



"Your One Stop Real Estate Shop"

LAND & TIMBER | RESIDENTIAL | COMMERCIAL | OIL & GAS

- * ONLY \$2,595,000.00
- * 10.375 acres +/-
- * \$5.74/sq.ft.

Brookhaven's Best Opportunity

10.375 ac +/- Prime Commercial Land @ Exit #40 on I-55

- Location, Location, Location!!!
- Tremendous daily traffic
- Big Box Retail Area
- Site-Ready 10.375 acres
- 451,935 sq. ft.
- Address: 1338 Brookway Blvd., Brookhaven, MS 39601
- Owner will consider subdividing



Gary W. Stewart

MOBILE: 601-757-3009

gwstewart@4cornerprop.com

Office: 601-952-2828

Fax: 601-510-9446

www.4cplandandhomes.com



Priced to sell

- Incredible Location
- Land 10.375 acres +/-

Start Your Business

- Site Cleared
- Big Box Retail Area



Lincoln - 10.35 Ac
Brookway Blvd at I-55

Walmart Superstore



W Industrial Frontage Rd

W Industrial Frontage Rd

The Home Depot

Stribling Equipment

Brookhaven Honda



Comfort Inn

Holiday Inn Express & Suites Brookhaven

McDonald's

Traffic Brookway Blvd: 25,000

Exxon

Krystal

Animal Medical Center of Brookhaven

Brookway Blvd

Brookway Blvd

Brookway Blvd Ext NW

Text

Hampton Dr

Cracker Barrel Old Country Store

Hampton Inn Brookhaven

Recent area of development

Brookway Blvd Ext NW

Johnny Johnson Dr

I-55 S
I-55 N

Halbert Heights Rd

Halbert Heights

Sts Tri NW

Traffic I-55: 21,000

Linbrook Entrance

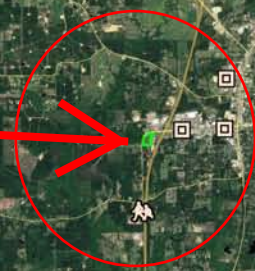


Lincoln 10.375 ac +/-

1338 Brookway Blvd., Brookhaven, MS 39601

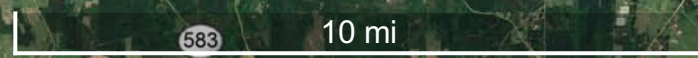
Legend

Subject Tract



Google Earth

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Lincoln 10.375 ac +/-

1338 Brookway Blvd., Brookhaven, MS 39601

Exit #40 I-55/ Brookway Blvd

Brookway Blvd Extended NW

Brookway Blvd

nts Trail NW

Halbert Hights R

Google Earth

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600 ft



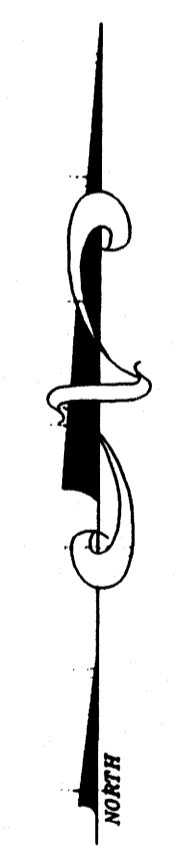
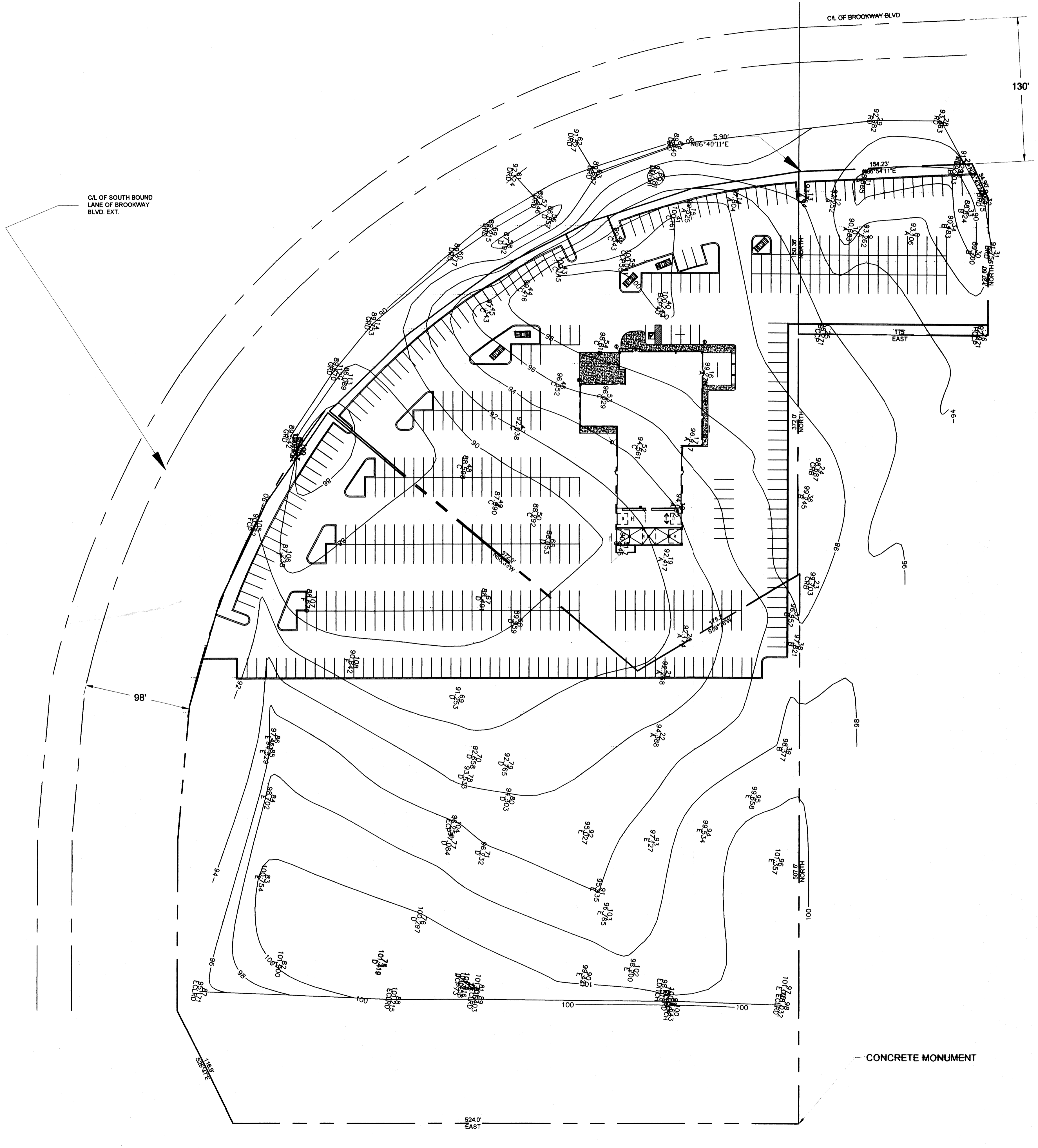
I-55 Exit 40/
Brookway Blvd.

Business Park

Home Depot/
Hop Retail Area







CONCRETE MONUMENT

SAINTS TAIL