

2.7± ACRES
MONTGOMERY COUNTY, MS
\$295,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522 | WWW.SMALLTOWNPROPERTIES.COM

THE MONTGOMERY 2.7

PROPERTY PROFILE

LOCATION:

- South Frontage Road
Winona, MS 38967
- Montgomery County
- 22± Miles From Grenada
- 70± Miles From Madison
- 90± Miles From Jackson

COORDINATES:

- 33.48551, -89.76194

TAX INFORMATION:

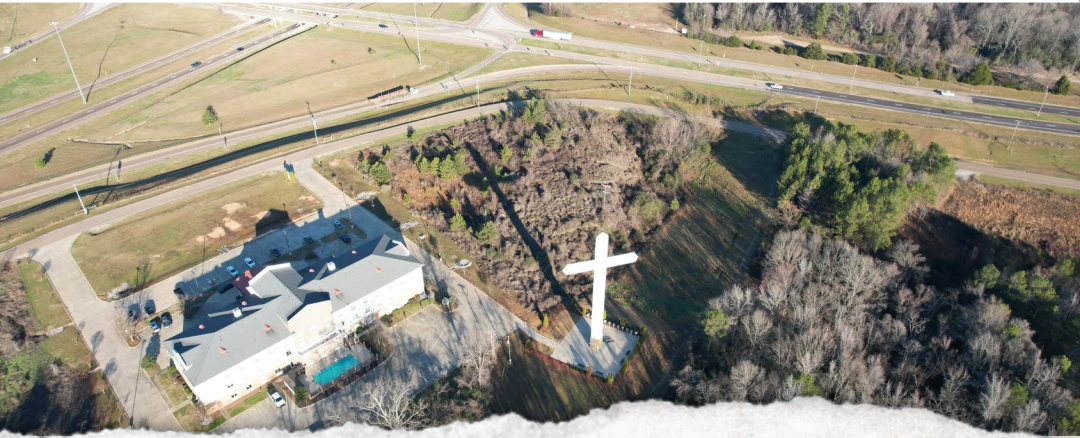
- \$357.57 - 2023

PROPERTY USE:

- Commercial
- Development
- Investment

PROPERTY INFORMATION:

- 2.7± Acres
- Zoned Highway Commercial
Restricted (C3-R)
- High Visibility From I-55
& Highway 82



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CHRIS REED

LAND SPECIALIST

C: 601-906-0723

O: 769-888-2522

chris.reed@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MONTGOMERY 2.7

BRING YOUR BUSINESS PLANS TO LIFE ON THE MONTGOMERY 2.7! Situated under the iconic Cross in Winona, MS, this 2.7± acre commercial property provides exceptional visibility from Interstate 55 and is conveniently located close to hotels, restaurants, and businesses, ensuring steady traffic and a built-in customer base. With its Commercial Highway Restricted (C3-R) zoning, mostly level terrain, and available utilities, this Montgomery County property is ready for development. Easy access from Highway 82 and I-55 adds to its appeal, making it an ideal spot for retail, hospitality, or other commercial ventures.

Don't miss the chance to establish your business in a prime, high-visibility location and capitalize on the growth taking place both north and south along the Interstate 55 corridor.

Contact Chris Reed today!



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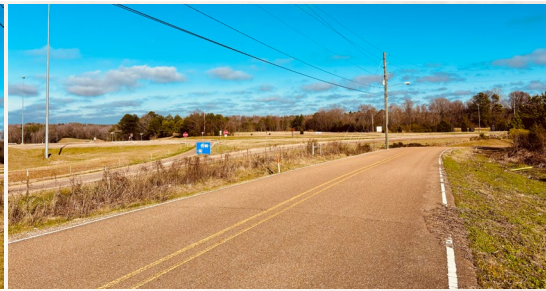
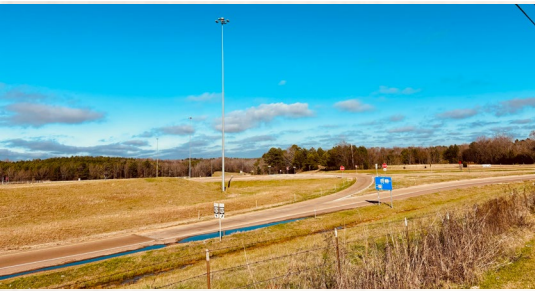
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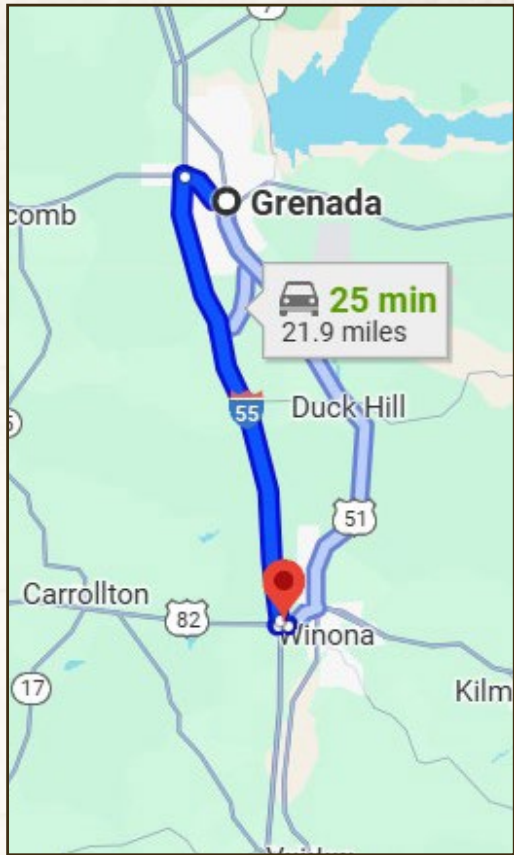
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land id. LINK

Directions From Grenada, MS: Travel I-55 south to Winona and take Exit #185. Turn left onto Hwy 82 east, go 0.5 miles and turn right on the frontage road. Travel south to the property on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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