

# Investment Property

## 0.27+/- Acres in Sunflower County, MS



\$130,000

**This investment property is located on Highway 82 West in Sunflower County, MS, and** offers 85 feet of road frontage in Indianola. This highway front parcel is .27+/- acres. A 600+/- square foot metal shop is on-site with electricity, a heating and cooling system, a bathroom, and a nice canopy for additional outdoor space. Daily traffic counts on Highway 82 in Indianola can top 20,000 vehicles per day! The property is 30 miles from Greenwood and 23 miles from Greenville. Capitalize on this excellent investment, call Emerson today!

**Directions from Greenville, MS:** Travel east on Hwy 82 for approximately 23.4 miles. The property will be on the left.

**Directions from Greenwood, MS:** Travel west on Hwy 82 for approximately 30 miles. The property will be on the right.



**EMERSON  
LOVELACE**

REALTOR®

Office: 662.441.2500

Cell: 601.715.3302

Emerson@TomSmithLand.com



**A Real Estate Expert You Can Trust**

TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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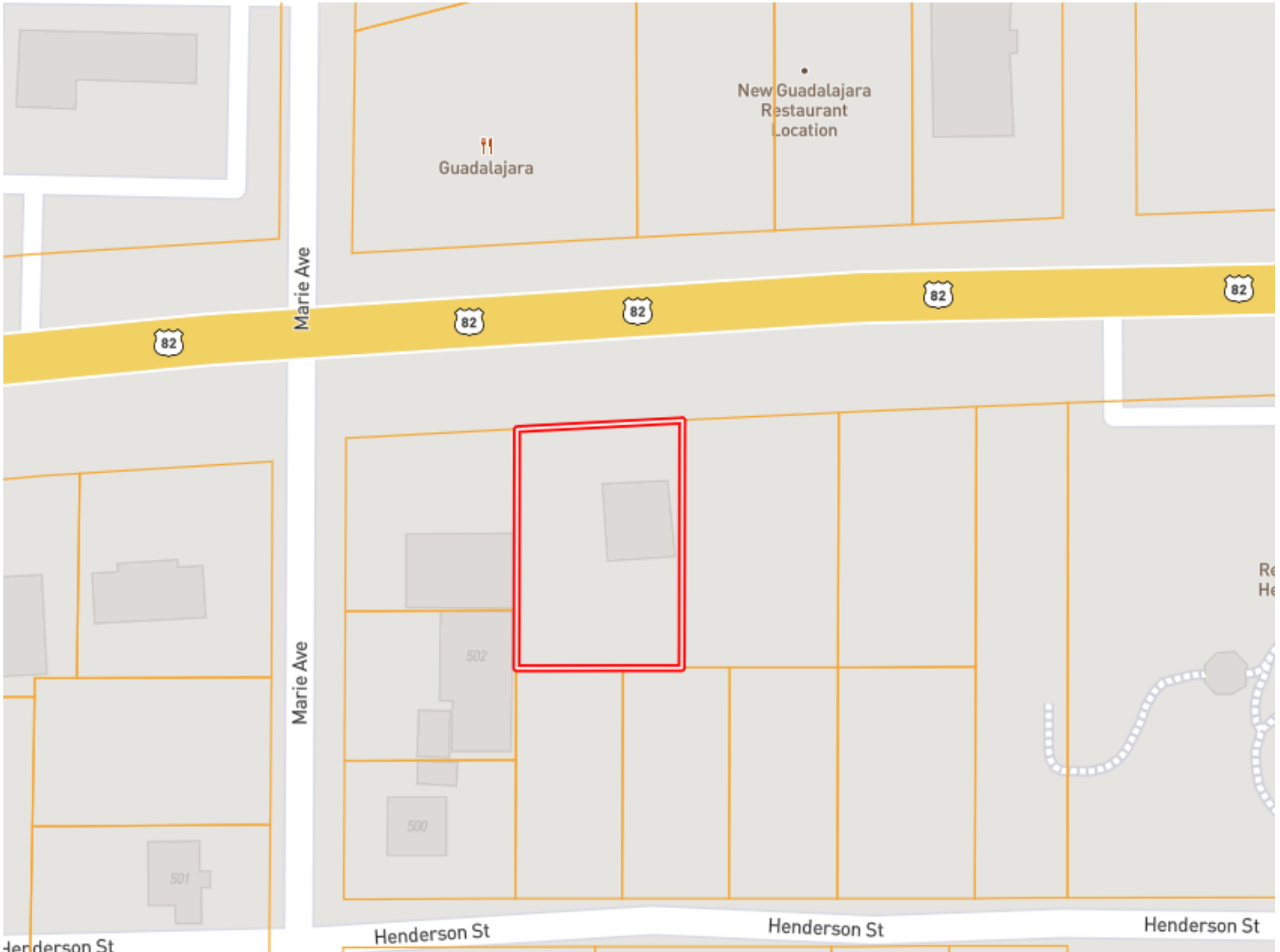
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# OWNERSHIP MAP



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# AERIAL MAP



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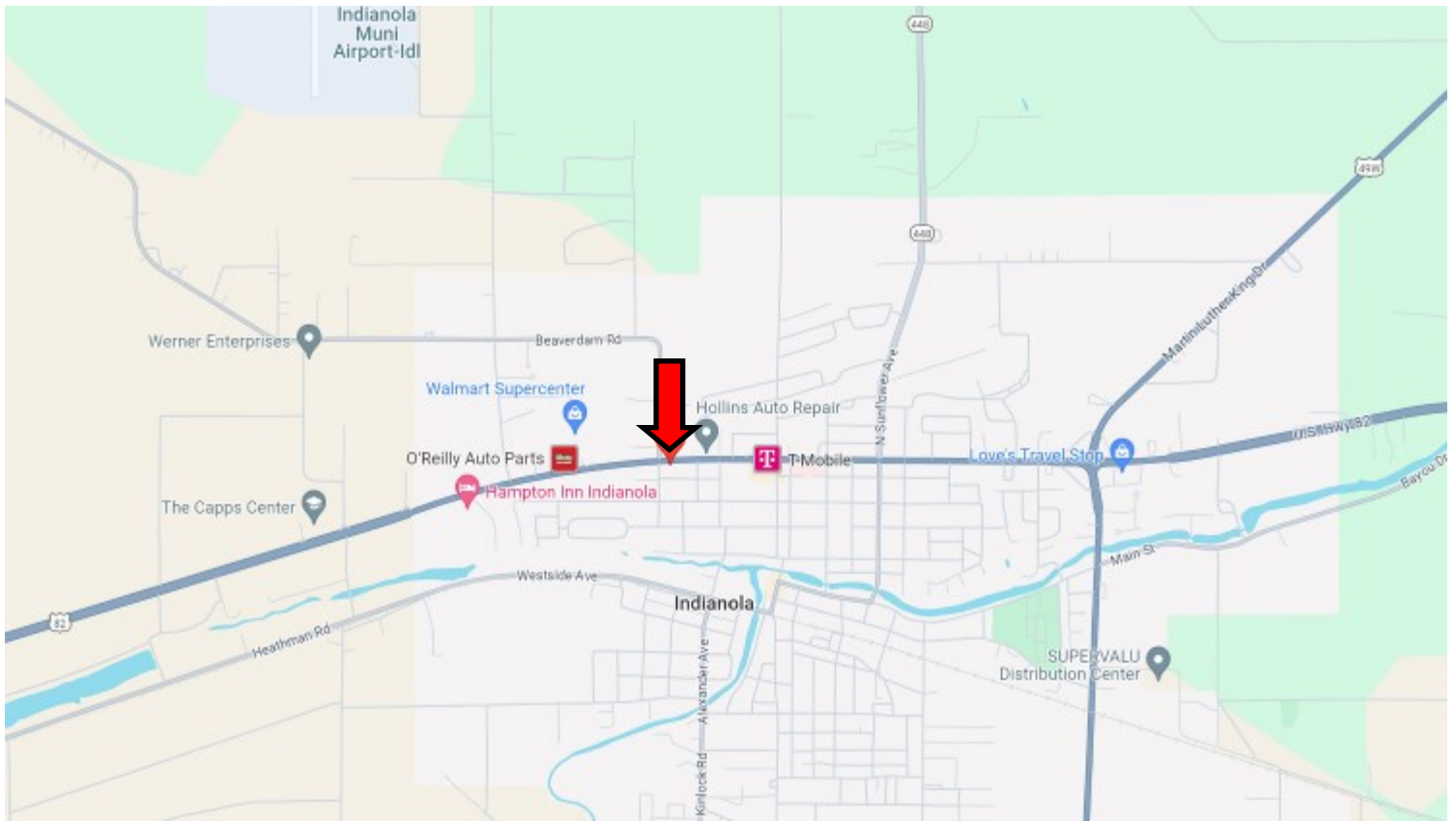
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# DIRECTIONAL MAP



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## GOOGLE MAP LINK



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