

# 1.5-ACRE PAD AVAILABLE - LEASE OR SALE

Wal-Mart Shadow Anchored Pad / 5556 US-45 ALT, West Point, MS

**GRACO**  
REAL ESTATE DEVELOPMENT, INC.



## OFFERING SUMMARY

Sale Price:	\$1,241,460
Available SF:	~ 1.5 Acres
Lot Size:	~ 1.5 Acres
Price / Acre:	\$19/SF
Zoning:	C-3

## PROPERTY OVERVIEW

Approximately 1.5 acres are ready for development 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.

5556 US-45 ALT, West Point, MS 39773

## AARON CANNON

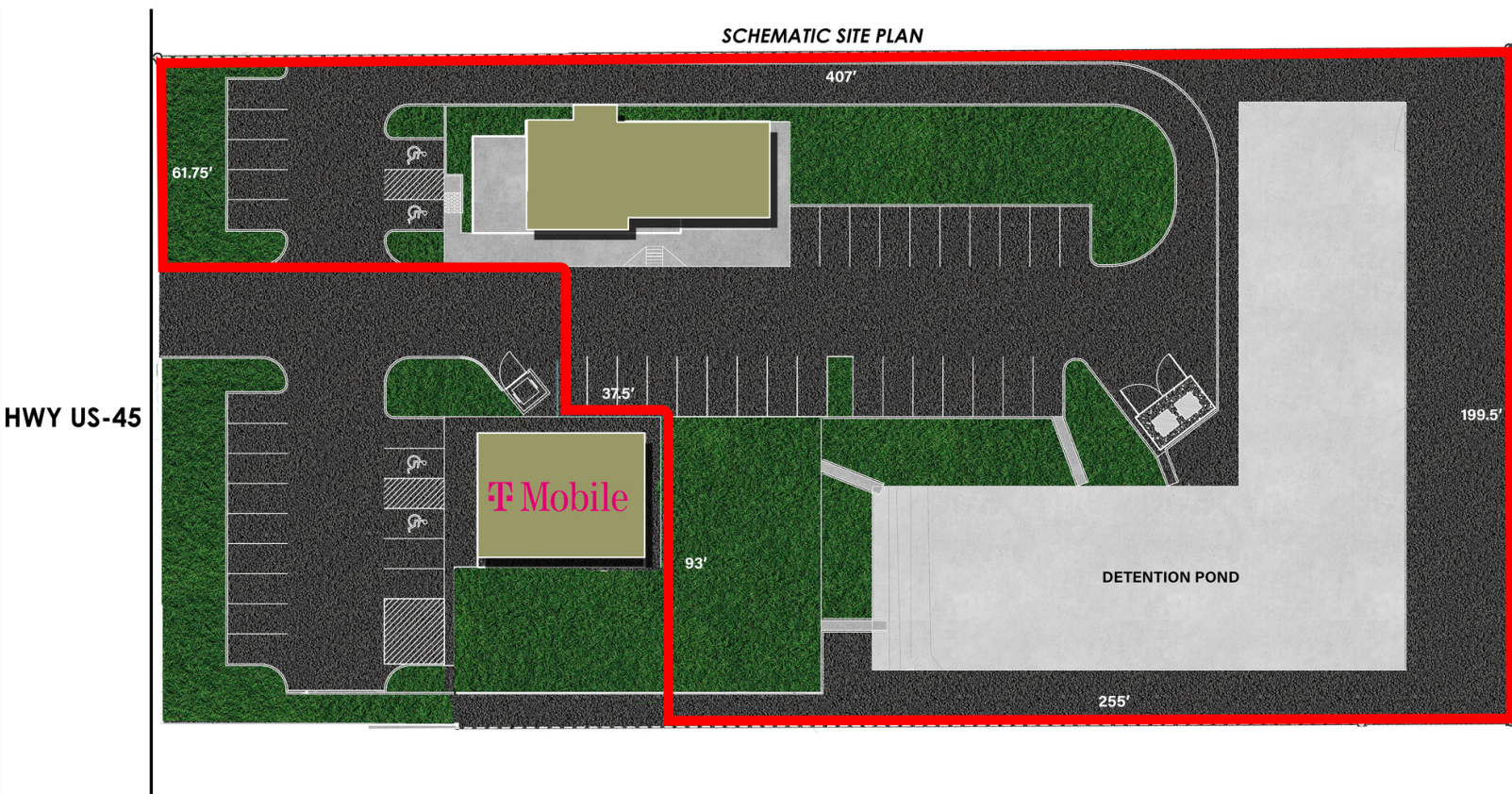
aaron@gracorealestate.com  
806.745.9718

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# 1.5-ACRE PAD SITE AVAILABLE

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**SCHEMATIC SITE PLAN**



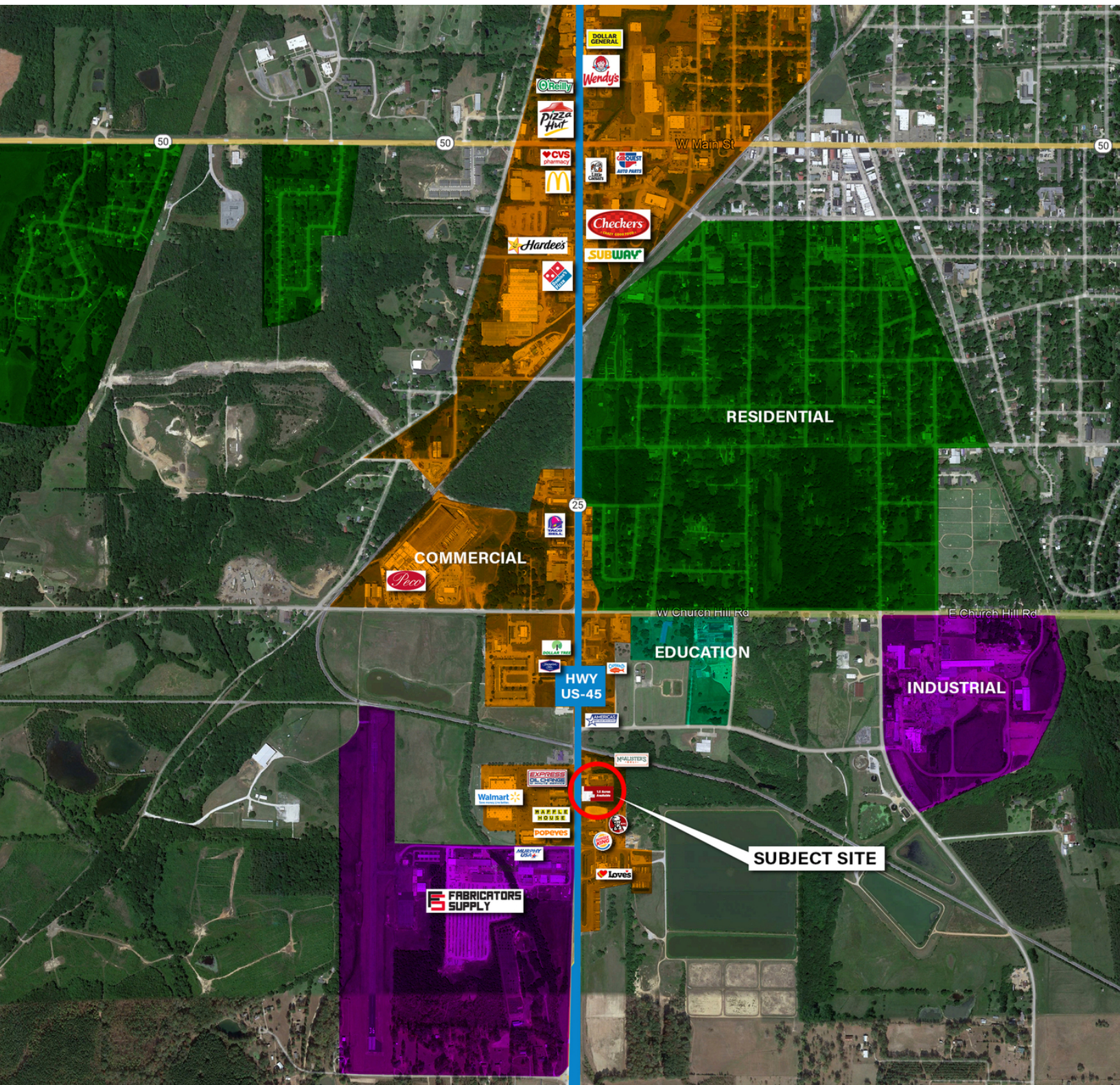
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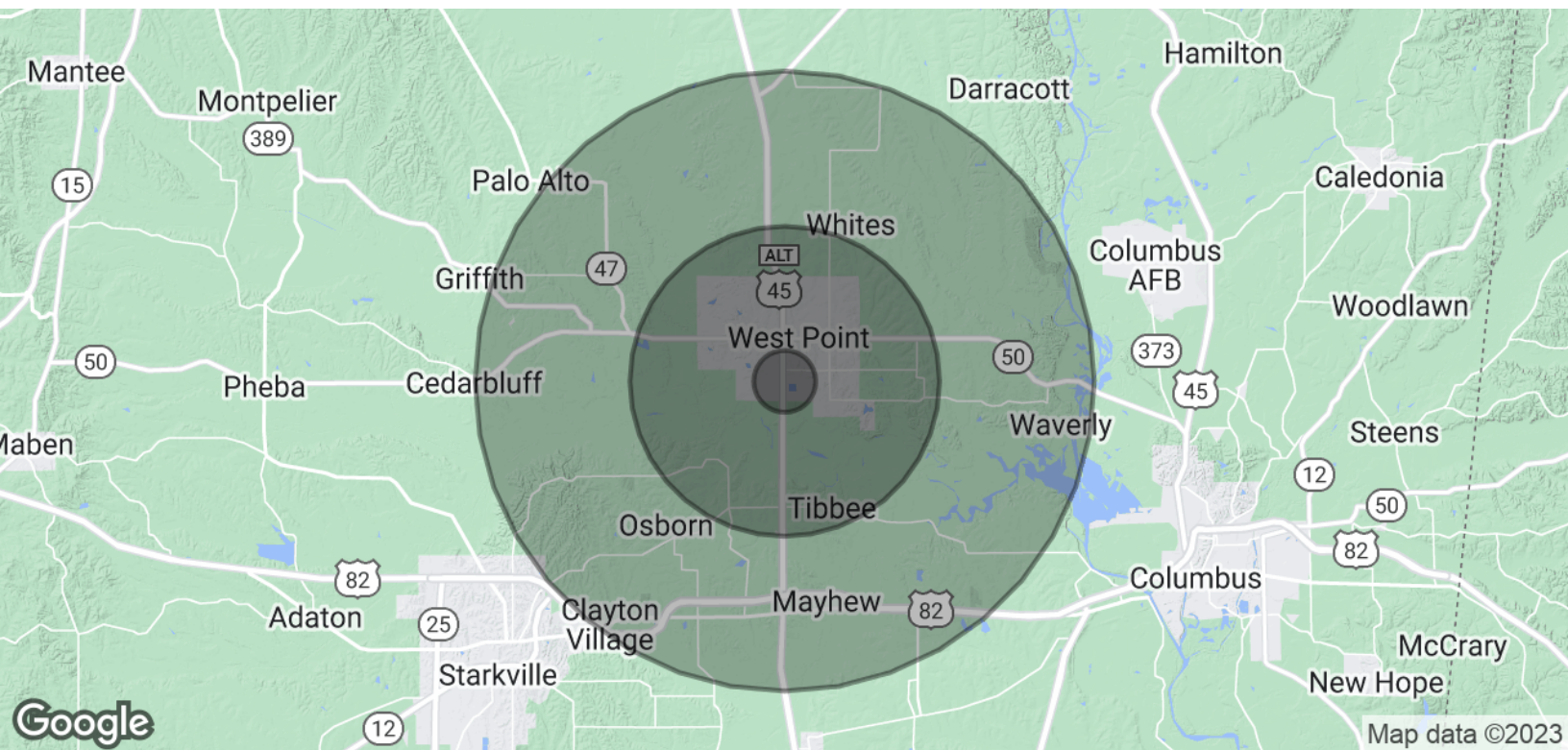
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	1,055	11,652	20,671
Average Age	39.5	39.6	39.9
Average Age (Male)	29.7	33.3	35.1
Average Age (Female)	46.4	42.5	42.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	481	5,498	9,804
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$29,674	\$46,222	\$48,556
Average House Value	\$110,863	\$108,346	\$123,178

\* Demographic data derived from 2020 ACS - US Census

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