

**2.7± ACRES**  
**MONTGOMERY COUNTY, MS**  
**\$275,000**



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

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# THE MONTGOMERY 2.7

## PROPERTY PROFILE

### LOCATION:

- South Frontage Road  
Winona, MS 38967
- Montgomery County
- 22± Miles From Grenada
- 70± Miles From Madison
- 90± Miles From Jackson

### COORDINATES:

- 33.48551, -89.76194

### TAX INFORMATION:

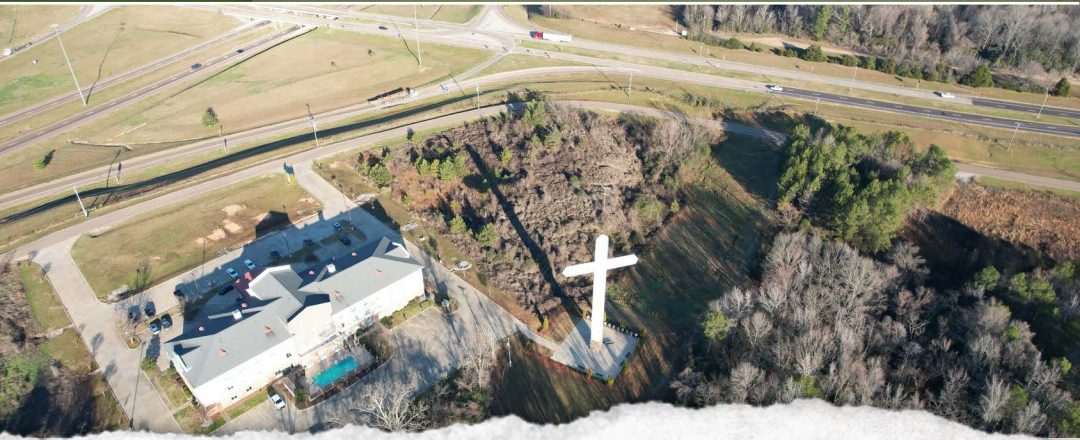
- \$357.57 - 2023

### PROPERTY USE:

- Commercial
- Development
- Investment

### PROPERTY INFORMATION:

- 2.7± Acres
- Zoned Highway Commercial  
Restricted (C3-R)
- High Visibility From I-55  
& Highway 82



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**CHRIS REED**

LAND SPECIALIST

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4848 Main St. - Flora, MS 39071

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Information is believed to be accurate but not guaranteed.



# WELCOME TO THE MONTGOMERY 2.7

**BRING YOUR BUSINESS PLANS TO LIFE ON THE MONTGOMERY 2.7!** Situated under the iconic Cross in Winona, MS, this 2.7± acre commercial property provides exceptional visibility from Interstate 55 and is conveniently located close to hotels, restaurants, and businesses, ensuring steady traffic and a built-in customer base. With its Commercial Highway Restricted (C3-R) zoning, mostly level terrain, and available utilities, this Montgomery County property is ready for development. Easy access from Highway 82 and I-55 adds to its appeal, making it an ideal spot for retail, hospitality, or other commercial ventures.

**Don't miss the chance to establish your business in a prime, high-visibility location and capitalize on the growth taking place both north and south along the Interstate 55 corridor.**

**Contact Chris Reed today!**



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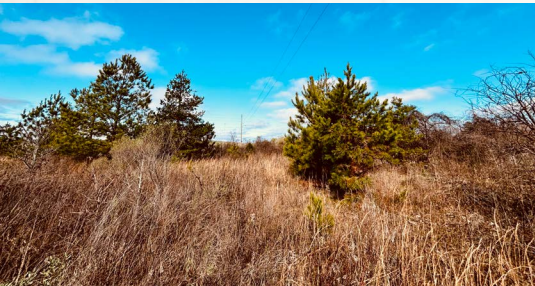
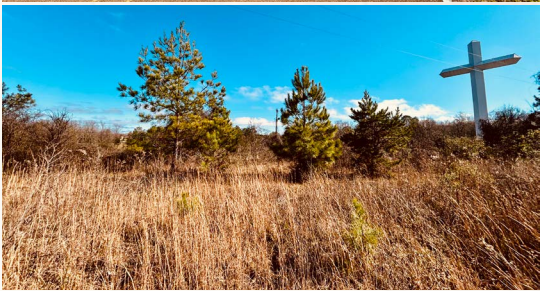
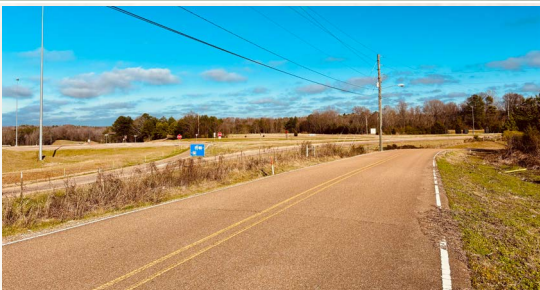
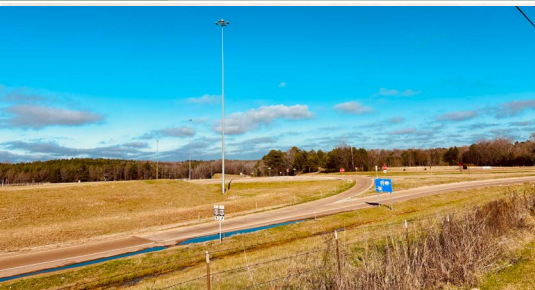
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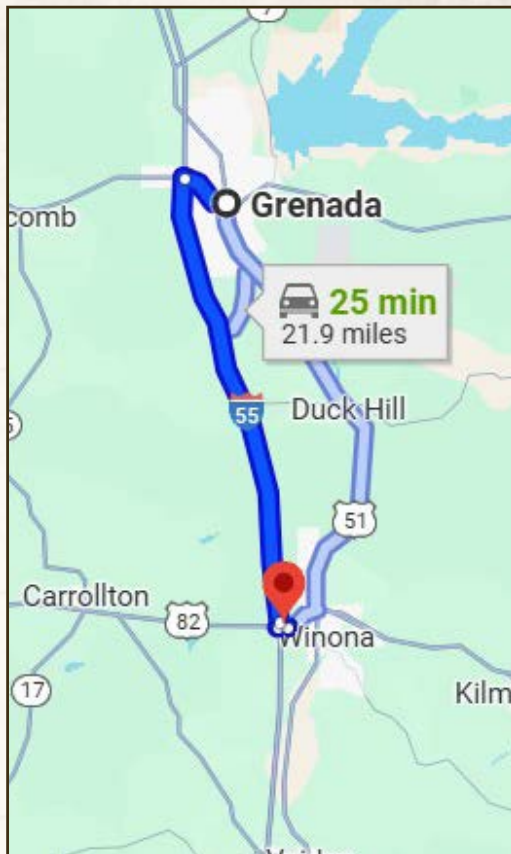
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MONTGOMERY COUNTY, MISSISSIPPI



Directions From Grenada, MS: Travel I-55 south to Winona and take Exit #185. Turn left onto Hwy 82 east, go 0.5 miles and turn right on the frontage road. Travel south to the property on your left.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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