

Commercial Opportunity in Sunflower County

2421 Highway 49 North, Sunflower, MS 38778



Located along busy Hwy 49 in Sunflower County, MS, this 0.5± acre commercial property offers excellent visibility and access with 450 feet of highway frontage and a 3,500 daily traffic count (MSDOT). Built in 1997, the 2,300± square foot building was formerly operated as a convenience store/service station. Key features include:

- Two fuel pumps with a 2,700± sq ft concrete fill-up area
- 1,200± sq ft covered pump canopy
- Strong potential for reopening as a gas station, retail store, or other commercial venture
- Prime location with steady highway traffic

Ideal for investors or business owners looking to establish a presence in a high-visibility corridor of North Sunflower County. Call Emerson to schedule your tour today!



**EMERSON
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Information is believed to be accurate but not guaranteed.





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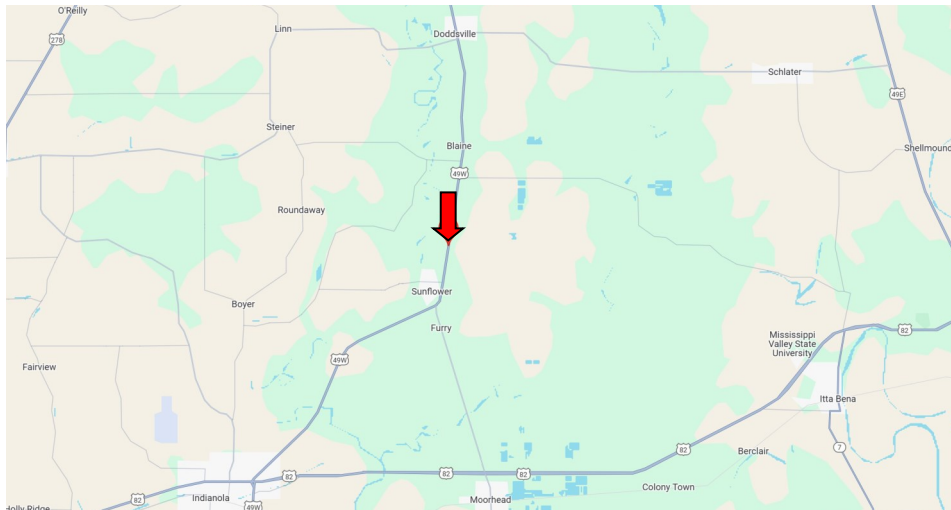
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MAPS | [Click HERE for the Land id Interactive Map Link](#)



Directions from Hwy 49W and Hwy 3 in Sunflower MS:
Travel Hwy 49 North for 2 miles.
The property will be on your left.
2421 Hwy 49 N, Sunflower, MS 38778—Click for Google Maps



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