

# 5.3± ACRE COMMERCIAL VACANT LAND SUNFLOWER COUNTY, MS

**\$250,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**OFFICE (769) 888-2522**



# THE SUNFLOWER 5.3

## PROPERTY PROFILE

### LOCATION:

- Indianola, MS
- Sunflower County
- US Highway 82 Frontage
- 26.5± Miles S of Cleveland
- 28.5± Miles W of Greenwood

### COORDINATES:

- 33.45942, -90.6268

### PROPERTY INFORMATION:

- 5.3± Total Acres
- Vacant Land
- Utilities Available
- Potential Lease Options Available

### PROPERTY USE:

- Commercial Use
- Industrial
- Mixed Use
- Investment

### TAX INFORMATION:

2023 - \$1,517.63

- Parcel 119J320000400



**WILSON BRITT** | LAND SPECIALIST  
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**CODY BELLIPANNI** | LAND SPECIALIST  
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# WELCOME TO THE SUNFLOWER 5.3

**LOCATED OFF HIGHWAY 82, THIS 5.3± ACRE COMMERCIAL PROPERTY OFFERS 100 FEET OF PRIME ROAD FRONTAGE IN INDIANOLA, MISSISSIPPI.** Situated less than a mile from the busy Love's Truck Stop, the Sunflower County property benefits from substantial exposure, with over 8,200± vehicles passing by daily

The site includes a pre-built pad, making it ready for immediate development. It offers adequate access to major roads in the city of Indianola and is zoned C-3, Highway Commercial District, which encompasses most of the businesses along and on either side of US Highway 82. With its strategic location, this property is perfect for various commercial uses such as retail, dining, or a small distribution center.



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## MORE ABOUT THE SUNFLOWER 5.3

The property has a level topography with access to all public utilities provided in the City of Indianola (water, sewer, electricity, natural gas, 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.

Take advantage of this opportunity for a large commercial lot or divide it into individual lots. Potential lease options are available.

**Call Cody Bellipanni or Wilson Britt today for additional information and to schedule a showing!**



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Information is believed to be accurate but not guaranteed.



5.3 ± ACRES

SUNFLOWER COUNTY, MISSISSIPPI



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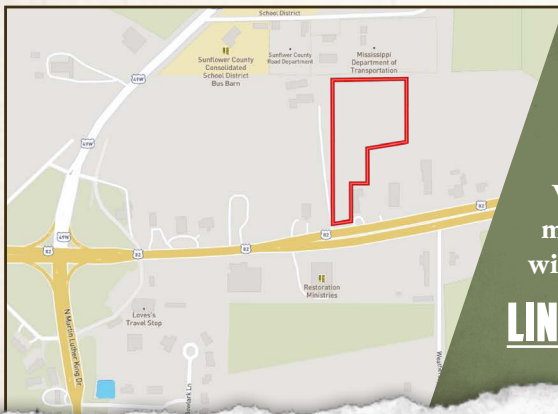
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SUNFLOWER COUNTY, MISSISSIPPI



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. Continue to follow US-82 W for 28.5  
miles. Turn right and the destination  
will be on the right

[LINK TO GOOGLE MAP DIRECTIONS](#)



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