

**1.8± ACRES**  
**MONTGOMERY COUNTY, MS**  
**\$125,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

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# THE MONTGOMERY 1.8

## PROPERTY PROFILE

### LOCATION:

- 600 Middleton Road  
Winona, MS 38967
- Montgomery County
- Frontage on North Applegate  
Street (Highway 51)
- Frontage on Middleton Road
- 0.6± Miles South of Highway 82

### PROPERTY USE:

- Commercial Use
- Mixed Use
- Investment

### COORDINATES:

- 33.48847, -89.73713

### PROPERTY INFORMATION:

- 1.8± Acres
- Utilities Available
- Vacant, Corner Lot

### TAX INFORMATION:

2023 - \$397.31

- Parcel 331261200000029720



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**WILSON BRITT**

LAND SPECIALIST

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701 W. Sunflower Rd - Cleveland, MS 38732

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Information is believed to be accurate but not guaranteed.

# WELCOME TO THE MONTGOMERY 1.8

HAVE YOU BEEN SEARCHING FOR THAT PERFECT SPOT FOR A SMALL BUSINESS OR AN ADDITIONAL LOCATION FOR YOUR EXISTING BUSINESS? This 1.8± acre corner lot in Winona, MS is your answer. Situated at the northwest corner of the intersection of Middleton Road and North Applegate Street (Highway 51), the property consists of 1.8± acres of open, grassy landscape, suitable for a building site and parking lot.

The Montgomery County property is in an established commercial area that has remained stable over the past 40 years and is zoned C-3 (Highway Commercial District). The immediate surrounding locale consists of a mix of various types of commercial properties.



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# MORE ABOUT THE MONTGOMERY 1.8

There is approximately 331 feet of frontage along the west side of Tyler Homes Drive, which runs north from Middleton Road (adjacent to the subject's west boundary line). The property also offers approximately 468 feet of frontage along a site flair, which serves as a right-of-way for the intersection of Middleton Road and North Applegate Street. Tyler Homes Drive is another option for access.

The property has adequate access to major roads in the city of Winona. Off-site improvements include a ditch, streetlights, and an asphalt street; all public utilities are available. With heavy road traffic, your business will have ample opportunity to catch the eye of existing and new customers. The Mississippi Department of Transportation has logged the daily traffic count at 6,200 vehicles for Middleton Road and 11,000 vehicles for North Applegate Street (Highway 51).

**Take advantage of this opportunity for a great commercial lot.  
Call Wilson Britt today for your private showing.**



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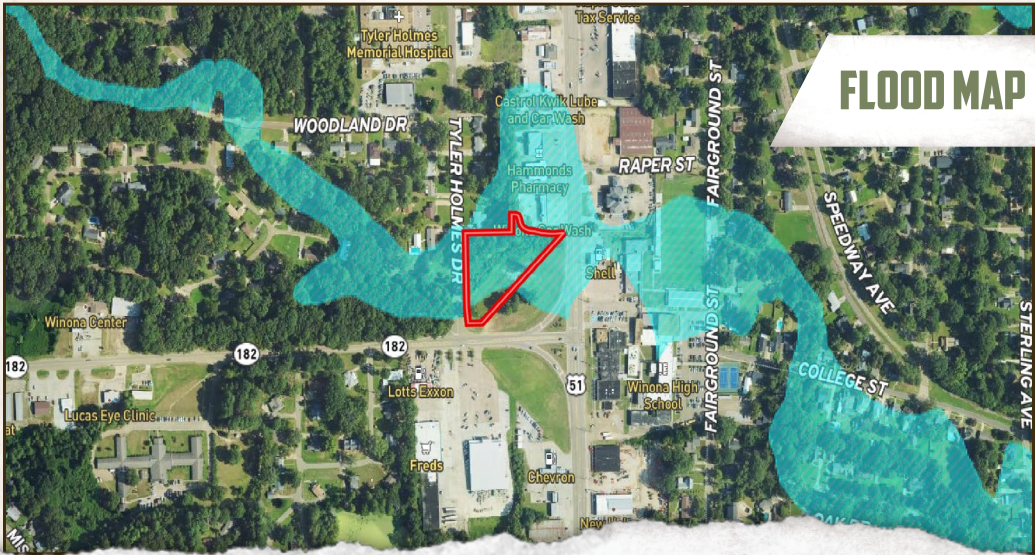
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MONTGOMERY COUNTY, MISSISSIPPI



FLOOD MAP



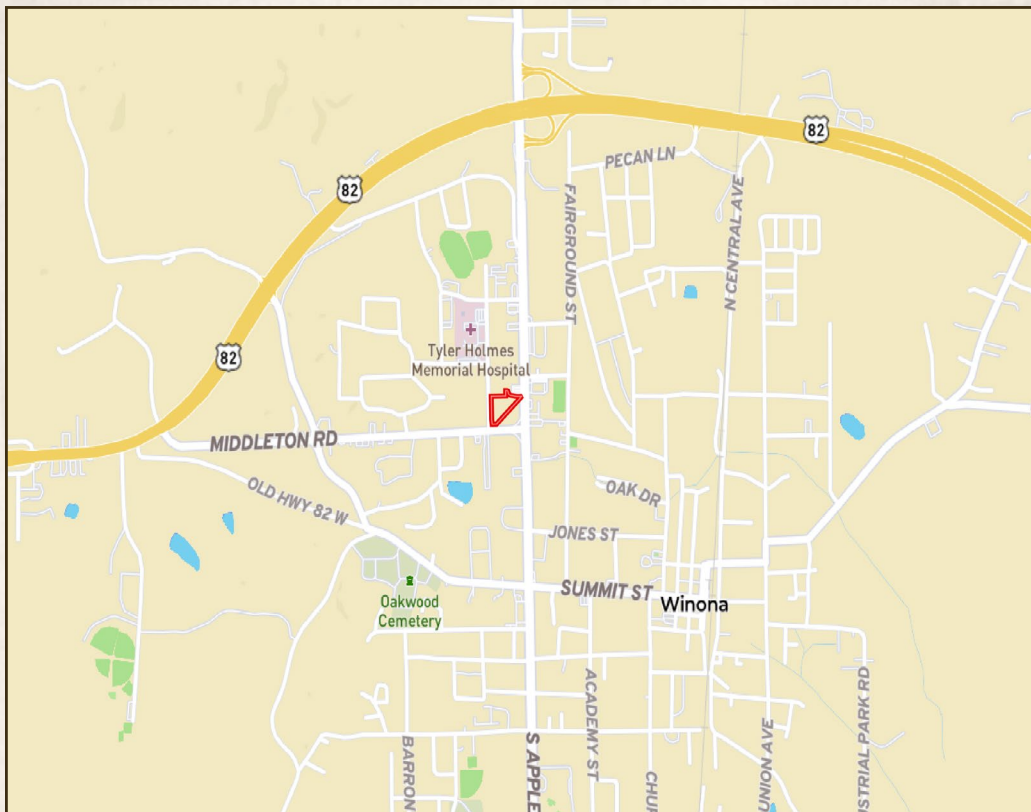
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Directions from Winona, MS: Travel north on S Vine Street toward Summit Street for 89 feet. Turn left at the 1st cross street onto Summit Street and continue for 0.4 miles. Turn right onto N Applegate Street and drive 0.3 miles. Turn left onto Middleton Road and drive 0.1 miles to the destination on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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