



***Highway 51N & Brookway Blvd, Brookhaven MS***



**Presented By:**

**Chuck Paulk & Lane Barron**

Cabin & Creek Real Estate  
1105 A Laurel Street  
Summit, MS 39666  
Office:: (601) 680-4606

***[www.CabinandCreekProperties.com](http://www.CabinandCreekProperties.com)***

# Contents

- ✓ MLS Listing Details
- ✓ Aerials
- ✓ Tax Map
- ✓ Traffic Count Map
- ✓ Zoning Map
- ✓ Zoning Regulations

MLS #: L135778A (Active) List Price: \$1,950,000 (32 Hits)

XXXX Highway 51 North Brookhaven, MS 39601



Acres: 5.0000  
Lot Size: 5 Acres more-or-less  
Lot/Land Type: Commercial, Paved Road  
Topography: Corner Lot, Level, Sloped

County: Lincoln  
Area of County: City  
Subdivision: None  
School: Brookhaven  
Zoning: Commercial  
Other City:

Current Taxes: Parcel #: Part of B77-13-2-014 Map #: XXXX  
Legal: Township 7 Section 13 Range 7 East  
Outbuildings: None Easements: Yes Restrictive Covenants:  
Minerals Reserved %: 100 Timber Value: 0 Source Timber Value: N/A  
Road Frontage Ft: Street Const: Asphalt, Curb/Gutter  
Features: Cable TV Nearby, Electric Nearby, Internet-High Speed, Phone Nearby, Other  
Water: City Community Water System: Sewer: City  
Electric Supplier: Entergy Gas Supplier: Centerpoint

Owner: Bucket Properties LLC  
Agency: Coop/Comp Agent Owned: No Comm Sell: 3  
Possession: Negotiable Occupancy Status: Vacant  
Terms: Cash Distressed Property: Not Applicable

Public Remarks: Prime commercial acreage containing 5 acres more-or-less in Brookhaven, Mississippi. Currently zoned C-3 (General/Highway Commercial District), which allows for a variety of potential uses. This prime acreage sits just off of a hard corner and offers outstanding visibility from Brookway Blvd (east and west) and Highway 51 (north and south). In addition to outstanding visibility, this prime development location enjoys high traffic counts averaging just under 10,000 vehicles every day. Utilities are available at the site and include electricity, natural gas, city water, city sewer, and high speed internet. The lot is cleared, relatively level and ready for development. Brookhaven is a quaint southern town with a population of roughly 13,000 people and a combined draw of over 100,000 people from surrounding areas. Located a quarter of a mile east of Interstate 55, this prime spot is 52 miles south of Jackson MS and 120 miles north of the greater New Orleans area.

Private Remarks:  
Directions: Corner of Brookway Blvd. and Hwy 51 N, Brookhaven, MS  
Display on Internet: Yes Display Address: Yes Allow AVM: No Allow Comments: No  
List Dt: 2/2/2022 Expr Dt: 2/2/2023 Pndg Dt: DOM: 3 Org LP: 1950000

Listing Office: Cabin & Creek Real Estate (#:165)  
Main: (601) 810-2104  
Fax:

Listing Agent: Chuck Paulk (#:294)  
Contact #: (601) 810-2104  
Agent Email: paulk.chuck@gmail.com

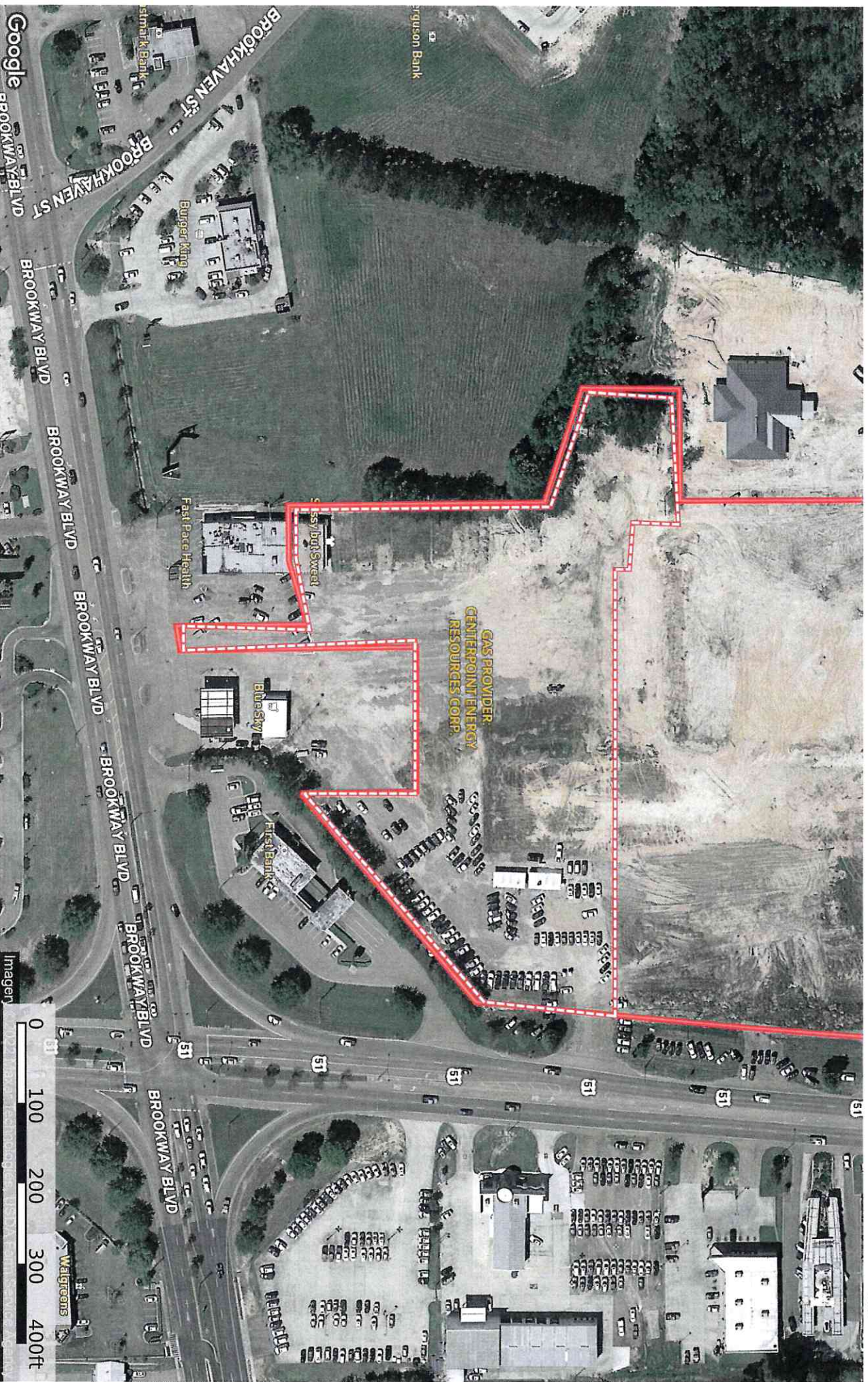
Co-Listing Office: Cabin & Creek Real Estate (#:165)  
Co-Main: (601) 810-2104  
Co-Fax:

Co-Listing Agent: Lane Barron (#:518)  
Co-Contact #: (601) 608-8627  
Co-Agent Email: lane.barron@cabinms.com

Information Herein Deemed Reliable but Not Guaranteed  
MLS #: L135778A



**5 Acres More-or-Less Highway 51, Brookhaven Mississippi**  
 Lincoln County, Mississippi, 5 AC +/-



- Boundary
- Boundary
- Gas Service Area
- Electric Service

Chuck Paulk  
 P: 601 6102104

www.CabinandCreekProperties.com

203 B Laurel Street, Summit, MS 39666

The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the accuracy or appropriateness of any data provided.



**5 Acres More-or-Less Highway 51, Brookhaven Mississippi**  
 Lincoln County, Mississippi, 5 AC +/-



Boundary

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 P: 6018102104  
 www.CabinandCreekProperties.com

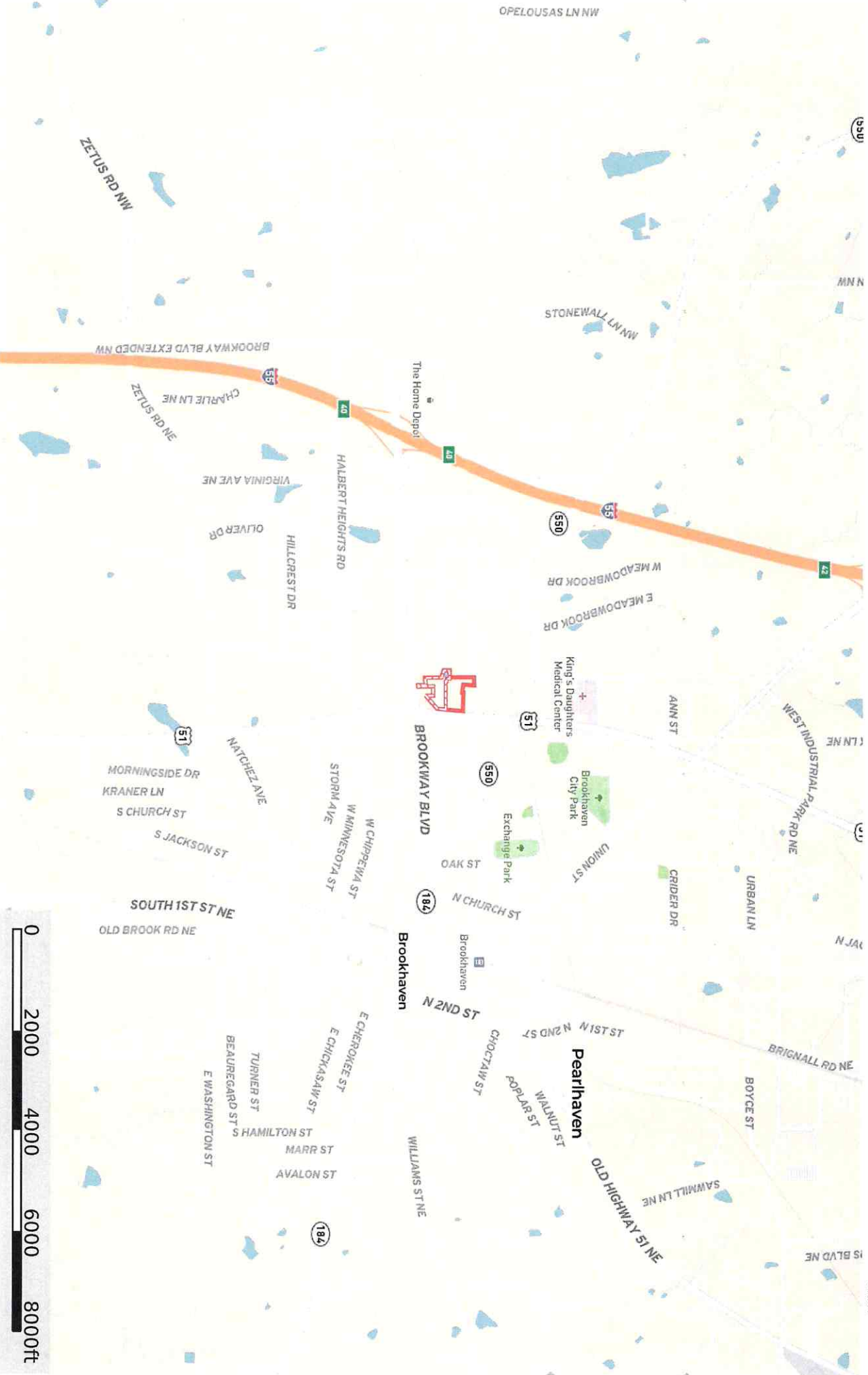
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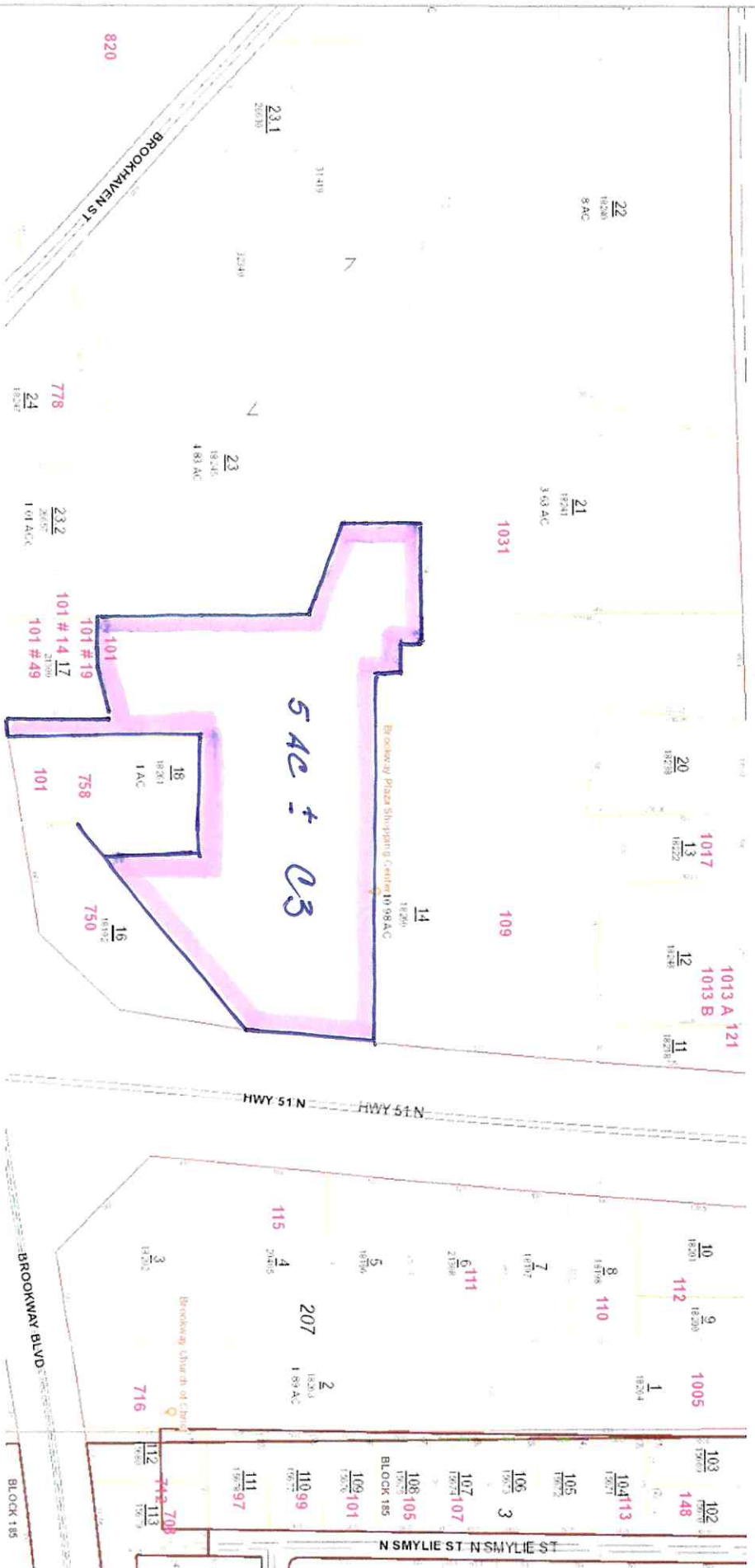


# 5 Acres More-or-Less Highway 51, Brookhaven Mississippi



# LINCOLN COUNTY, MS PROPERTY MAP

## TAX ASSESSOR/TAX COLLECTOR OFFICE



Printed Date 2022/02/01, 3:28 PM

**PPIN:** 18260      **ADDRESS2:** null      **SECTION:**      **STREET NUMBER:**  
**PARCEL:**      **CITY:** BROOKHAVEN      **TOWNSHIP:** 07      **STREET NAME:**  
**NAME:** BUCKET PROPERTY      **STATE:** MS      **RANGE:** 07      **LEGAL\_DESC\_1:**  
**MANAGEMENT LLC**      **ZIP:**      **TAX\_DISTRICT:**      **LEGAL\_DESC\_2:**  
**APPRAISED\_AC:** 0      **TOTAL\_ASSESSED\_VALUE:**      **SUBDIV\_PLAT:**      **Scale = 1: 2729**  
**ADDRESS1:** 714 NATCHEZ

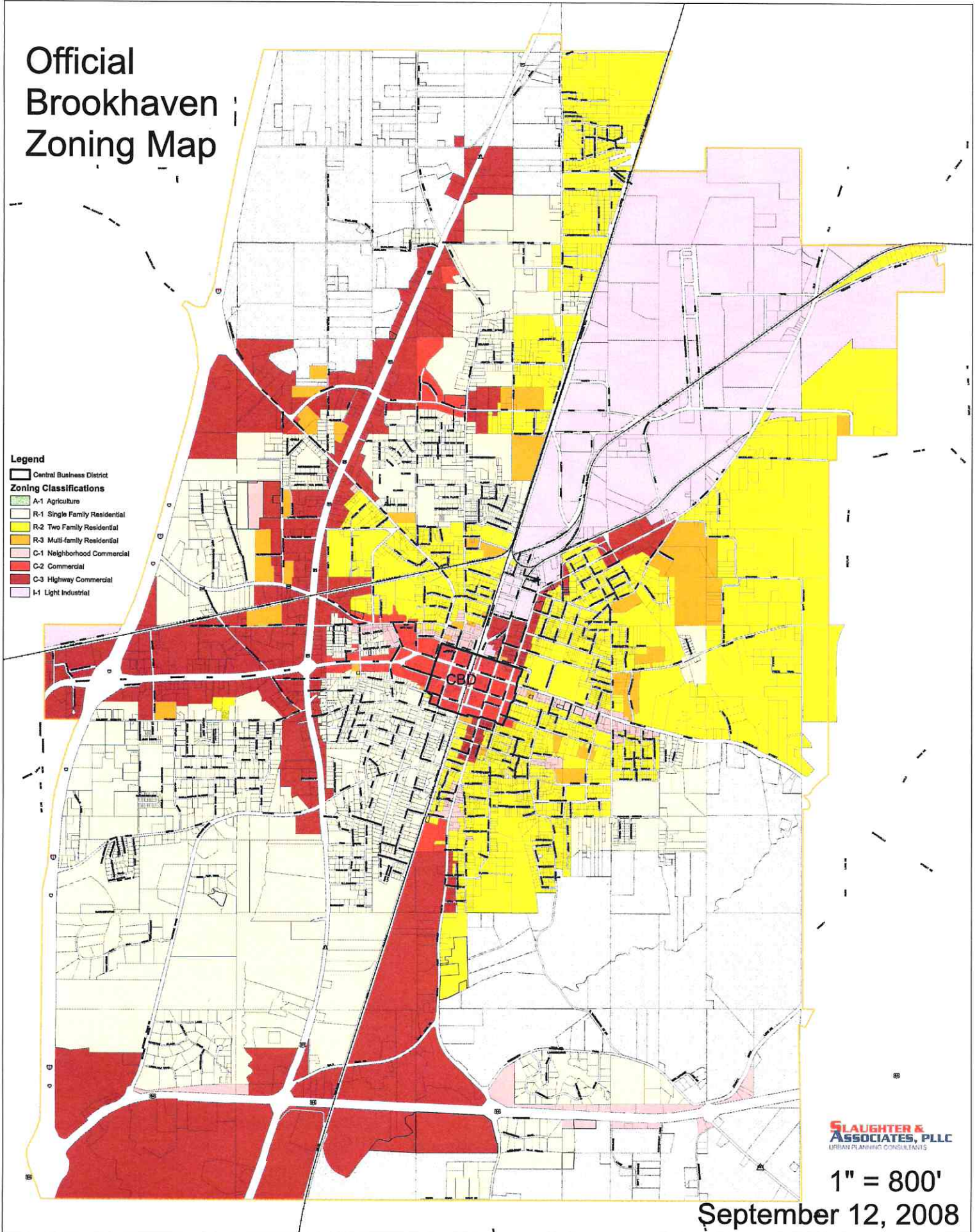
THIS MAP IS DESIGNED FOR ASSESSMENT PURPOSES ONLY AND IS NOT INTENDED AS A SUBSTITUTE FOR A TRUE TITLE SEARCH, PROPERTY APPRAISAL OR A SURVEY BY A LICENSED SURVEYOR.





# Official Brookhaven Zoning Map

- Legend**
-  Central Business District
  - Zoning Classifications**
  -  A-1 Agriculture
  -  R-1 Single Family Residential
  -  R-2 Two Family Residential
  -  R-3 Multi-family Residential
  -  C-1 Neighborhood Commercial
  -  C-2 Commercial
  -  C-3 Highway Commercial
  -  I-1 Light Industrial



**SLAUGHTER &  
ASSOCIATES, PLLC**  
URBAN PLANNING CONSULTANTS

1" = 800'

September 12, 2008

— BROOKHAVEN ZONING REGS —

505.07 – There shall be no minimum setbacks, lot widths, or lot areas in the Central Business District.

505.08 – There shall be limited parking requirements for structures located in the CBD. (See Article XII)

505.09 – Building height shall be limited to 5 stories or 55 feet unless otherwise approved by the Zoning Board of Adjustment.

505.10 – All regulations of the City Fire Code shall be complied with in every case.

505.11 – Public seating occurring on or adjacent to sidewalks shall be uniform and in a manner acceptable to the Planning Commission.

\* 506. C-3 General Commercial District (Highway Commercial District) \*

506.01 – The purpose of this district is to accommodate commercial uses which require large tracts of lands, utilize outdoor storage, and generally are less compatible than neighborhood commercial uses when located adjacent to residential uses. This district will normally contain a certain amount of neighborhood and highway commercial uses which are allowed by right. General and Highway commercial uses are those which provide services to the transient motorist, such as motels, restaurants, and service stations.

506.02 – The following uses are permitted in the C-3 district.

506.02-01 – Any uses allowed in the C-2 Central Business District.

506.02-02 – Feed and farm products stores.

506.02-03 – Wholesale fruit markets.

506.02-04 – Commercial nurseries and greenhouses.

506.02-05 – Building material yards.

506.02-06 – Veterinarians (with indoor kennels).

506.02-07 – Heavy equipment sales.

506.02-08 – Mobile home sales.

506.02-09 – Drive in theaters.

506.02-10 – Retail fish markets.

506.02-11 – Automotive repairs and body shop.

506.02-12 – Golf driving range and miniature golf areas.



506.02-13 – Bowling alleys.

506.02-14 – Mortuaries and funeral homes.

506.02-15 – Car washes.

506.02-16 – Mini storage facilities.

506.02-17 – Marble/Granite works.

506.03 – All uses not permitted by right or as special exceptions are prohibited.

506.04 – The following uses may be permitted in the C-3 district as special exceptions after public notice and hearing and approval by the Zoning Board of Adjustment.

506.04-01 – Any special exception allowed in the C-2 Central Business District excluding multi-family residential for the elderly.

506.04-02 – Other uses similar to those permitted by subsection 506.02.

506.04-03 – Tattoo Parlors shall be permitted only after submission of proof of professional licensure to the planning commission.

506.05 – The following are setback, area, and height regulations for the C-3 district.

506.05-01 – The front building setback shall be a minimum of 35 feet from the front property line. No side yards are required except in instances where commercial use abuts a residential district, in which case a minimum side yard of 40 feet shall be provided, as measured from side lot line to the nearest building or structure on the side adjacent to the residential district. Such space shall be screened from the abutting residential district by a concealing fence not less than eight feet in height, in a manner acceptable to the Planning Commission. No rear yard shall be required except in instances where a commercial use abuts a residential district, in which case a rear yard of not less than 35 feet shall be provided. Such space shall be screened from the abutting residential district by a concealing fence not less than eight feet in height, in a manner acceptable to the Planning Commission.

506.05-02 – Lot width shall be a minimum of 100 feet at the front building setback line.

506.05-03 – Lot area is not regulated.

506.05-04 – No building shall exceed 35 feet in height.

506.05-05 – Main and accessory buildings or structures shall not exceed 75 percent of the lot area.

506.06 – See Article XII for regulations pertaining to off-street parking and loading.

507. I-7 Light Industrial District

507.01 – This industrial district is intended primarily for production and assembly plants that are conducted so that noise, odor, dust, and glare are controlled and a minimum of noxious effects on adjacent areas are produced.

507.02 – The following uses are permitted in the I-1 district.

507.02-01 – Lumber yards.

507.02-02 – Upholstery manufacturing.

507.02-03 – Assembly plants.

507.02-04 – Bakeries, wholesale.

507.02-05 – Bookbinderies.

507.02-06 – Canneries.

507.02-07 – Cellophane products manufacturing.

507.02-08 – Ceramic products manufacturing.

507.02-09 – Carpet cleaning services.

507.02-10 – Cosmetic manufacturing.

507.02-11 – Confectionery manufacturing.

507.02-12 – Dairy products, processing and manufacturing.

507.02-13 – Electrical parts and appliances, assembly and manufacture.

507.02-14 – Engraving plants.

507.02-15 – Electroplating plants.

507.02-16 – Feed processing plants.

507.02-17 – Fiber products manufacturing.

507.02-18 – Food products manufacturing.

507.02-19 – Foundry casting light-weight nonferrous metal manufacturing.

507.02-20 – Furniture manufacturing.

507.02-21 – Glass products manufacturing.



507.02-22 – Grain elevators.

507.02-23 – Iron works, light and wrought.

507.02-24 – Jewelry manufacturing.

507.02-25 – Laboratories.

507.02-26 – Laundries.

507.02-27 – Leather products manufacturing.

507.02-28 – Millwork and cabinetmaking.

507.02-29 – Paint mixing and treatment.

507.02-30 – Parcel delivery services.

507.02-31 – Pharmaceuticals manufacturing.

507.02-32 – Plastic products manufacturing.

507.02-33 – Refrigerating plants.

507.02-34 – Sheet metal products (light) manufacturing.

507.02-35 – Sign painting and manufacturing.

507.02-36 – Television and radio broadcasting transmitters.

507.02-37 – Textile products manufacturing.

507.02-38 – Tire recapping and rebuilding.

507.02-39 – Tools and light machinery manufacturing.

507.02-40 – Toy manufacturing.

507.02-41 – Truck terminals, truck and trailer services.

507.02-42 – Warehouse and storage buildings.

507.02-43 – Water distillation.

507.02-44 – Well drilling services.

507.02-45 – Wholesale businesses.

507.02-46 – Wood products manufacturing.

507.02-47 – Open storage of building materials such as lumber, pipe, brick, concrete block, and other substances, such as coal, sand, and gravel, when enclosed by a solid fence at least six feet in height.

507.03 – The following uses are prohibited in the I-1 district.

507.03-01 – All uses not permitted by right or as special exceptions.

507.03-02 – Residential uses.

507.04 – The following uses may be permitted as special exceptions in the I-1 district after public notice and hearing and approval by the Zoning Board of Adjustment.

507.04-01 – Public uses and public utility.

507.04-02 – Other uses similar to those permitted by subsection 508.02.

507.05 – The following are setback, area, and height regulations for the I-1 district.

507.05-01 – The front building setback line shall be a minimum of 60 feet from the front property line. The side building setback line on each side of the lot shall be not less than 25 feet as measured from the side lot line to the nearest building or structure except in instances where this district use abuts a residential district, in which case a minimum side yard of 60 feet shall be provided on the side adjacent to the residential district. Such space shall be screened from the abutting residential district by a concealing fence not less than eight feet in height, in a manner acceptable to the Planning Commission. The rear building setback line shall be not less than 25 feet except in instances where this district abuts a residential district, in which case a rear yard of not less than 50 feet as measured from the rear lot line to the nearest building or structure, shall be provided. Such space shall be screened from the abutting residential district by a concealing fence not less than eight feet in height, in a manner acceptable to the Planning Commission.

507.05-02 – Lot width is not regulated.

507.05-03 – Lot area is not regulated.

507.05-04 – No building or structure shall exceed 35 feet in height, except upon approval by the planning commission.

507.05-05 – Lot coverage is not regulated.

507.06 – See Article XII for requirements pertaining to off-street parking and loading.