

For More Information:

CLAY SHORT

662.231.4262

cshort@trirealestate.net

AVAILABLE

Land For Sale

2191 Land Road, Columbus, MS 39705

HIGHLY VISIBLE
FRONTAGE PARCEL



324 Troy Street
Tupelo, MS 38804
662.842.8283

www.trirealestate.net



OFFERING SUMMARY

Sale Price: \$245,916

Price / Acre: \$27,000

Lot Size: 9.108 Acres

PROPERTY OVERVIEW

Highly desirable 9.108 +/- acre tract of land located in Lowndes County, Mississippi only 500' from State Highway 45 (ADT: 15,000) four-lane intersection with great visibility and just South of Columbus Air Force Base. Property is relatively flat and tree covered with approximately 750' of road frontage along Land Road providing multiple possible access points. Water is provided by East Lowndes Water Association, electricity is provided by 4-County Electric and gas is provided by Caledonia Natural Gas District.

LOCATION OVERVIEW

Located just off State Hwy 45 North (ADT: 15,000) just minutes from Columbus Air Force Base, which employs approximately 2,700 military personnel and civilians, this property benefits from proximity to a significant regional workforce and customer base.

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LOT AERIAL



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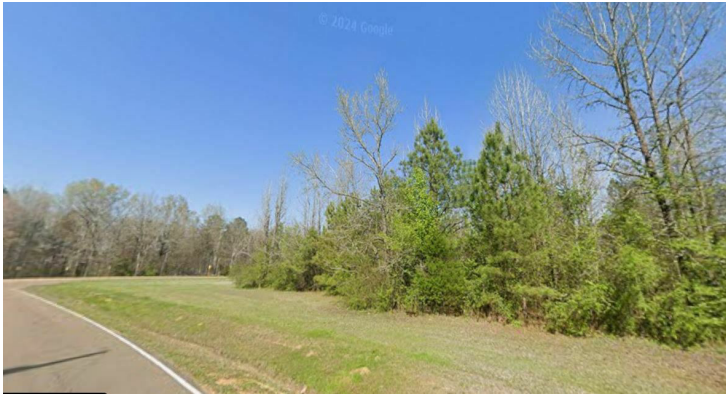
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STREET VIEW



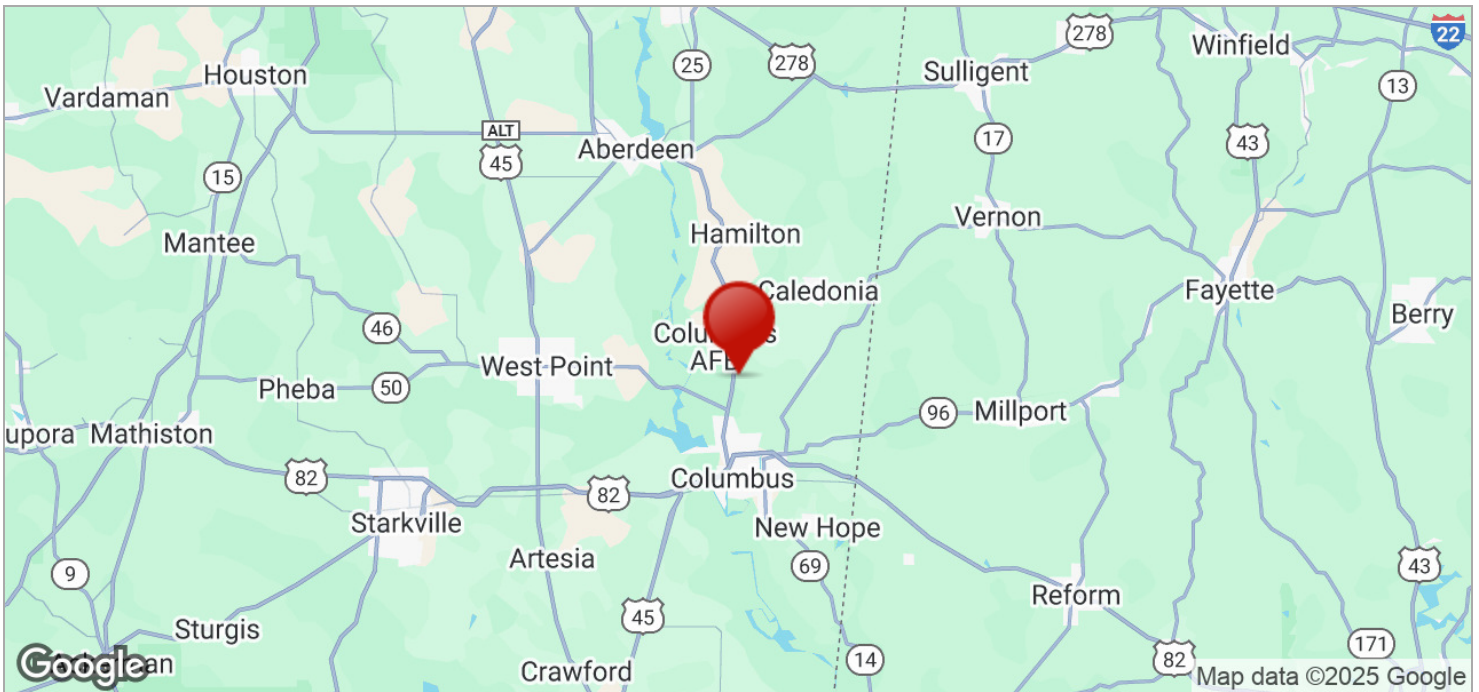
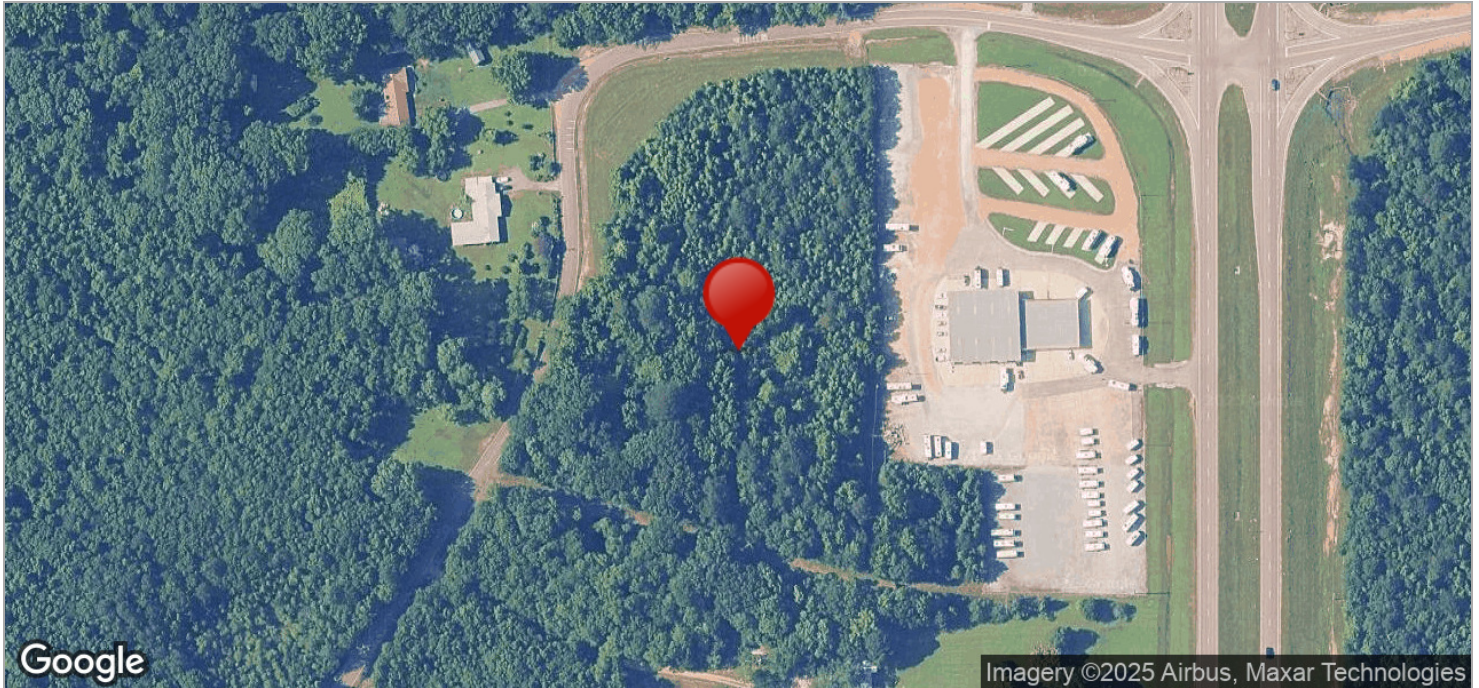
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