

Investment Property

0.76+/- Acres in Sunflower County, MS



\$265,000

This .76-acre property in Sunflower County, MS, consists of three parcels of highway-front property. It includes a 1,800+/-square-foot retail store with plenty of parking. 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. The large open space on the eastern side of the property is available for expansion or new development along the highway. A commercial billboard sits on the west end for additional income. Daily traffic counts on Highway 82 in Indianola can top 20,000 vehicles per day! This unique property is 30 miles from Greenwood, MS, and 23 miles from Greenville, MS. The Seller will consider dividing. Capitalize on this excellent investment. Call Emerson today!



**EMERSON
LOVELACE**

REALTOR®

Office: 662.441.2500

Cell: 601.715.3302

Emerson@TomSmithLand.com



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TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.





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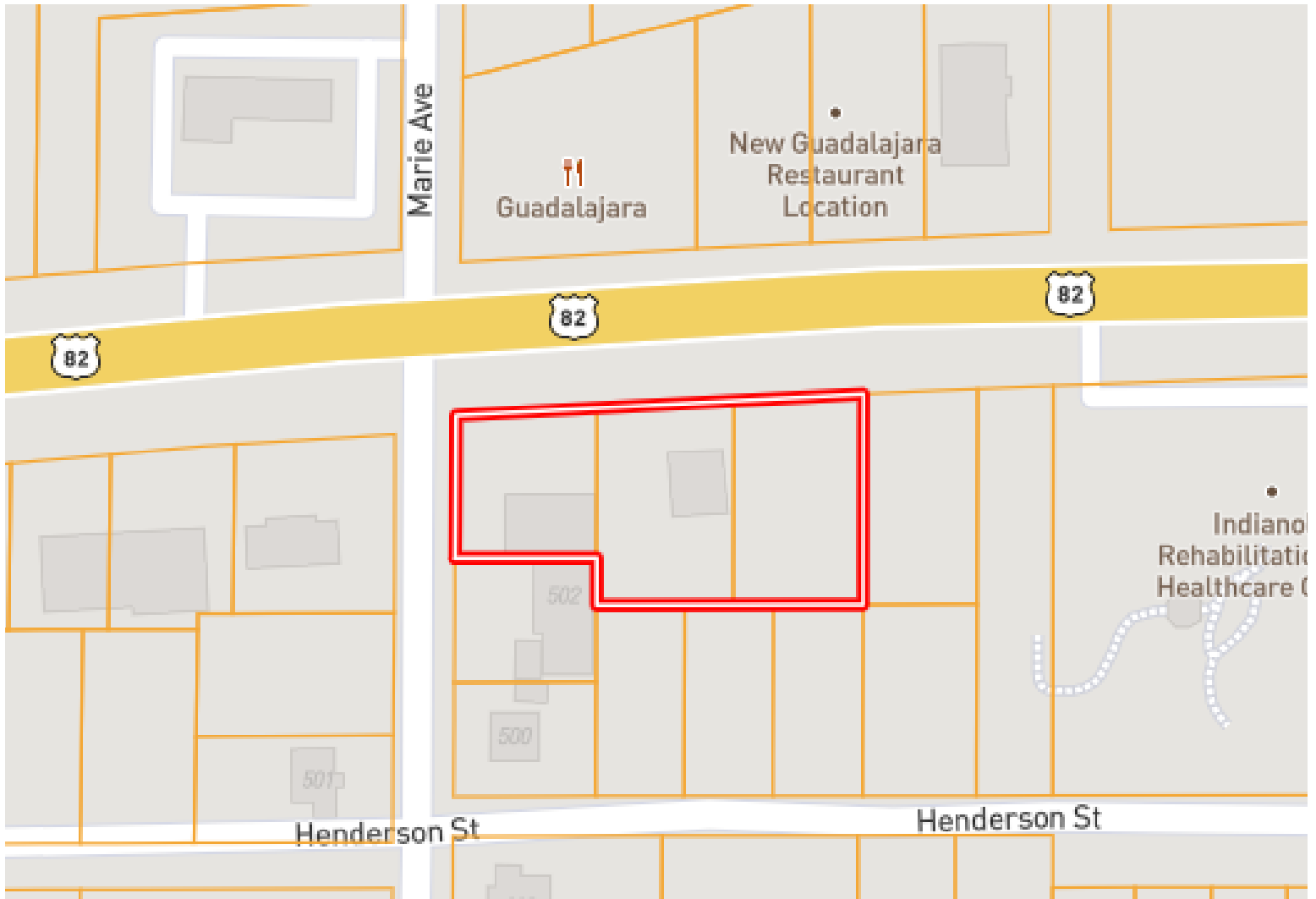
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OWNERSHIP MAP



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AERIAL MAP



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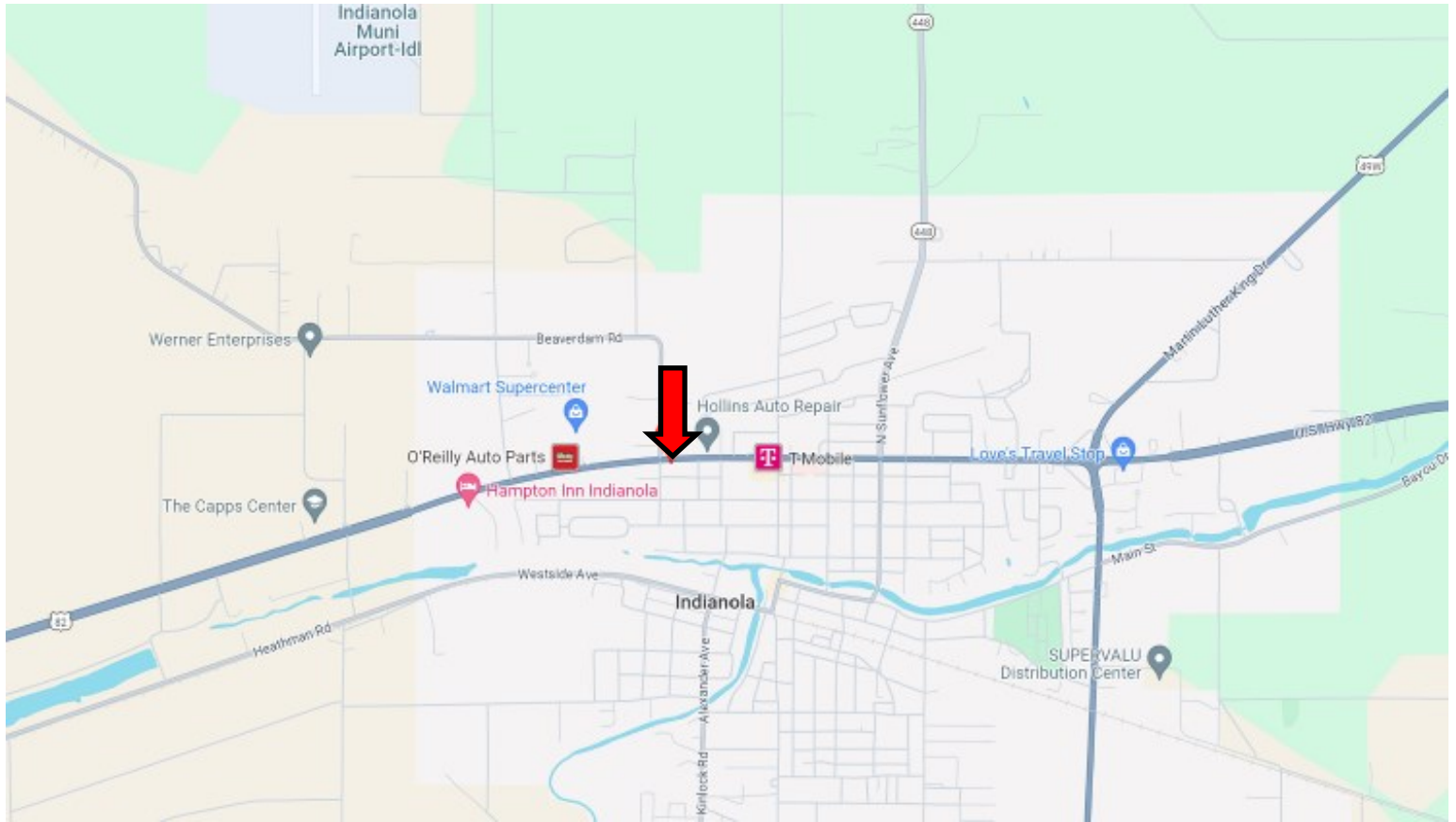


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DIRECTIONAL MAP



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.

GOOGLE MAP LINK



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