



# SMALLTOWN

HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>



**BILLY BURGERS**  
**RANKIN COUNTY, MS**  
**\$450,000**

OFFICE (769) 888-2522

SMALLTOWNPROPERTIES.COM

## LOCATION:

- 6413 Hwy 18, Brandon, MS
- Rankin County, MS
- Frontage on Hwy 18 with Average Daily Traffic of 5,000
- 15± Minutes to Brandon
- 10± Minutes to Mendenhall

## COORDINATES:

- 32.08348, -89.77792

## PROPERTY USE:

- Commercial

## PROPERTY INFORMATION:

- 1.35± Acres with an 1,866± SF Building
- Spacious Parking
- Storage Building
- Fully Furnished Restaurant
- Established Customer Base
- Dine-In or Carry-Out Serving Options

## TAX INFORMATION:

2023 - \$1,377.36



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

**JIMMY GENTRY** | LAND SPECIALIST  
C: 601-421-8500 | jimmy@smalltownproperties.com

# WELCOME TO BILLY BURGERS

SINCE 1986, THE FAMILY OWNED AND OPERATED RESTAURANT "BILLY BURGERS" HAS SERVED PUCKETT, MS AND THE SURROUNDING COMMUNITIES AS THE DESTINATION FOR A QUALITY, COOKED-TO-ORDER HAMBURGER OR PLATE LUNCH. This Rankin County staple started in a small portable building in the same spot as where it stands today. In the early days, the restaurant served burgers to the locals through a carry-out window. The need for a dine-in option led to the growth and success of what Billy Burgers is today.

For the first time since its inception, the restaurant is available for someone else to continue the legacy of serving the community. Billy Burgers is being offered as a turn-key operation... everything you need to walk in and continue day-to-day business is included. The 1.35± acre property offers high visibility being centrally located in the town of Puckett, along Hwy 18. The average daily traffic count is five thousand. The property also offers a storage building and spacious parking. The new owner will have ample opportunities to continue growing a thriving business.

**You can be the owner of a local eatery! Contact Jimmy Gentry or Michael Oswalt today for more information about Billy Burgers!**



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

**JIMMY GENTRY** | LAND SPECIALIST  
C: 601-421-8500 | jimmy@smalltownproperties.com

Information is believed to be accurate but not guaranteed.

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

**JIMMY GENTRY** | LAND SPECIALIST  
C: 601-421-8500 | jimmy@smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

**JIMMY GENTRY** | LAND SPECIALIST  
C: 601-421-8500 | jimmy@smalltownproperties.com



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
C: 662-719-3967 | michael@smalltownproperties.com

**JIMMY GENTRY** | LAND SPECIALIST  
C: 601-421-8500 | jimmy@smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*



**MICHAEL OSWALT, ALIC** | PRINCIPAL BROKER  
 C: 662-719-3967 | michael@smalltownproperties.com

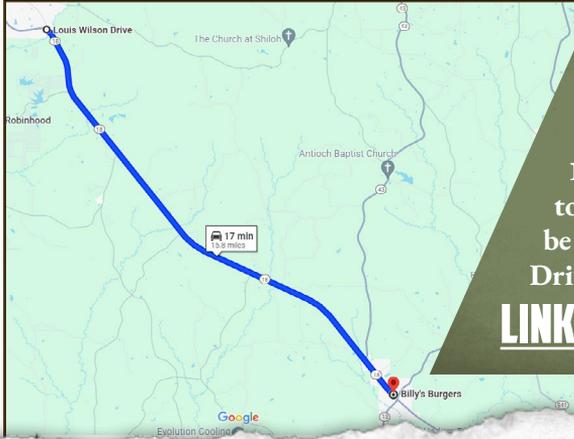
**JIMMY GENTRY** | LAND SPECIALIST  
 C: 601-421-8500 | jimmy@smalltownproperties.com

*Information is believed to be accurate but not guaranteed.*

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com



**land id. LINK**



Directions from the Intersection of Louis Wilson Drive and Hwy 18 in Brandon, MS: Travel south on Hwy 18 for approximately 16 miles to the town of Puckett. Billy Burgers will be on your left, on the corner of White Drive and Hwy 18.

**LINK TO GOOGLE MAP DIRECTIONS**



**MICHAEL OSWALT, ALC** | PRINCIPAL BROKER  
 C: 662-719-3967 | michael@smalltownproperties.com

**JIMMY GENTRY** | LAND SPECIALIST  
 C: 601-421-8500 | jimmy@smalltownproperties.com