

HIGH VISIBILITY AND VERSATILITY

PRIME COMMERCIAL PROPERTY ON 8.5± ACRES IN SUNFLOWER COUNTY
137 Highway 49 North, Indianola, MS 38751



- 8.5± acres in Sunflower County, MS
- 500 feet of Hwy 49 frontage at Hwy 49 & Hwy 82 crossroads
- 4,400 daily traffic count (MSDOT)
- Three metal buildings: 7,200 sq/ft with office & HVAC, two 1,500 sq/ft
- Gravel drive and lot
- Currently a trucking sales center
- Priced at appraised value

\$375,000



EMERSON
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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





This C-3 commercially zoned property is located on 8.5± acres in Sunflower County, MS, offering 500 feet of Highway 49 frontage at the highly trafficked crossroads of Highway 49 and Highway 82. With an impressive MSDOT daily traffic count of 4,400, the property includes three metal buildings with large bay rollup doors: a 7,200 sf facility with office space and HVAC and two additional 1,500 sf buildings. The lot features a gravel drive and parking area, making it highly functional for various uses. Currently operating as a trucking sales center, this property is offered at the appraised value and is ideal for businesses seeking a strategic and accessible location. Call Emerson to schedule a tour today!

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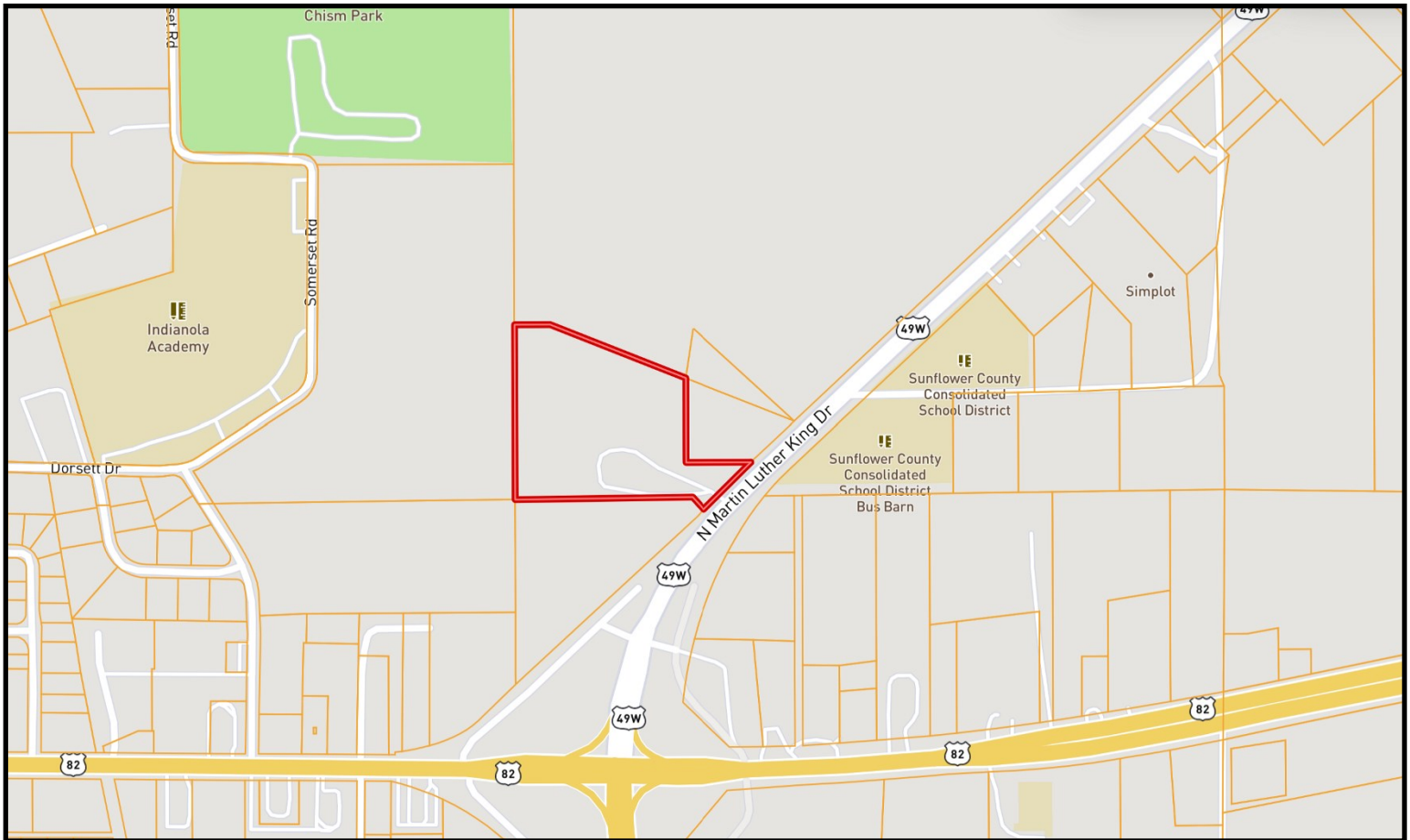


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Ownership Map



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Aerial Map



[Click Here for the Landid Interactive Map Link](#)

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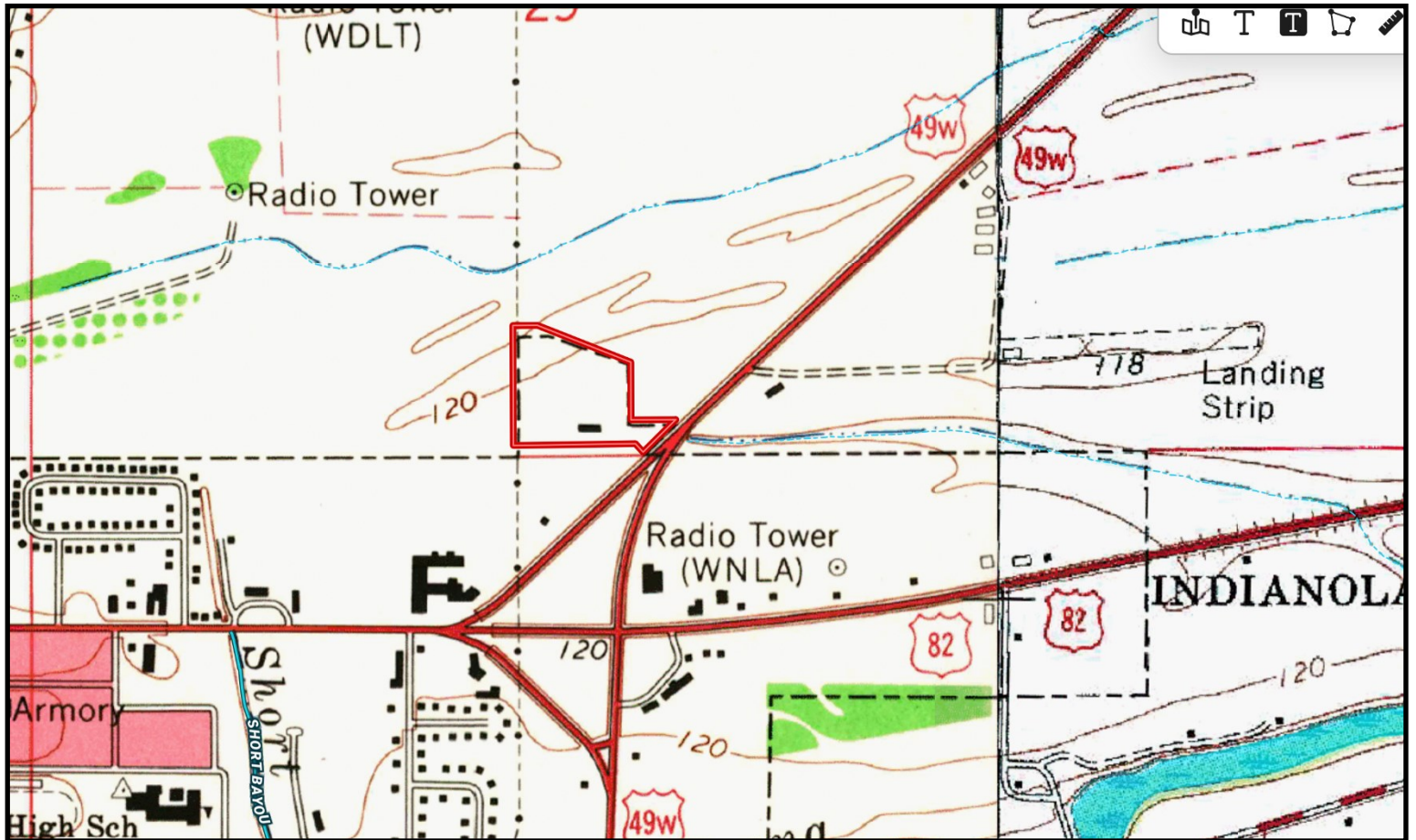


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Topo Map



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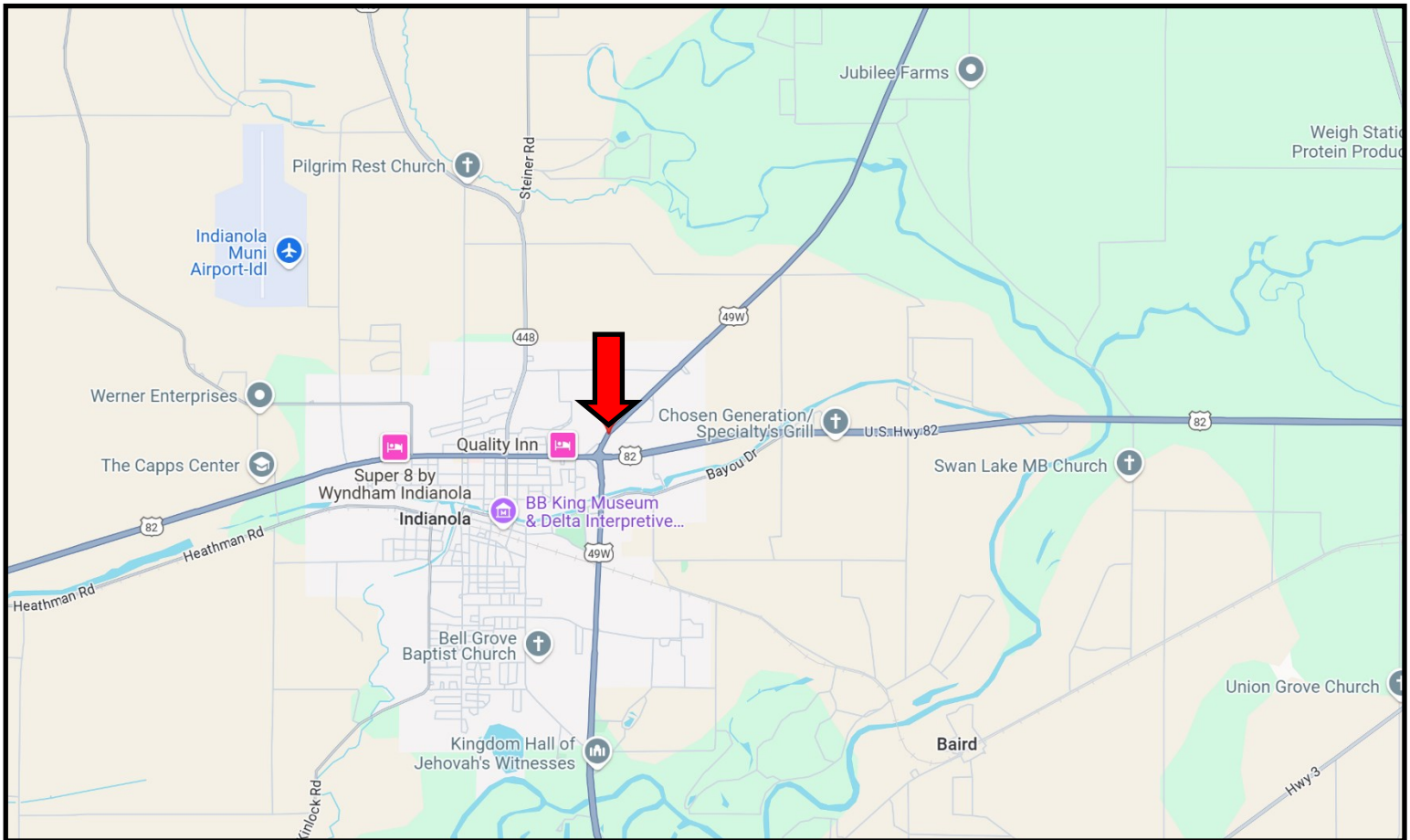


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Directional Map



Directions from the intersection of Hwy 82 and Hwy 49 in Indianola, MS: Travel Hwy 49W for 0.2 miles. The property be on the left.

137 Highway 49 N Indianola, MS—Google Map Link



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