

FOR SALE

Build-Ready Site



Just off Hwy 51 & Memphis Street in Hernando, MS

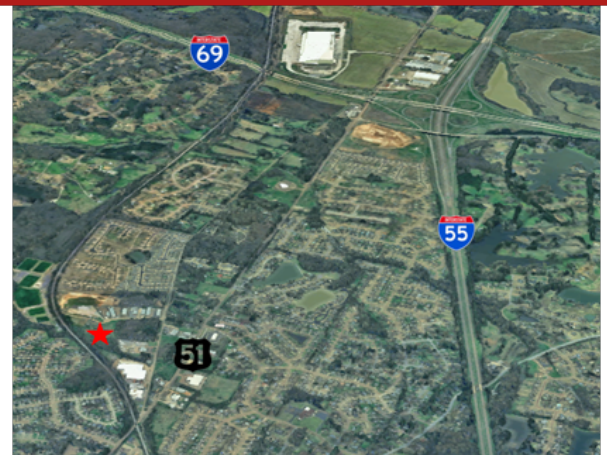
SUMMARY

Price: \$899,000

Lot Size: 10.34 +/- Acres

Property Type: Industrial

Zoning: M-1



RHODES THOMPSON
Commercial Agent
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Mississippi

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Property Description

Located in a quiet commercial cove with easy access for large vehicles and positioned less than five miles from I-55, this site offers both convenience and strategic placement. With ample acreage and flexible commercial potential, it's an excellent fit for expansion, new development, or long-term investment. Hernando continues to grow, and this property is perfectly aligned with that momentum. This tract delivers size, location, and opportunity all in one!

Location Overview

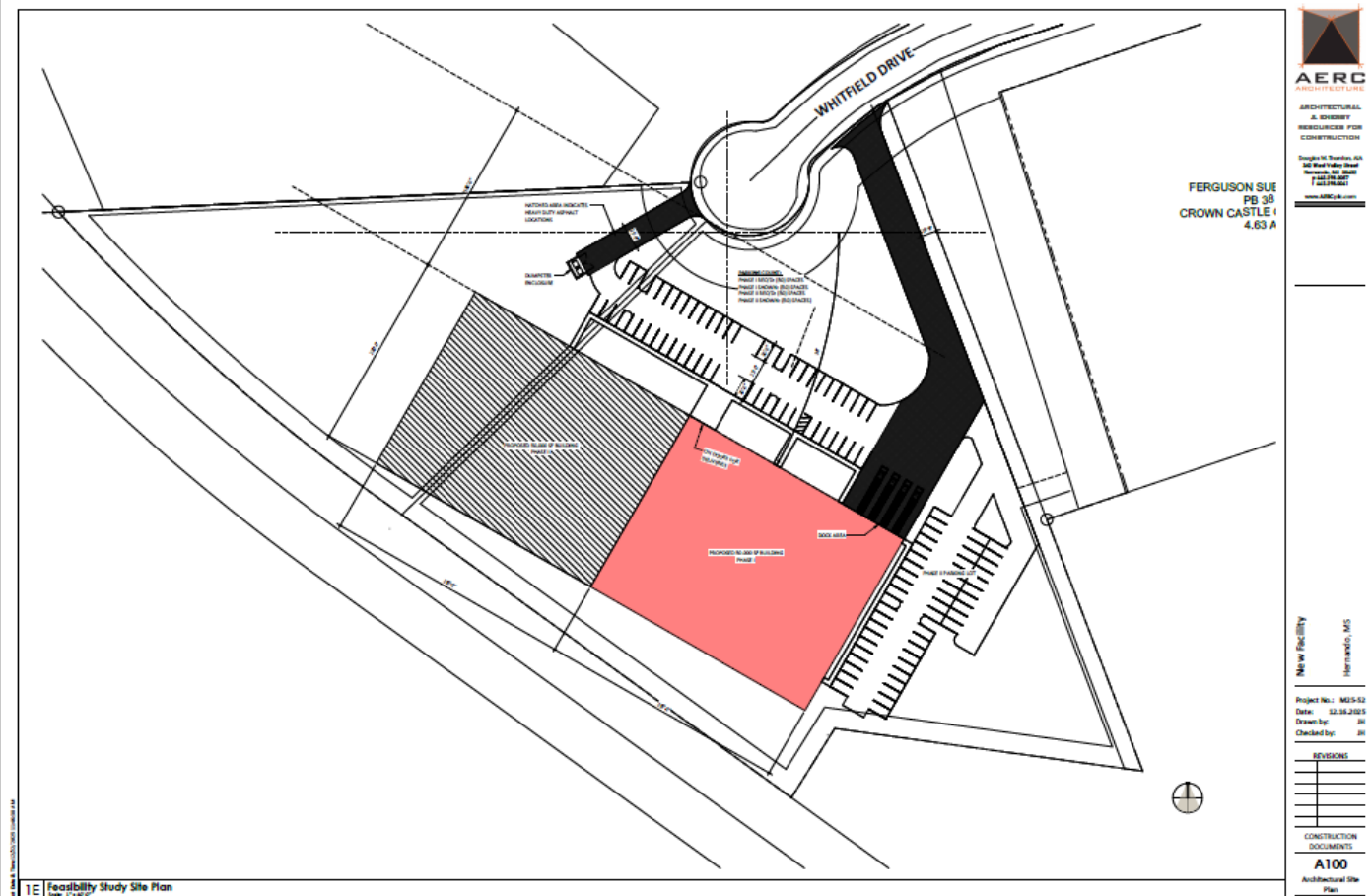
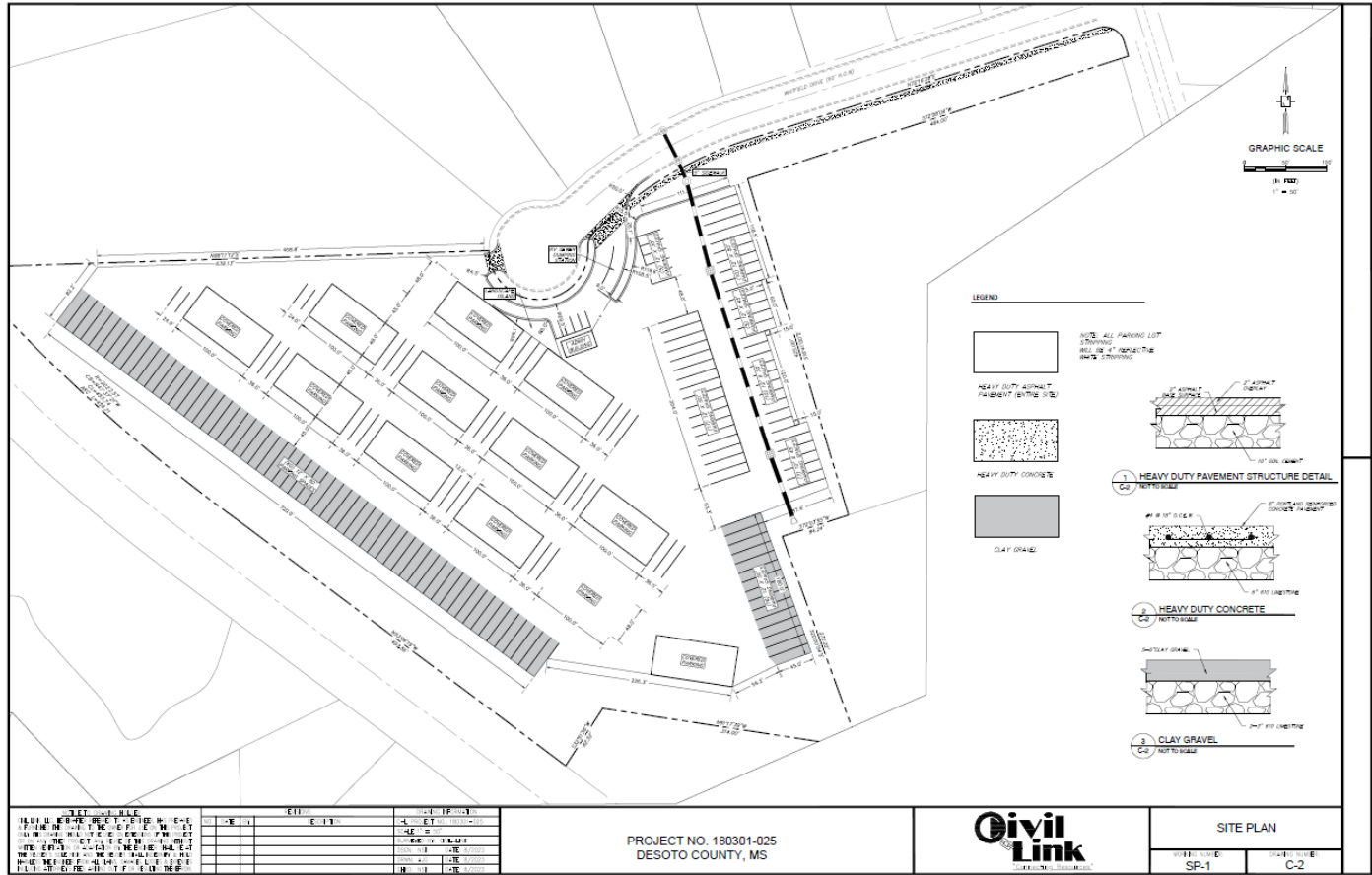
From I-55, exit at Pleasant Hill Road and continue along Hwy 51 for approximately four miles until you reach the nursery on the right. Turn onto Old Hwy 51 / Memphis Street, then travel just half a mile to arrive at an expansive commercial cove on the left. This lot sits prominently within the cove, directly facing HQ Fitness, offering strong visibility and easy navigation for customers, employees, and large commercial vehicles.

Local Business Environment

Located within an established commercial pocket alongside HowToBBQRight – Malcom's Shop, Hernando Marble Co, Splash Pools, and Bobbitt Mechanical. Strong neighboring operators create steady traffic, visibility, and a reliable commercial environment.



Potential Layouts



Street View & Location Highlights



- Large cove location offering smooth, convenient access for all traffic types
- Easy ingress and egress ideal for industrial or commercial operations
- Wide maneuvering space suitable for trucks, deliveries and customer flow
- Strategic placement enhances visibility and accessibility within Hernando
- Covenants in place to maintain high development standards

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Covenants for Whitfield Commercial Center

SECTION 12, TOWNSHIP 3 SOUTH, RANGE 8 WEST,
PLAT BOOK 66, PAGE 10 AND 11

STATE MS. - DESOTO
FILED
APR 1 2 44 PM '91

BK 349 PG 767
W.E. DAVIS CH. CLK

The following requirements shall be permanent requirements that will be enforced with all city and state regulations:

1. All buildings and structures on property shall have brick or block front elevations. Stucco shall be acceptable with written approval from developer.
2. All buildings shall be landscaped and maintained.
3. All buildings shall have hard surface driveways and parking areas. Gravel areas will be permitted behind fences and buildings not visible from street. Limestone paving will be acceptable for temporary purposes for a total of 12 months from completion of building. For temporary driveways and parking areas, security shall be posted with the City of Hernando to assure the completion of these areas within 12 months.
5. All stored materials and equipment shall be concealed by fences or buildings.
6. All fencing shall be 6 ft. steel chainlink type fences with factory screening on all areas visible from street. Other type fences may be acceptable if approved by developer.
7. All signs shall be wall mounted or ground mounted. Pole mounted signs will not be permitted.

Prepared by:

Paul Whitfield
Paul Whitfield
1473 Hwy 51 South
Hernando, Ms. 38632
601-424-4542

Developer:

Joe Whitfield
Joe Whitfield
1473 Hwy 51 South
Hernando, Ms. 38632

Sam Whitfield, Notary
MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES FEB. 16, 2003
BONDED THRU STEGALL NOTARY SERVICE
4/1/99

BK0349PG0768

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 1 day of April, 1999, within my jurisdiction, the within named Joe Whitfield, who acknowledged that (he)(she)(they) executed the above and foregoing instrument.

Sam Whitfield
MISSISSIPPI STATEWIDE NOTARY PUBLIC
MY COMMISSION EXPIRES FEB. 16, 2003
BONDED THRU STEGALL NOTARY SERVICE

(seal)
April 1, 1999

