



# Wiggins Highway 49 Commercial Corner Development

12 +/- Acres | Stone County, MS | \$1,800,000



## ADDRESS

000 Woodland Drive - TRACT A  
Wiggins, MS 39577

## LOCATION

From the intersection of U.S. Highway 49 and Highway 26, travel south for 1.5 miles. Turn right onto Woodland Drive. Property is located on the south side of Woodland Drive.

GPS Coordinates: 30.8361, -89.1392

## PROPERTY SUMMARY

Exceptional development property in a prime location. Zoned C3 for Highway business with high visibility frontage on the U.S. 49 South service road. This property is poised for development into intensive, high-impact commercial or small-scale light industrial establishments. Additionally, the property is located directly across from the building site of the new Stone County High School scheduled to open in 2025 yielding additional development opportunities. Located between the Mississippi Gulf Coast and Hattiesburg, MS, Wiggins is a growing area and offers a great small-town feel close to larger metro areas.

[nationalland.com/listing/wiggins-highway-49-commercial-corner-development](https://nationalland.com/listing/wiggins-highway-49-commercial-corner-development)



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