

*For More Information:*

CLAY SHORT

662.231.4262

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Land For Sale or Build-to Suit

*549 N Coley Rd, Tupelo, MS 38801*

***.84 Acres - Prime Location  
Heavy Traffic Growth Area***



324 Troy Street  
Tupelo, MS 38804  
662.842.8283

[www.trirealestate.net](http://www.trirealestate.net)



## OFFERING SUMMARY

**Sale Price:** \$441,000

**Acres:** 0.84 Acres

**Lot Size:** 36,750 SF

**Zoning:** MUCC

**Traffic Count:** 18,000

## PROPERTY OVERVIEW

TRI Inc is pleased to offer  $\pm 0.8$  acres at 549 N Coley Road in Tupelo, MS at an asking price of \$441,000 (\$12.00 PSF). The parcel is zoned MUCC (Mixed-Use Commercial Corridor) which supports a wide range of high-visibility, high-traffic commercial activities. The site offers excellent visibility and accessibility with 150 feet of frontage along N Coley Road, some parking, and all utilities in place. This property offers a rare opportunity to secure a highly visible site in one of Tupelo's strongest and fastest-growing commercial corridors. Its frontage, access, and quality traffic exposure make it a prime investment opportunity with strong long-term value potential.

## LOCATION OVERVIEW

Located on N Coley Road, just north of West Main Street, this site lies in a growing west Tupelo corridor surrounded by Brooks Grocery, Snap Fitness, Fashion Apparel, LQ Furniture, and restaurants such as Fox's Pizza and Loco Taco. Nearby landmarks include the Tupelo Furniture Market, Ballard Park, Tupelo High School, and Tupelo Regional Airport. With an average daily traffic volume of approximately 16,000 vehicles per day (MDOT), the site offers exceptional visibility, accessibility, and market exposure for a wide range of commercial uses requiring strong traffic flow and development potential.

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549 N COLEY RD



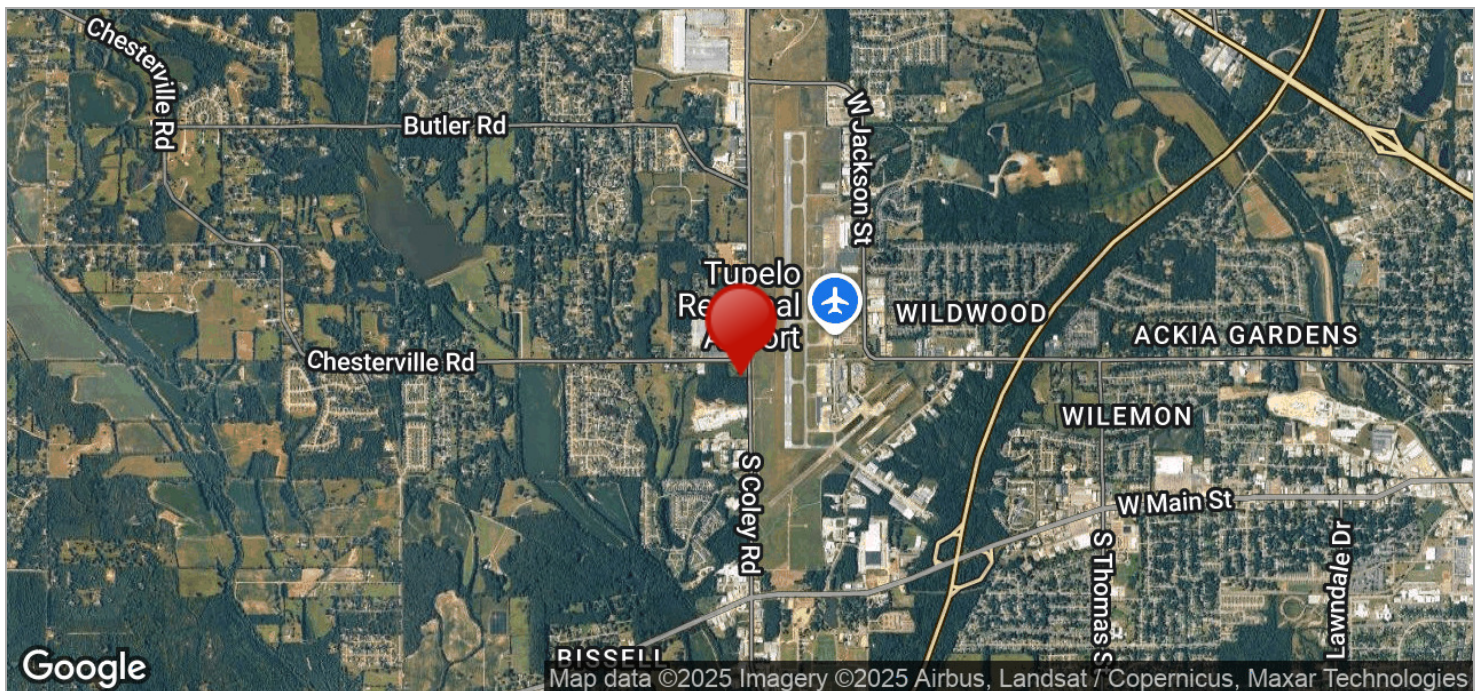
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