

# HWY 15 NORTH

## PONTOTOC, MS



1.24 Acre Outparcel  
Available For Sale

SALE PRICE: \$425,000



# HWY 15 NORTH

## AMENITIES & DEMOGRAPHICS

### Amenities:

- 225' feet of frontage along Hwy 15
- Site can be demised into 2 separate parcels:
  - 0.638 and 0.603 acres respectively
- Excellent Access: Easy ingress/egress from Highway 15
- 0.4 miles from Hwy 278 interchange
- Close proximity to Trace State Park – a popular boating, skiing, and fishing attraction
- Ideally positioned for a Quick Service Restaurant or other high-traffic retail use.

### Traffic Counts:

- HWY 15: 14,565
- US HWY 278: 5,032



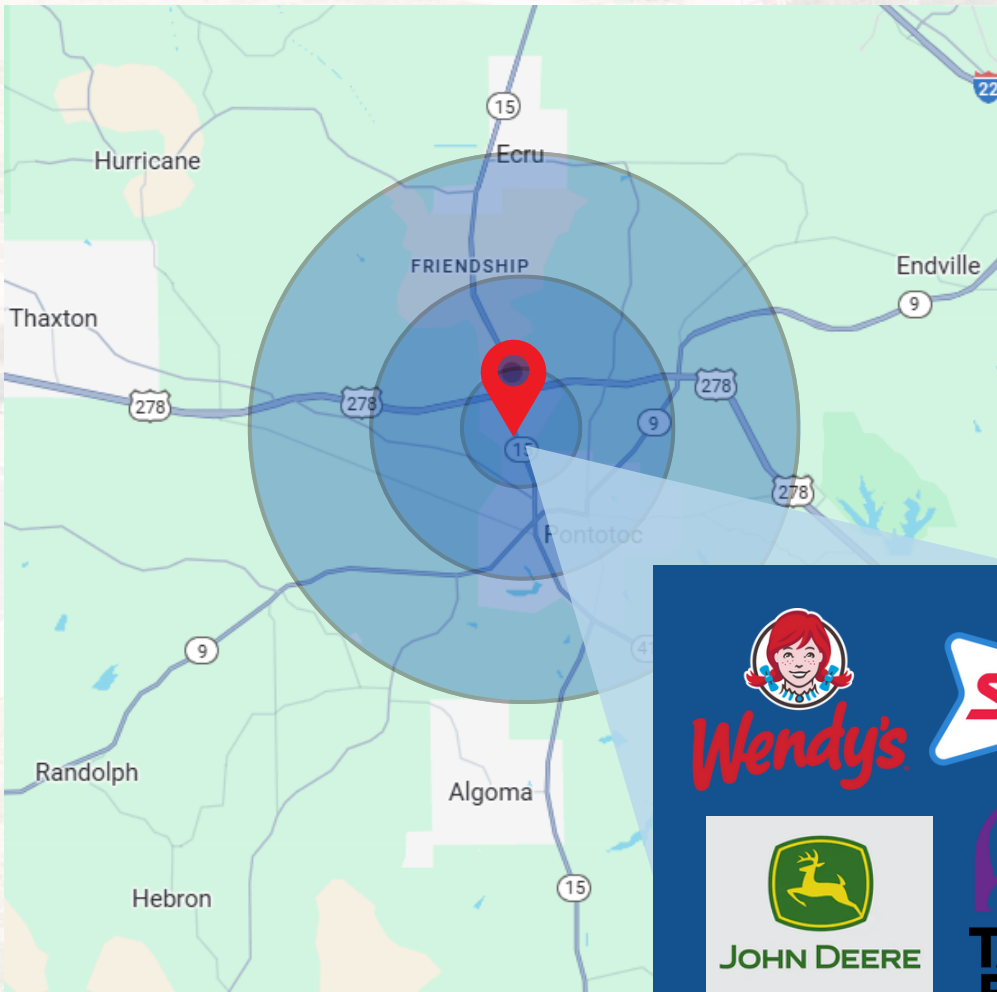
### Demographics:

Distance	Population	Avg. Household Income	Labor Force
1 mile	265	\$63,683	99.7%
3 miles	5,939	\$70,289	97.2%
5 miles	11,853	\$69,193	97.9%



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## AMENITIES MAP



Home to North Mississippi Medical Center-Pontotoc, which provides an intensive outpatient program. Services include: telehealth, physical, occupational, and speech therapy, as well as 24-hour emergency care.

Located near Pontotoc Country Club, one of North Mississippi's premier 18-hole golf courses, offering ample golf cart availability for public use. The Country Club also features tennis courts and a swimming pool exclusively for members.





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## CONTACT INFORMATION



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