

# 1.5-ACRE PAD SITE

5556 US-45 ALT, WEST POINT, MS 39773

GRACO  
REAL ESTATE DEVELOPMENT, INC.



## OFFERING SUMMARY

Sale Price:	Subject to Offer
Available SF:	~ 1.5 Acres
Price / Acre:	Subject to Offer
Zoning:	C-3

## PROPERTY OVERVIEW

Approximately 1.5 acres across from Wal-Mart in West Point, Clay County, Mississippi. US-45 serves as the main north/south arterial road for West Point. Adjacent tenants include Burger King, KFC, Waffle House, Popeyes, Anytime Fitness, McAlister's Deli, and more.

West Point's economy is primarily driven by manufacturing, with significant employers including Yokohama Tire Corporation, Mississippi Steel Processing, and Bryan Foods. The city is also home to the West Point Consolidated School District, which serves over 2,500 students across four schools.



MIKE GRESBACK

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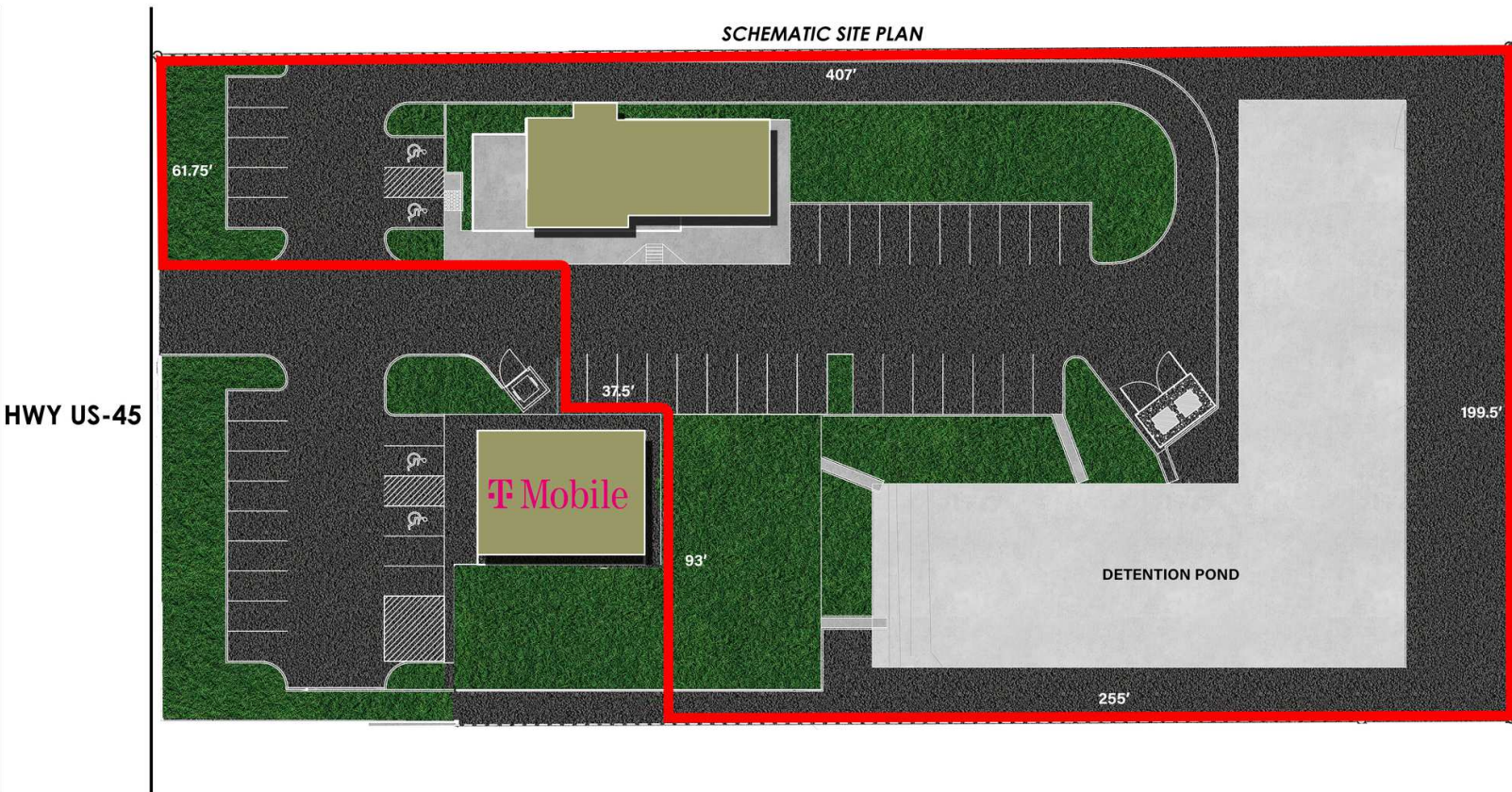
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**SCHEMATIC SITE PLAN**



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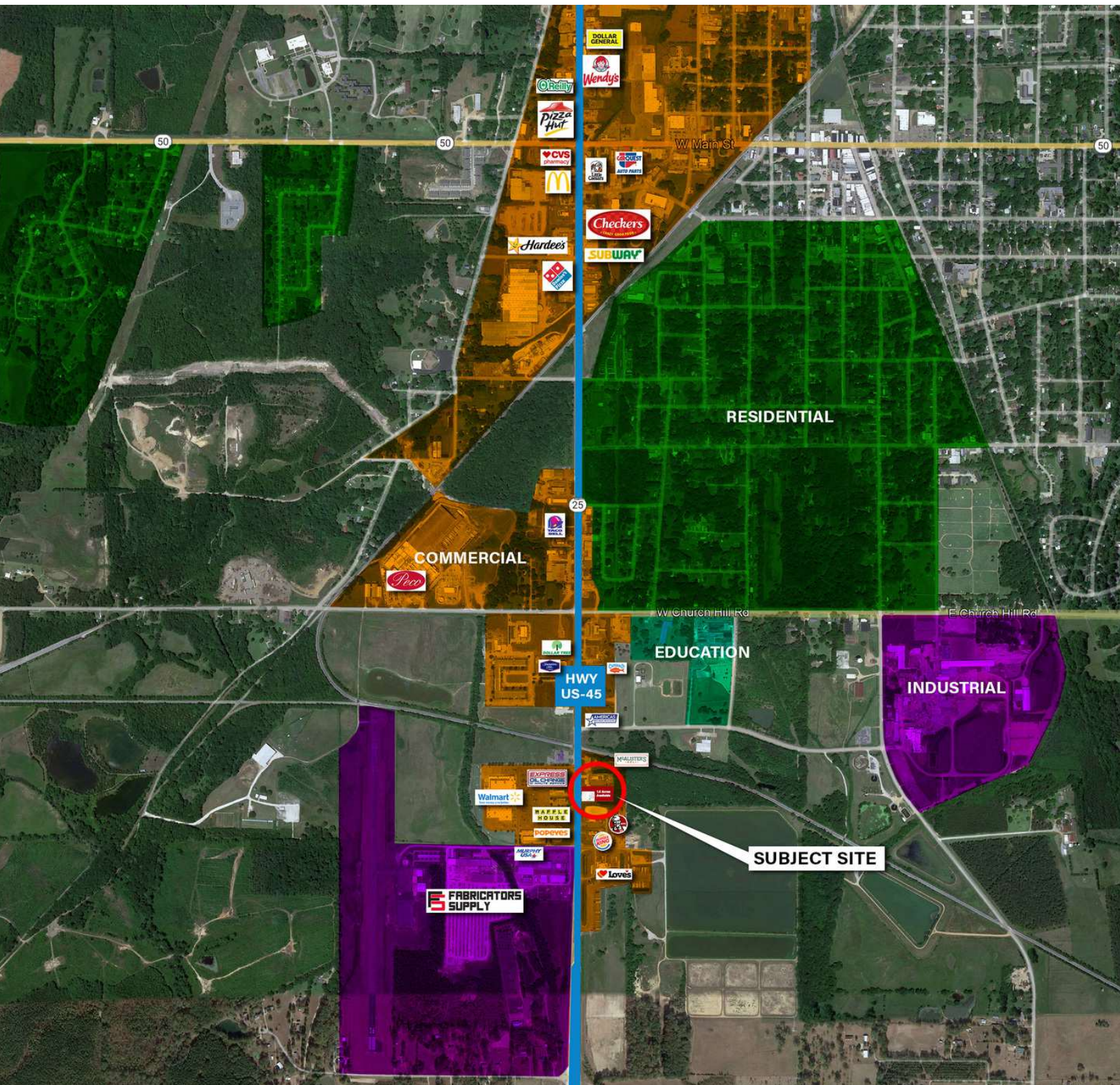
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