



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

39.5± ACRES
LEE COUNTY, MS
\$1,100,000



OFFICE (662) 238-4077 | WWW.SMALLTOWNPROPERTIES.COM

THE LEE 39.5

PROPERTY PROFILE

LOCATION:

- US-45 North
Guntown, MS 38849
- Lee County
- 13.5± Miles N of Tupelo
- 22.3± Miles E of New Albany

COORDINATES:

- 34.4386994, -88.6768833

PROPERTY USE:

- Commercial
- Development
- Investment

PROPERTY INFORMATION:

- 39.5± Acres
- 2,400± Feet of Frontage
on US-45
- 700± Feet of Frontage
on Long Street
- Utilities & Fiber Internet
On Site
- Seller Will Subdivide to Suit

TAX INFORMATION:

- Parcel# 028S-28-030-00
2024 - \$836.16
- Parcel# 028U-33-004-01
2024 - \$17.53



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ANNAH BARNES

LAND & RESIDENTIAL SPECIALIST

C: 662-316-3971

O: 662-238-4077

annah@smalltownproperties.com

50 CR 401 - Oxford, MS 38655

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LEE 39.5

CALLING ALL INVESTORS AND DEVELOPERS TO LEE COUNTY, MISSISSIPPI! A 39.5± acre parcel located along US-45 offering exceptional visibility and accessibility is ready for development. The commercial acreage is fully equipped with sewer, water, electricity, and gas already on-site, and fiber internet is available, ensuring a seamless connection for modern business needs. The tract enjoys 2,400± feet of frontage along US-45 and roughly 700 feet on Long Street. With an impressive daily traffic count of approximately 26,000 vehicles on US-45 and easy access, this place is ideal for retail, industrial, or office use. Don't rule out residential development; there is ample space for multiple homes. The current owner is motivated and open to subdividing the property to suit your specific needs, offering you the opportunity to create the perfect layout for your vision. Capitalize on a high-demand location with all the infrastructure you need on a tract suitable for a variety of options, whether commercial or residential.

Call Annah Barnes today to discuss the endless possibilities.



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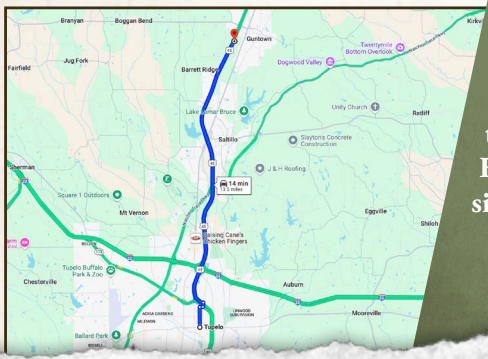
39.5 ± ACRES

LEE COUNTY, MISSISSIPPI



land id.
LINK

Directions From Tupelo, MS: Travel 13.5 miles north on US-45. Turn right at the entrance of Chevron and BAM Fitness & Tanning. The property is on each side of the parking lot, and across the back.



Directions From New Albany, MS: Travel 20.2 miles east on MS-348. Turn right onto US-45 South towards Tupelo. In 0.3 miles, turn left at the entrance of Chevron and BAM Fitness & Tanning. The property is on each side of the parking lot, and across the back.

LINK TO GOOGLE MAP DIRECTIONS



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