

# Investment Property

## 0.22+/- Acres in Sunflower County, MS



**Located on Highway 82 West in Sunflower County, MS,** this investment property offers 100 feet of road frontage in Indianola. This property features .22+/- acres with a 1,800 +/- square foot retail store with plenty of parking. 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! The property is 30 miles from Greenwood, MS and 23 miles from Greenville, MS. Seller will consider dividing. Capitalize on this great investment, call Emerson today!

**Directions from Greenville, MS:** Travel east on Hwy 82 for approximately 23.4 miles and the destination is on the left.

**Directions from Greenwood, MS:** Travel west on Hwy 82 for approximately 30 miles and the destination is on the right.



*call me today!*

**EMERSON LOVELACE**, REALTOR®

Emerson@TomSmithLand.com

662.441.2500 **office** | 601.715.3302 **cell**



Expect More. Get More.

# TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



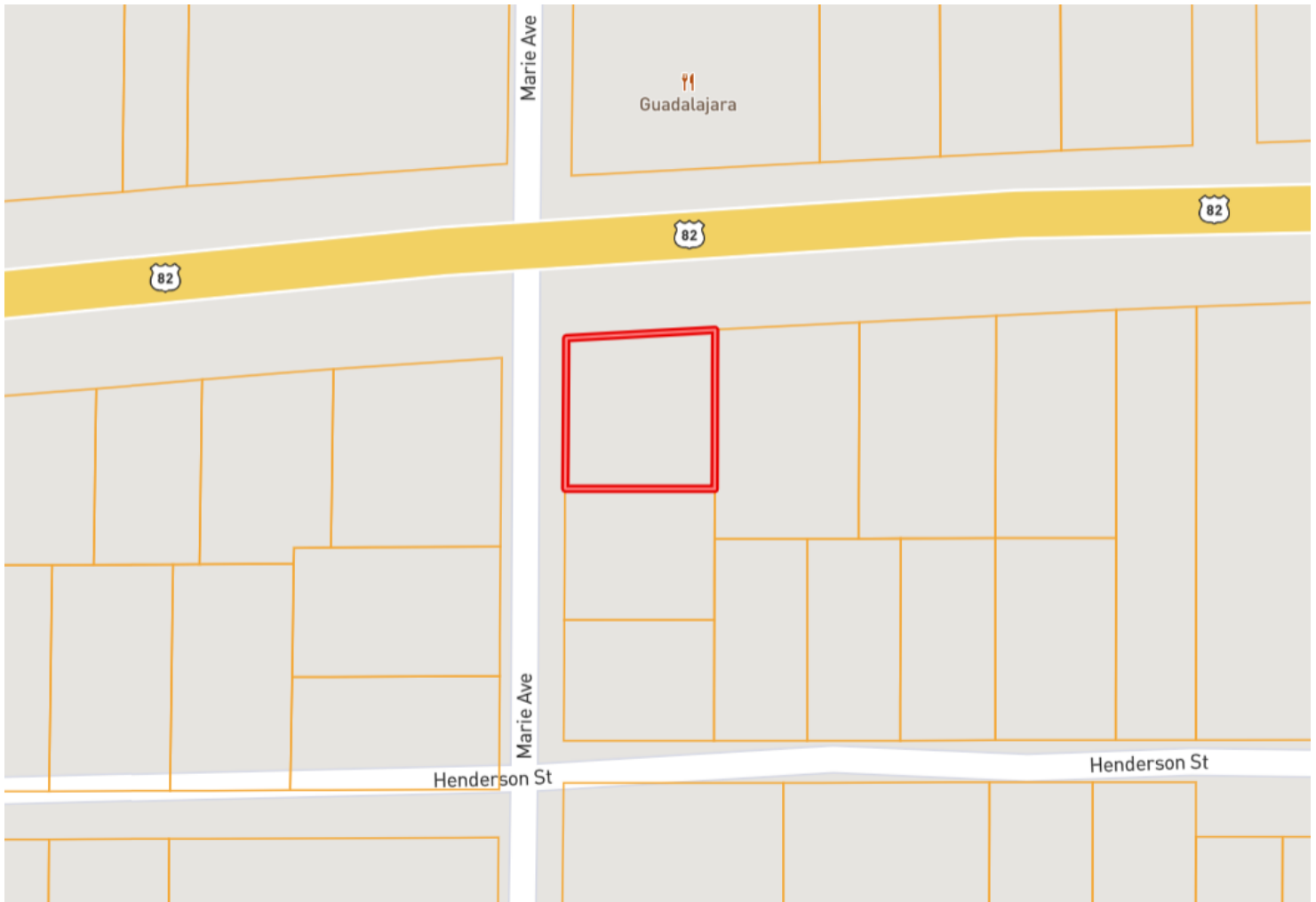
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# OWNERSHIP MAP



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# AERIAL MAP



[Click for Interactive Map](#)



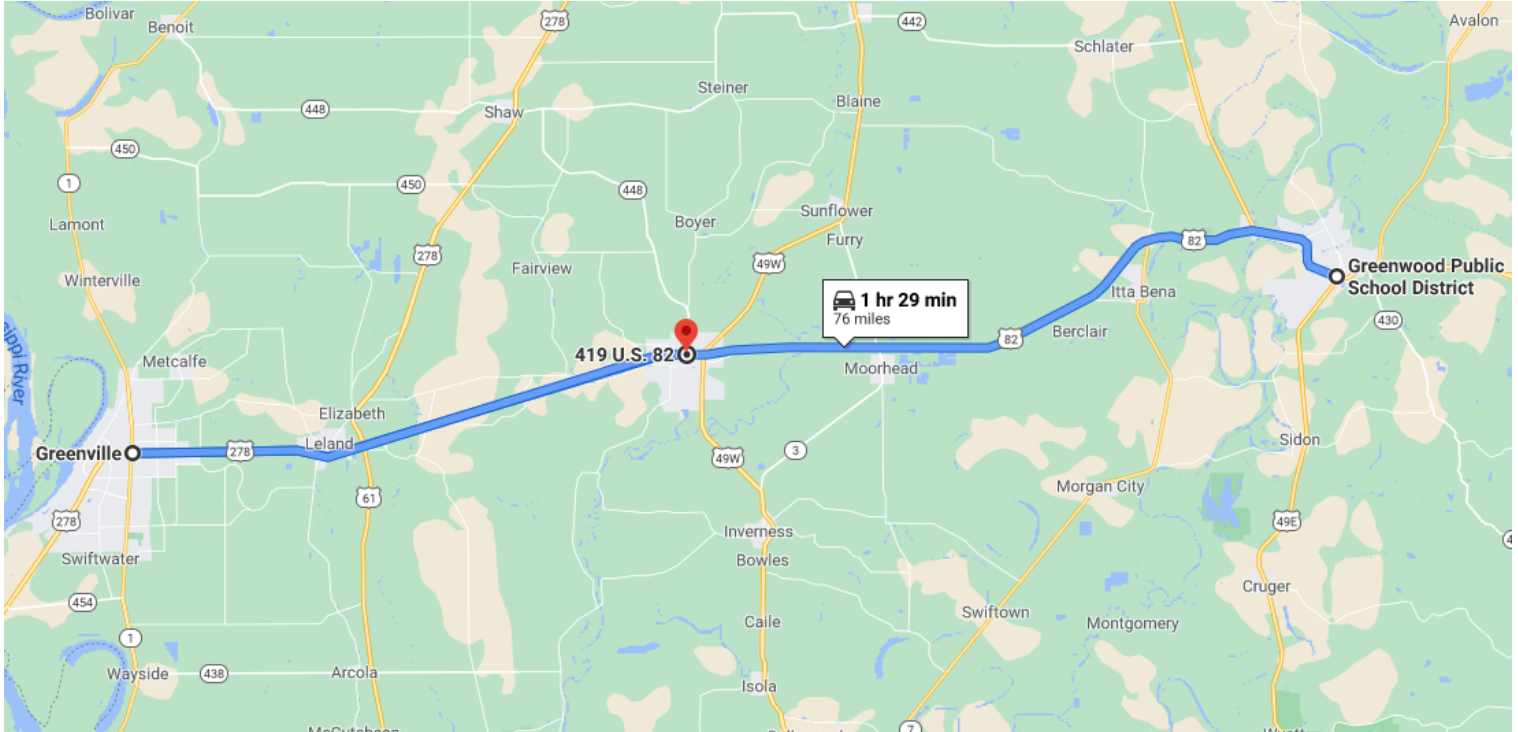
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# DIRECTIONAL MAP



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