

LAND FOR SALE

6.7 AC HWY 302 OFFICE/RETAIL LAND IN BARTON

0 Highway 302, Barton, MS 38654



OFFERING SUMMARY

SALE PRICE:	\$895,000
LOT SIZE:	6.7 Acres
MARKET:	Memphis
SUBMARKET:	North Mississippi
PRICE / SF:	\$3.07

PROPERTY OVERVIEW

Strategically positioned at the corner of Hwy 309 and Hwy 302, this site offers unparalleled visibility and access for retail and land investors. Benefit from the advantageous Marshall County taxes while leveraging the area's promising growth potential. Whether you're seeking a strategic retail location or a lucrative land investment, this property presents an outstanding opportunity to capitalize on the dynamic Memphis market. Don't miss the chance to secure a valuable asset in this thriving commercial hub.

LOCATION OVERVIEW

At the corner of Hwy 302 & Hwy 309 in Barton MS - Look for the First Security Bank

PROPERTY HIGHLIGHTS

- Corner of Hwy 309 and Hwy 302.
- Marshall County taxes

12,000 Core Box Blvd

SOUTHAVEN, MS
662.892.4000
5847 Getwell Road,
Suite B1
Southaven, MS 38672

RHODES THOMPSON
Commercial Agent
O: 901.286.6200
C: 901.833.8000
rhodes@partners-one.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://kwcommercial.com>

LAND FOR SALE

6.7 AC HWY 302 OFFICE/RETAIL LAND IN BARTON

0 Highway 302, Barton, MS 38654



SOUTHAVEN, MS
662.892.4000
5847 Getwell Road,
Suite B1
Southaven, MS 38672

RHODES THOMPSON
Commercial Agent
O: 901.286.6200
C: 901.833.8000
rhodes@partners-one.com



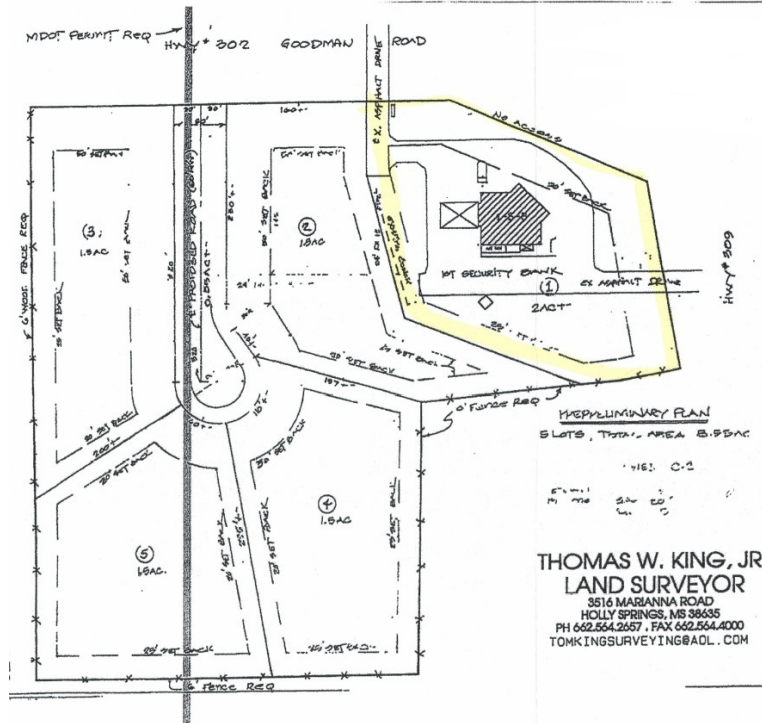
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://kwcommercial.com>

LAND FOR SALE

6.7 AC HWY 302 OFFICE/RETAIL LAND IN BARTON

0 Highway 302, Barton, MS 38654



SOUTHAVEN, MS
662.892.4000
5847 Getwell Road,
Suite B1
Southaven, MS 38672

RHODES THOMPSON
Commercial Agent
O: 901.286.6200
C: 901.833.8000
rhodes@partners-one.com



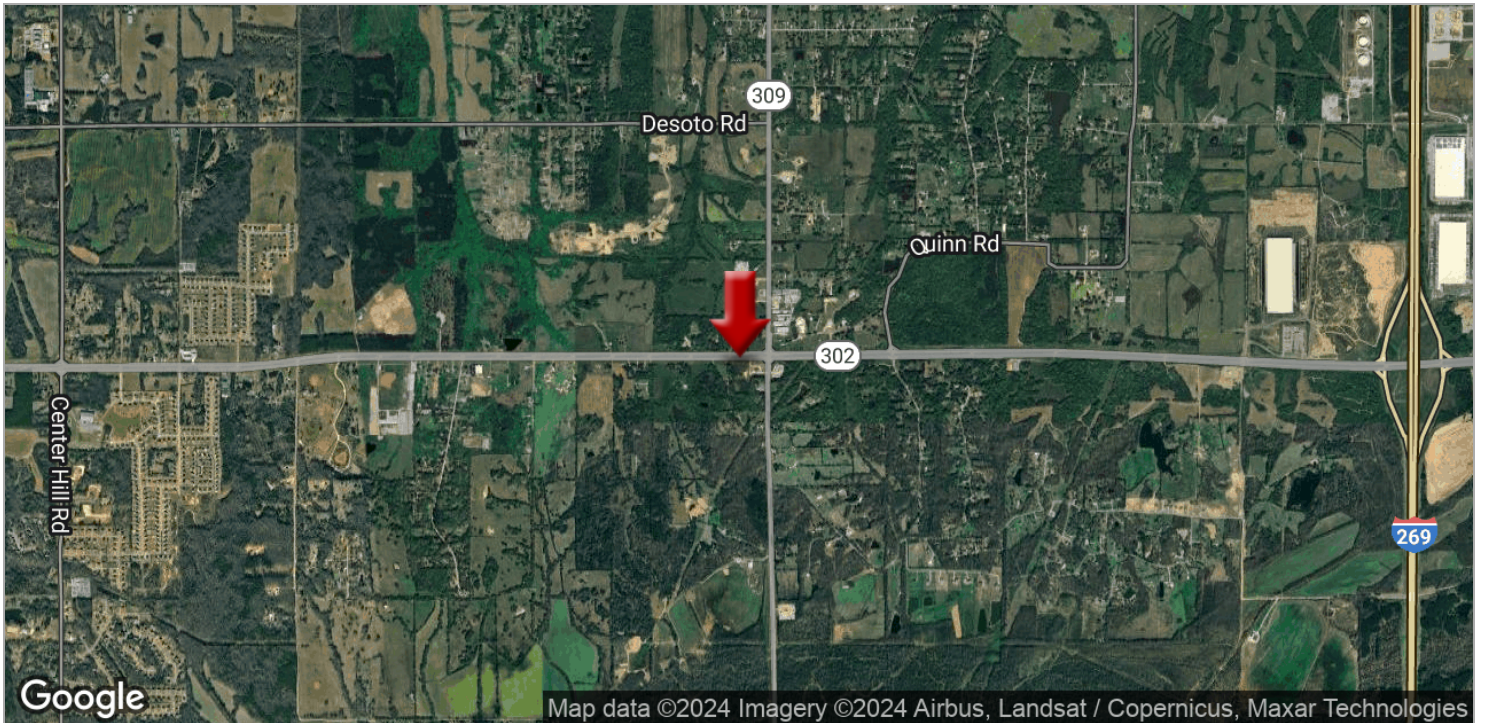
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://kwcommercial.com>

LAND FOR SALE

6.7 AC HWY 302 OFFICE/RETAIL LAND IN BARTON

0 Highway 302, Barton, MS 38654



SOUTHAVEN, MS
662.892.4000
5847 Getwell Road,
Suite B1
Southaven, MS 38672

RHODES THOMPSON
Commercial Agent
O: 901.286.6200
C: 901.833.8000
rhodes@partners-one.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated <https://kwcommercial.com>