

PRIME COMMERCIAL LOT IN MCCOMB

16.87 ± Acres in Pike County, MS



This 16.87± acre lot in Pike County, MS, offers a rare investment opportunity along Interstate 55, featuring direct access via a signalized 4-way intersection at Smithdale Road and Pikes Point Place in McComb. With unmatched visibility and a combined traffic count of nearly 40,000 VPD, this site is primed for development. Positioned adjacent to Lowe's, the property is surrounded by top national retailers, including Chick-fil-A, Starbucks, McDonald's, ALDI, Hobby Lobby, Five Below, AT&T, Marshalls, Walmart, Ross, and Belk. The area also hosts regional distribution centers for Coca-Cola, Pepsi, and John Deere. With its prime location, high traffic exposure, and thriving retail environment, this lot is ideal for big-box retailers, fast-casual dining, hotels, entertainment venues, or mixed-use development. Don't miss this chance to secure a premier development-ready lot in one of Mississippi's most strategic retail corridors. Contact us today for more information!



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Information is believed to be accurate but not guaranteed.





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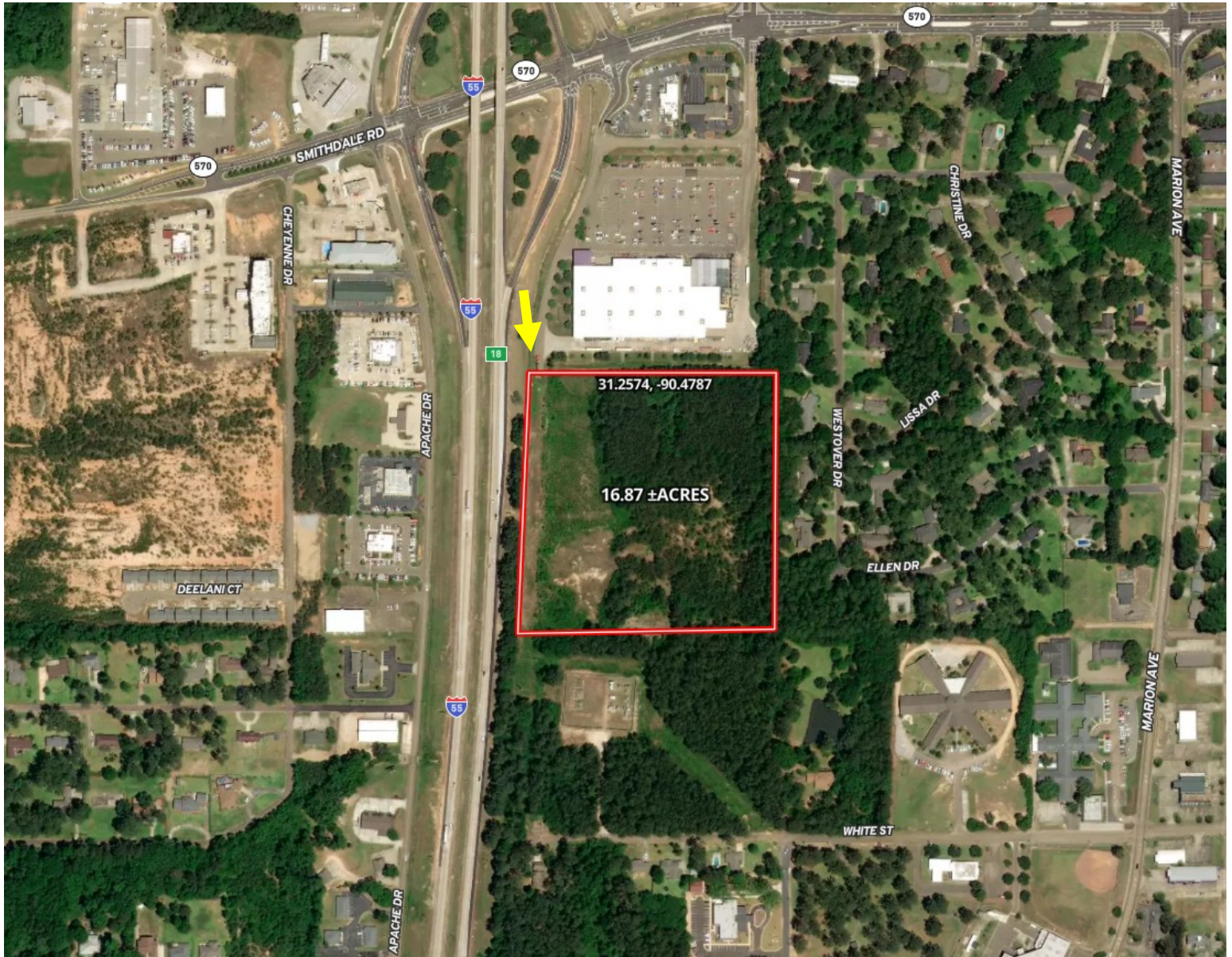
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AERIAL MAP



[CLICK HERE FOR THE LANDID INTERACTIVE MAP](#)

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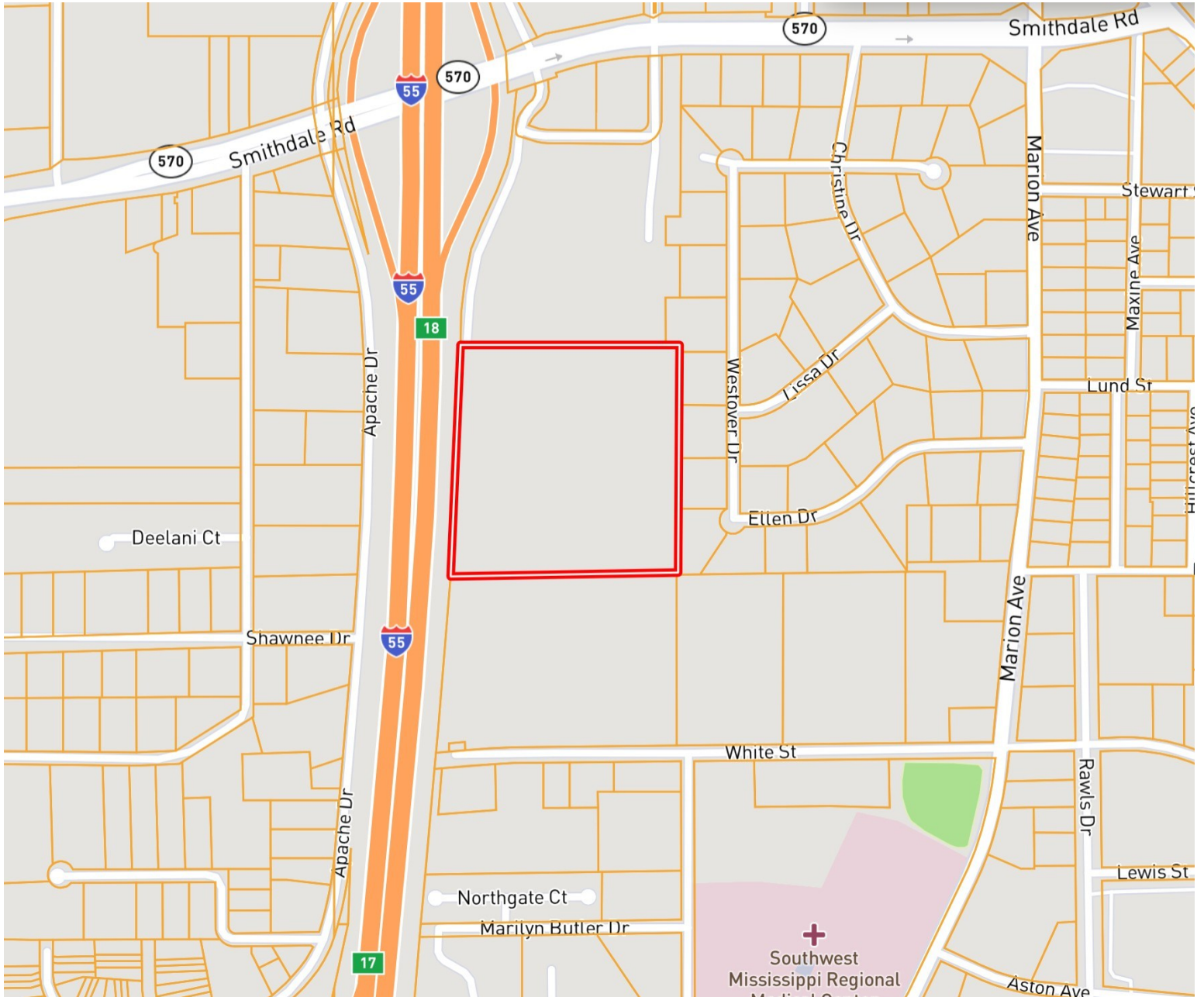
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OWNERSHIP MAP



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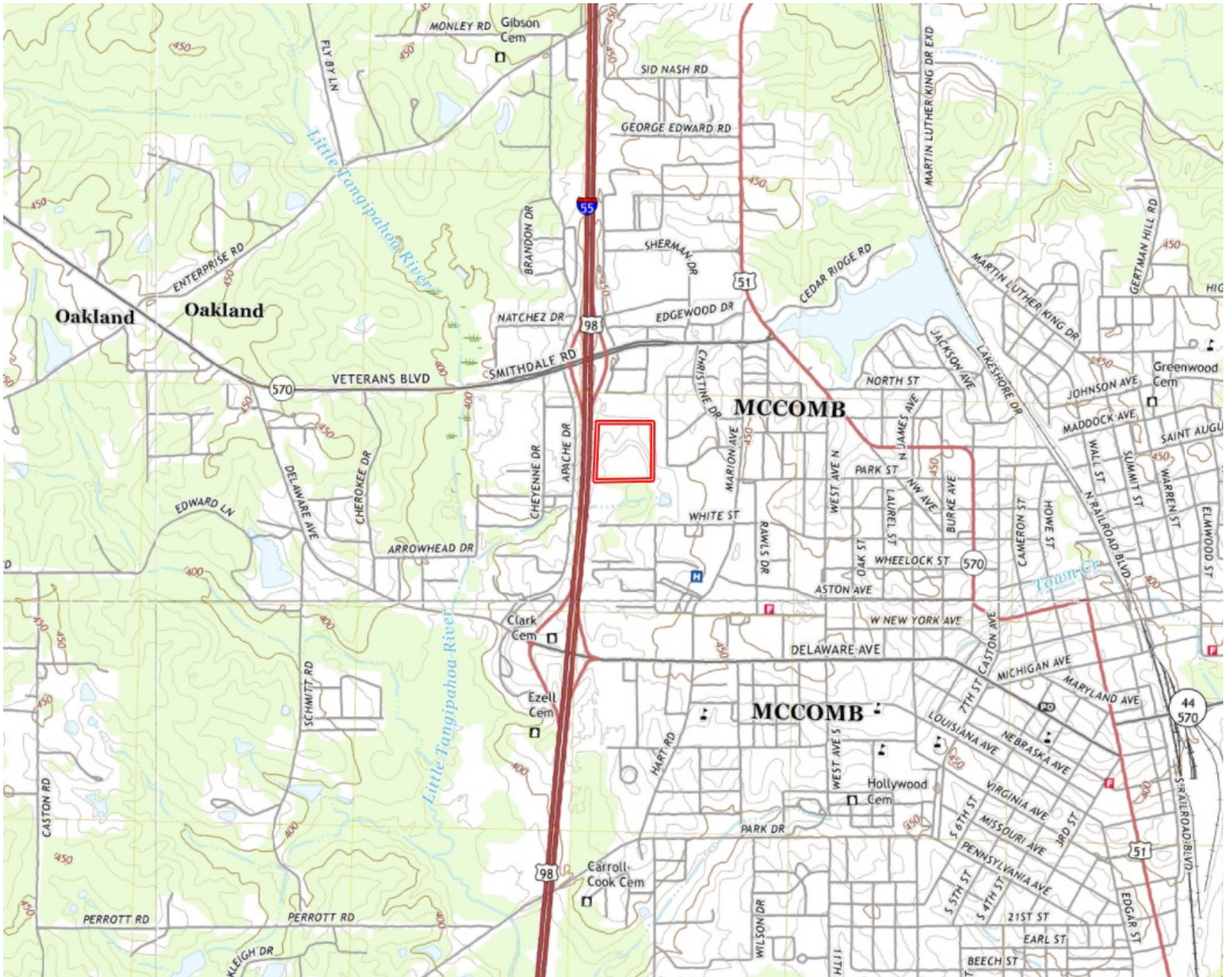
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TOPO MAP



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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
OrC2	Ora-Ruston complex, 5 to 8 percent slopes, eroded	13.04	77.43	0	41	3e
BhB2	Brookhaven silt loam, 2 to 5 percent slopes, eroded (bude)	3.73	22.15	0	63	3e
Gp	Gravel pit	0.07	0.42	0	-	-

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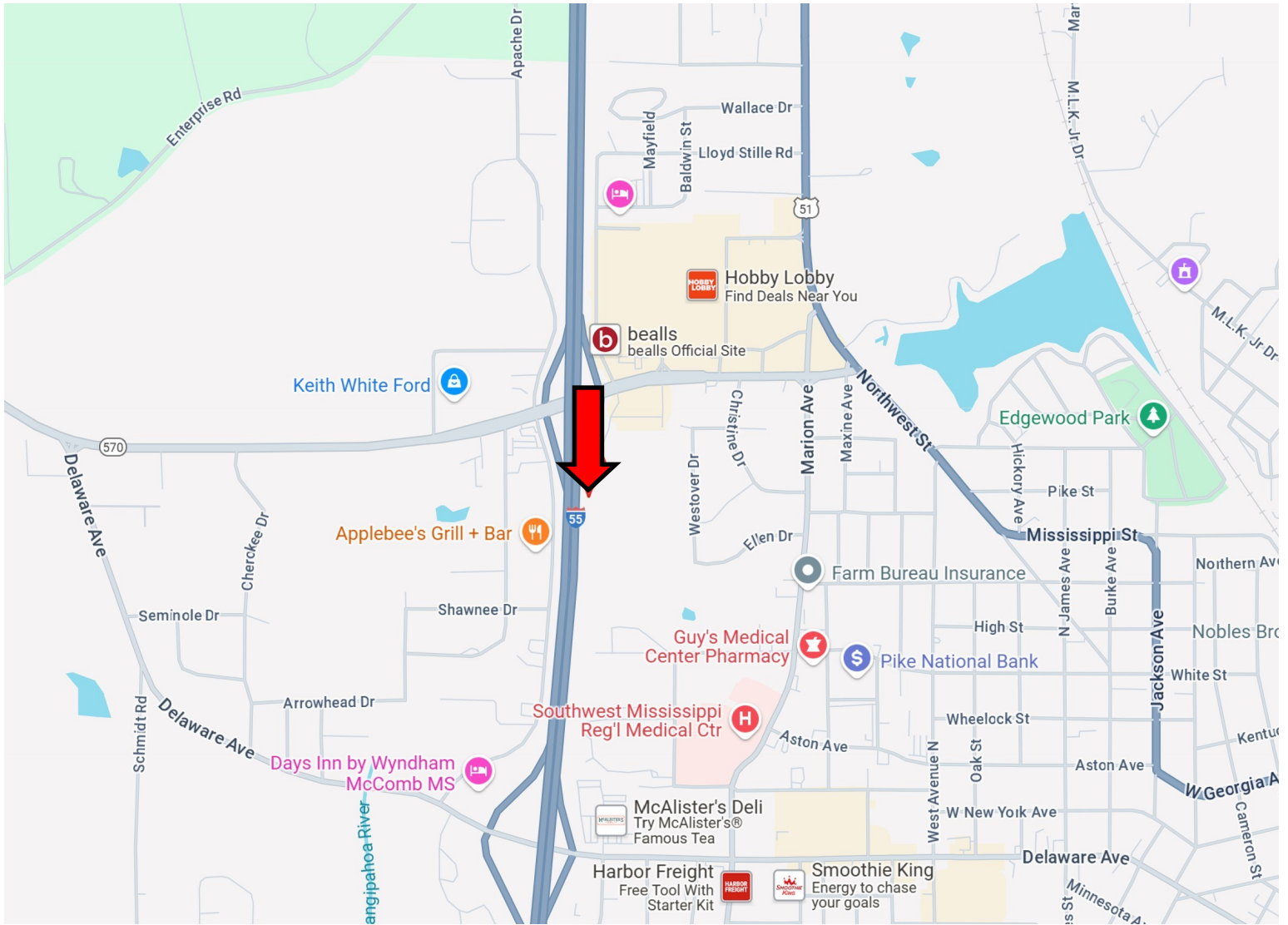
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DIRECTIONAL MAP



Directions from I-55 in McComb, MS: Take exit 18 for Hwy 570/Veterans Blvd towards McComb. Travel east on MS-570/Smithdale Rd for 0.2 miles. Take the next immediate right onto Pike Point Pl. The property will be directly ahead at the end of the road. [GOOGLE MAP LINK](#)

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