

5.3± ACRE COMMERCIAL VACANT LAND SUNFLOWER COUNTY, MS

\$200,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (769) 888-2522

THE SUNFLOWER 5.3

PROPERTY PROFILE

LOCATION:

- Indianola, MS
- Sunflower County
- US Highway 82 Frontage
- 26.5± Miles S of Cleveland
- 28.5± Miles W of Greenwood

COORDINATES:

- 33.45942, -90.6268

PROPERTY INFORMATION:

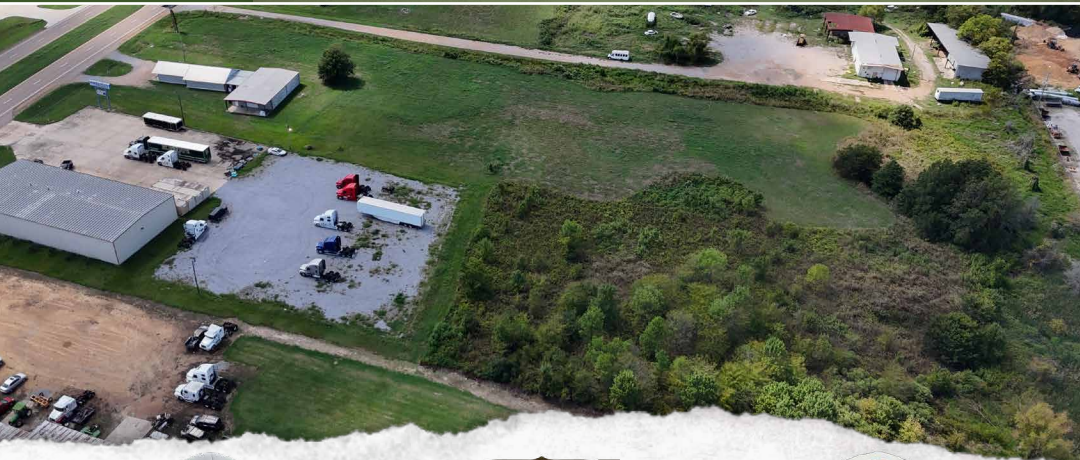
- 5.3± Total Acres
- Vacant Land
- Utilities Available
- Potential Lease Options Available

PROPERTY USE:

- Commercial Use
- Industrial
- Mixed Use
- Investment

TAX INFORMATION:

- 2023 - \$1,517.63
- Parcel 119J320000400



WILSON BRITT | LAND SPECIALIST
C: 662-299-2367 | wilson@smalltownproperties.com

CODY BELLIPANNI | LAND SPECIALIST
C: 601-559-1758 | cbellapini@smalltownproperties.com

4848 Main St. - Flora, MS 39071 | O: 769-888-2522 | smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE SUNFLOWER 5.3

LOCATED OFF HIGHWAY 82, THIS 5.3± ACRE COMMERCIAL PROPERTY OFFERS 100 FEET OF PRIME ROAD FRONTAGE IN INDIANOLA, MISSISSIPPI. Situated less than a mile from the busy Love's Truck Stop, the Sunflower County property benefits from substantial exposure, with over 8,200± vehicles passing by daily

The site includes a pre-built pad, making it ready for immediate development. It offers adequate access to major roads in the city of Indianola and is zoned C-3, Highway Commercial District, which encompasses most of the businesses along and on either side of US Highway 82. With its strategic location, this property is perfect for various commercial uses such as retail, dining, or a small distribution center.



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MORE ABOUT THE SUNFLOWER 5.3

The property has a level topography with access to all public utilities provided in the City of Indianola (water, sewer, electricity, natural gas, telephone, and internet services). The site is in FEMA Zone X – not a designated flood hazard area – with reduced flood risk due to the nearby levee.

Take advantage of this opportunity for a large commercial lot or divide it into individual lots. Potential lease options are available.

Call Cody Bellipanni or Wilson Britt today for additional information and to schedule a showing!



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5.3 ± ACRES

SUNFLOWER COUNTY, MISSISSIPPI



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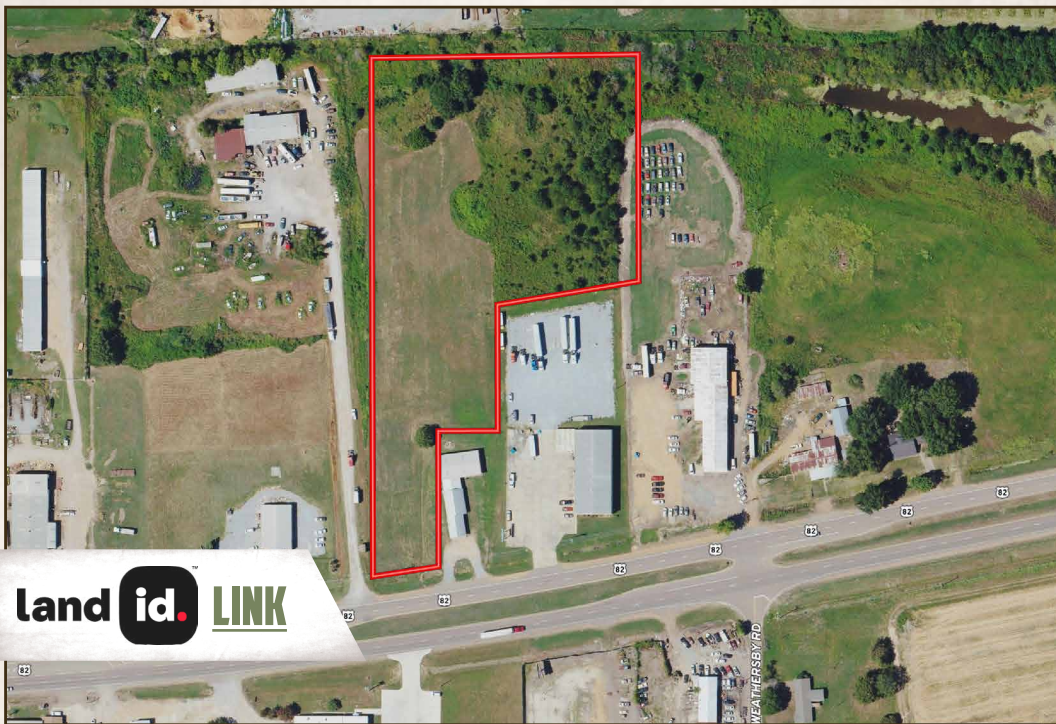
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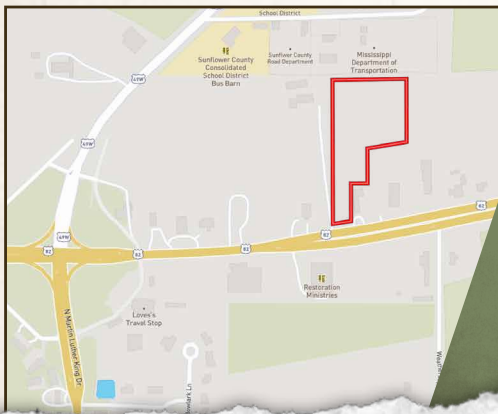
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5.3 ± ACRES

SUNFLOWER COUNTY, MISSISSIPPI



land id. **LINK**



Directions from Greenwood, MS:
Travel south on Main Street toward
E Henry Street for 0.8 miles. Turn
right to merge onto US-49E N/US-82
W. Continue to follow US-82 W for 28.5
miles. Turn right and the destination
will be on the right

LINK TO GOOGLE MAP DIRECTIONS



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