

RESIDENTIAL DEVELOPMENT OPPORTUNITY IN SUNFLOWER COUNTY



- **Location:** Marie Road, Indianola, MS 38751
- **Size:** 40± Acres (Undeveloped)
- **Zoning:** R1-B Single-Family Residential

\$599,750

This 40± acre undeveloped Indianola, Mississippi, property offers a prime opportunity for residential development. Zoned R1-B Single Family Residential, the land is ideally suited for a new subdivision or housing community. Strategically located northwest of Highway 82 and east of Airport Road, the site provides convenient access to major transportation routes. It borders the City of Indianola Park, Delta Housing Authority Apartments, and Canterbury Apartments—placing it within a well-established area with community amenities already in place. Previous development plans and plat maps are available, offering a valuable head start for investors or builders. With nearby utilities and infrastructure access, the property is development-ready and well-positioned to meet the growing demand for housing in Sunflower County. Given the region's rising property values and increasing residential interest, this parcel represents a strong investment opportunity.



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Information is believed to be accurate but not guaranteed.





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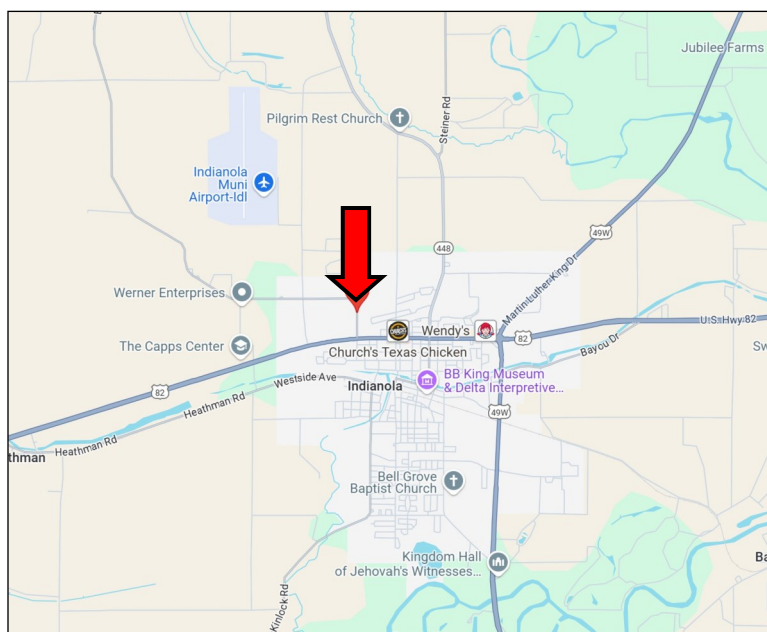
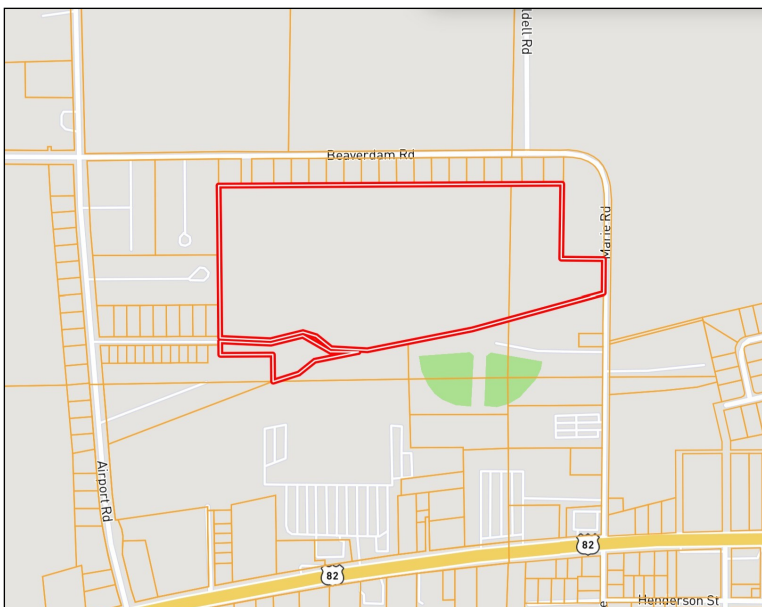


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MAPS | [Click Here for the Interactive Map Link](#)



Directions from the intersection of Hwy 49W and Hwy 82 in Indianola, MS:

Travel West on Hwy 82 for 1.4 miles. Turn right onto Marie Road. After 0.3 miles, the property will be on your right.

[Google Map Link](#)



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