

66± ACRES
MONTGOMERY COUNTY, MS
\$589,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

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THE MONTGOMERY 66

PROPERTY PROFILE

LOCATION:

- SE Frontage Road
Winona, MS 38967
- Montgomery County
- High Visibility From I-55
- 22± Miles S of Grenada
- 70± Miles N of Madison
- 90± Miles N of Jackson

COORDINATES:

- 33.47536, -89.76278

TAX INFORMATION:

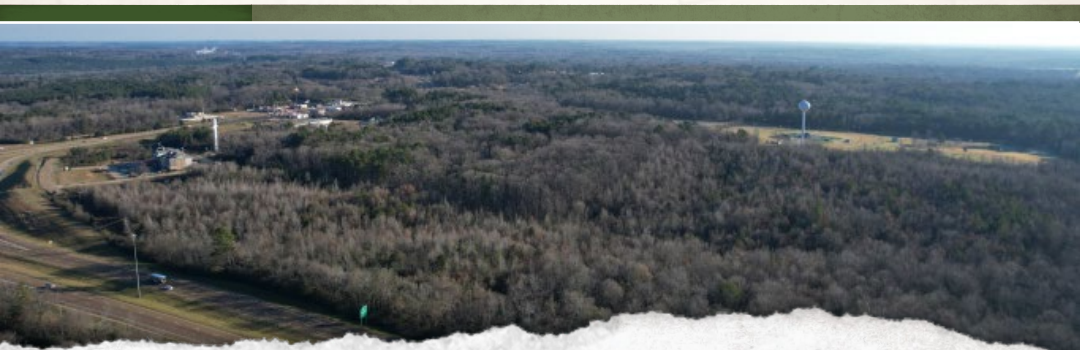
- TBD

PROPERTY USE:

- Commercial
- Development
- Investment
- Recreational

PROPERTY INFORMATION:

- 66± Total Acres
- 16± Acres Zoned Highway
Commercial Restricted (C3-R)
- 1,140± Frontage Feet on I-55
- Beside the Holiday Inn Express
- Across from Empire Truck Sales
& Pilot Truck Stop
- Borders Winona Sports Complex



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CHRIS REED

LAND SPECIALIST

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chris.reed@smalltownproperties.com

4848 Main St. - Flora, MS 39071

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE MONTGOMERY 66

WELCOME TO THE MONTGOMERY 66, A 66± ACRE COMMERCIAL PROPERTY LOCATED JUST OUTSIDE THE CITY LIMITS OF WINONA, MISSISSIPPI, DELIVERING EXCEPTIONAL VISIBILITY AND ACCESS ALONG INTERSTATE 55. With over 1,100 feet of I-55 frontage, this Montgomery County property is positioned in a highly trafficked commercial corridor ideal for a wide range of development opportunities.

The property sits directly across I-55 from Empire Truck Sales and the Pilot Truck Stop, adjacent to the Winona Baseball Complex, and next door to the Holiday Inn Express, placing it among established commercial and recreational anchors. Sixteen (16±) acres of the tract are zoned Highway Commercial Restricted (C3-R), providing immediate commercial potential, while the remaining acreage offers flexibility for expansion, investment, or future development.



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The land is primarily composed of natural mixed hardwood regeneration with some mature timber, with approximately 30 acres having been cut 15–17 years ago. This tract's size, zoning, and strategic location make it well-suited for commercial, mixed-use, or long-term investment purposes.

Call Chris Reed today to learn more about the Montgomery 66.



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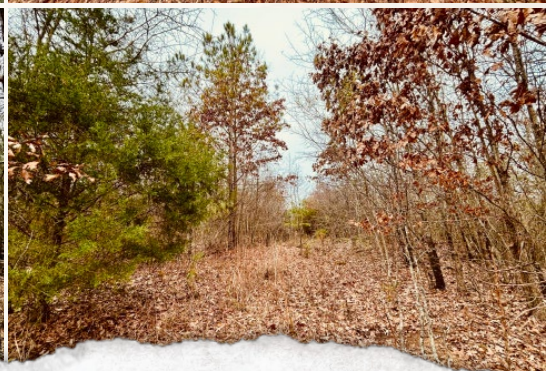
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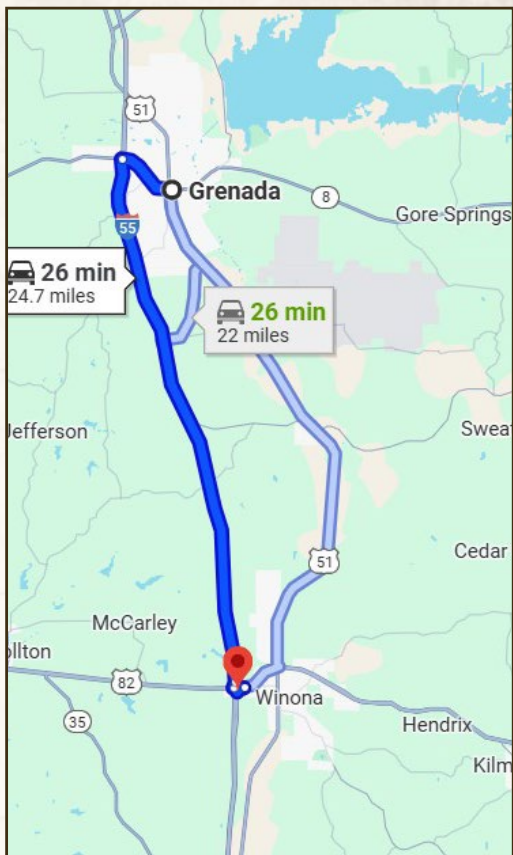
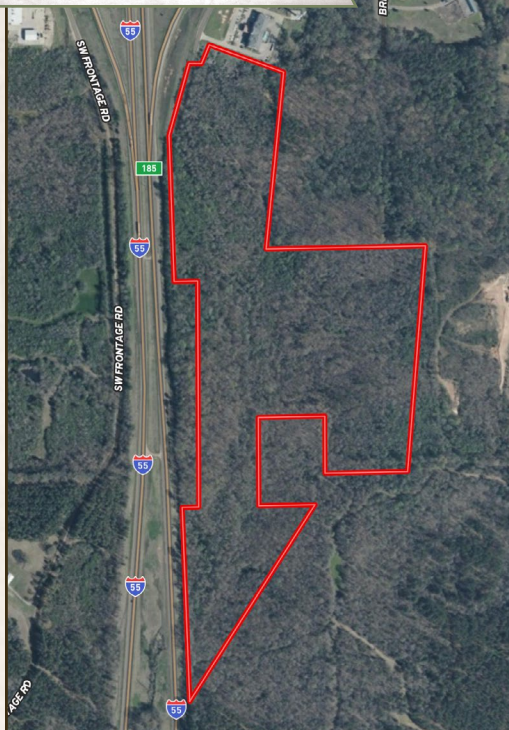
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MONTGOMERY COUNTY, MISSISSIPPI

land id. LINK



Directions From Grenada, MS: Travel I-55 south to Winona and take Exit #185. Turn left onto Hwy 82 east, turn right on the frontage road. Travel south, past the Holiday Inn Express and the property is at the end of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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