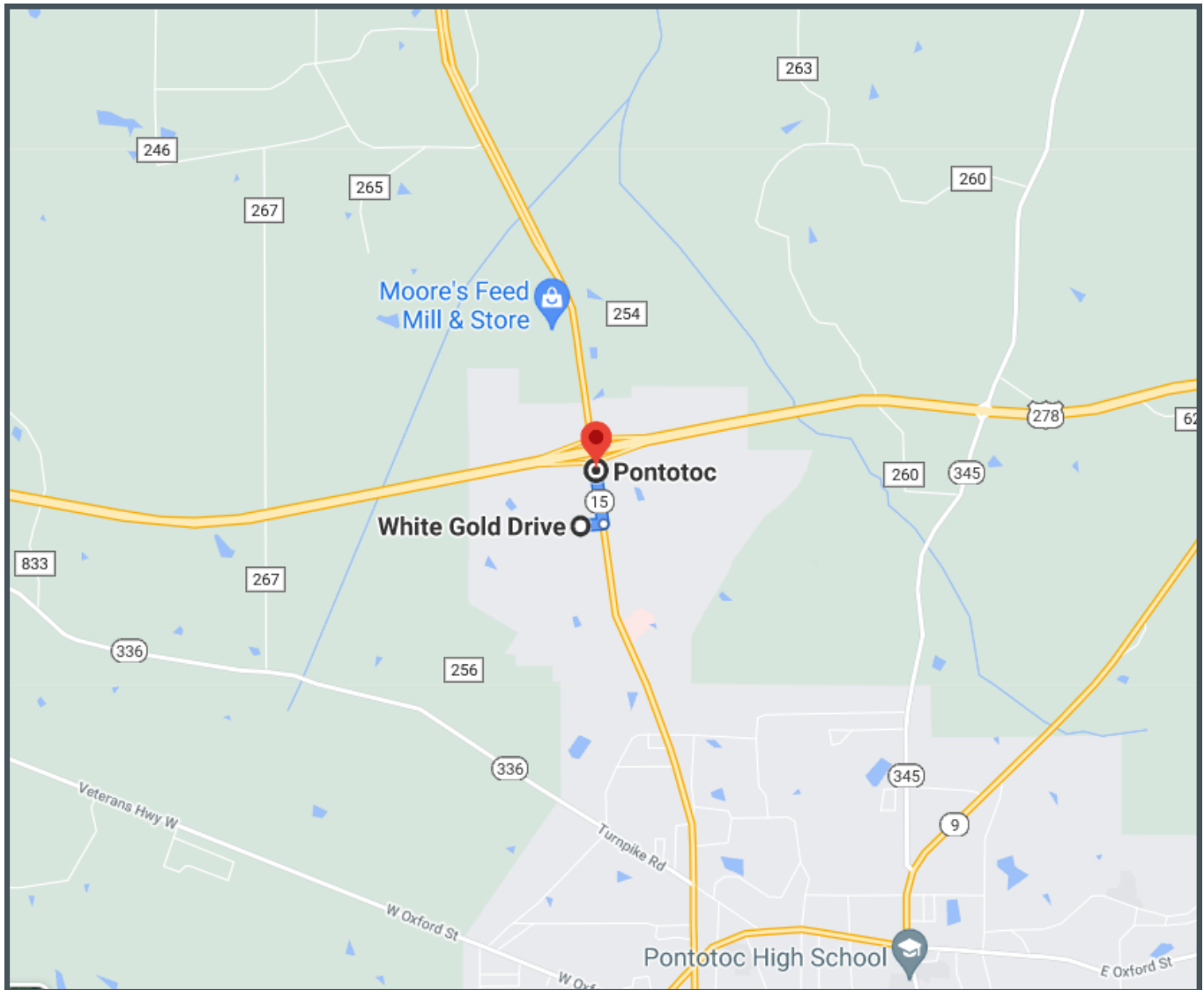
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DIRECTIONAL MAP



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