

**0.9± ACRES WITH A
COMMERCIAL BUILDING
LEFLORE COUNTY, MS**

\$370,675



SMALLTOWN

HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425

THE LEFLORE 0.9

PROPERTY PROFILE

LOCATION:

- Greenwood, MS
- Leflore County

COORDINATES:

- 33.52422, -90.20295

PROPERTY USE:

- Commercial Use
- Mixed Use
- Investment

PROPERTY INFORMATION:

- 0.9± Acres
- 12,000± SF Concrete Slab
- 5,700± SF Insulated Metal Building
- Utilities Available
- Vacant Lot

TAX INFORMATION:

2023 - \$1,299.83

- Parcel 08509030301111



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WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LEFLORE 0.9

CALLING ALL COMMERCIAL BUSINESS OWNERS TO GREENWOOD, MS. Located off the well-traveled US Highway 82 is a commercial site with a concrete slab and building.

This Leflore County property is situated at the eastern side of Pizza Inn restaurant and consists of a fairly rectangular shaped site measuring approximately 117'x149'. A 12,000± SF 12" thick concrete slab foundation is in place. To the north, lies a 5,700± SF insulated metal building with a metal roof also on a concrete slab foundation. The building has roughly 14' eave height with roughly 18' center ridge height. Perfect for any commercial or industrial business, the building contains 3,780± SF of open warehouse space and 1,920± SF of finished, partitioned office space. At approximately 35 years old, this building is in good condition.



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MORE ABOUT THE LEFLORE 0.9

The property is zoned C-3, Highway Commercial District, which encompasses the majority of the businesses along and on either side of US Highway 82. It is primarily located in a professional development with restaurants, a medical clinic, financial institution, business offices, and a government building. This lot represents the only remaining vacant commercial site in the area.

The property has a level topography with access to all utilities, both public and private, provided in the City of Greenwood (water, sewer, electricity, natural gas, garbage collection, telephone, and Internet services). The site is in FEMA Zone X – not a designated flood hazard area – with reduced flood risk due to the nearby levee.

The property has adequate access to major roads in the city of Greenwood. With heavy road traffic, your business will have ample opportunity to catch the eye of existing and new customers. The Mississippi Department of Transportation has logged the daily traffic count at 21,000 vehicles for Highway 82-49E.

**Take advantage of this opportunity for a great commercial lot.
Call Wilson Britt today for your private showing.**



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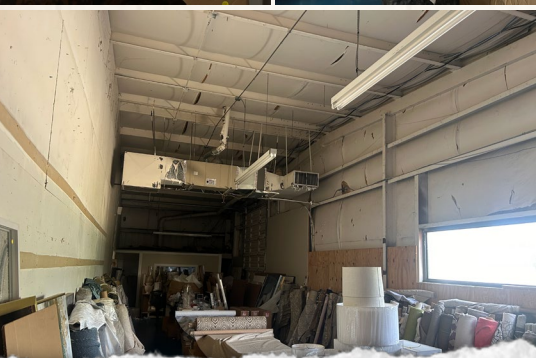
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LEFLORE COUNTY, MISSISSIPPI



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land id. LINK



FLOOD MAP



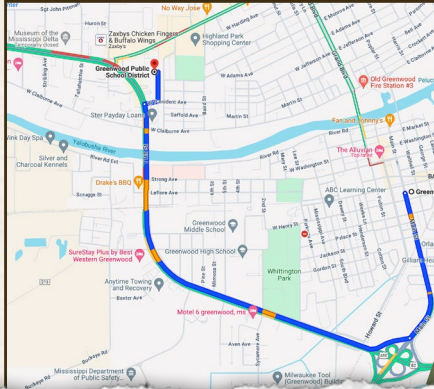
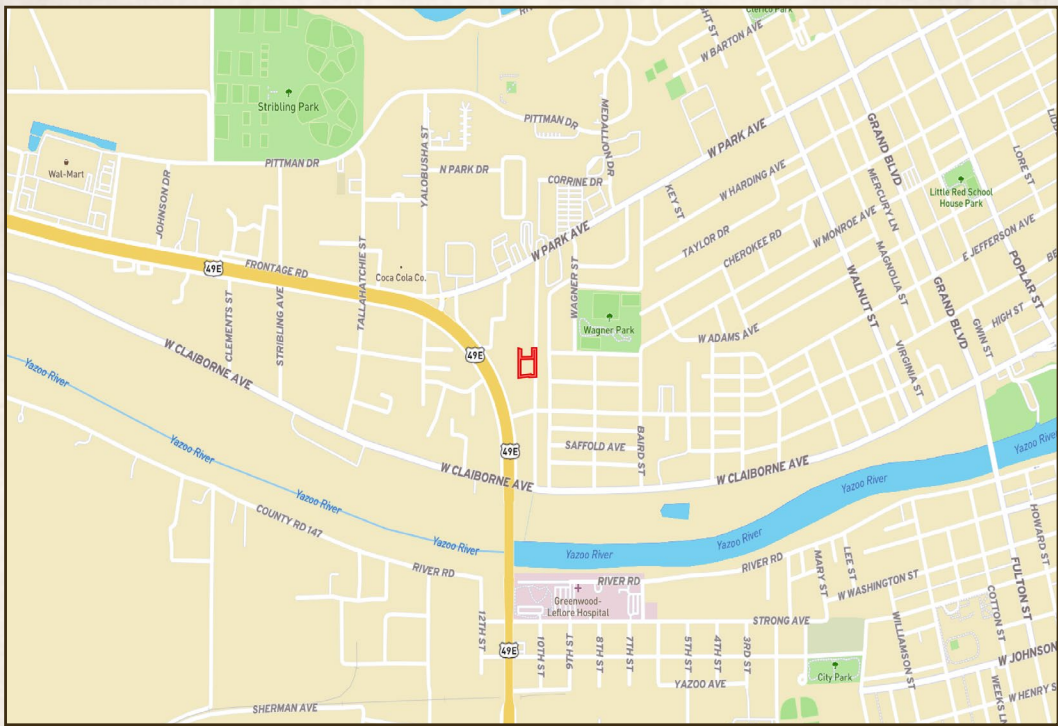
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LEFLORE COUNTY, MISSISSIPPI



Directions from Greenwood, MS:
 Travel south on Main Street toward
 E Henry Street for 0.8 miles. Turn
 right to merge onto US-49E N/US-82
 W and drive 2.3 miles. Turn right onto
 W President Avenue, then turn left onto
 Frontage Road. The destination will be
 on the left.

LINK TO GOOGLE MAP DIRECTIONS



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