

Sunflower County Business Opportunity

225 Hwy 82 W.

Indianola, Sunflower County, MS 38751



\$195,000



Expect More. Get More.

**EMERSON
LOVELACE**
REALTOR®

Office: 601.898.2772
Cell: 601.715.3302

Emerson@TomSmithLand.com

**A Real Estate Expert
You Can Trust!**



TomSmithLandandHomes.com

Office: 601.898.2772

Property Information

Location:

- Highway 82

Property Use:

- Commercial

Coordinates:

- 33.458, -90.6536

Property Highlights

- 0.83± Acre Lot
- 3,000± sq/ft Building
- 1,000± sq/ft Adjoining Office
- Two Parcel Sale
- 181± ft of Road Frontage Along HWY 82
- 19,000 - MSDOT Daily Traffic Count

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Commercial Property

Ideal location! This commercial property features a spacious 3,000± sq/ft building with an adjoining 1,000± sq/ft office situated on a generous 0.83± acre lot. With 181.5 feet of frontage on Highway 82 West, it enjoys high visibility and a daily traffic count of 19,000 vehicles, according to MSDOT. Plus, there's ample parking available. Perfect for your business needs! Call Emerson to view this property today!



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Aerial Map

[VIEW INTERACTIVE MAP](#) →



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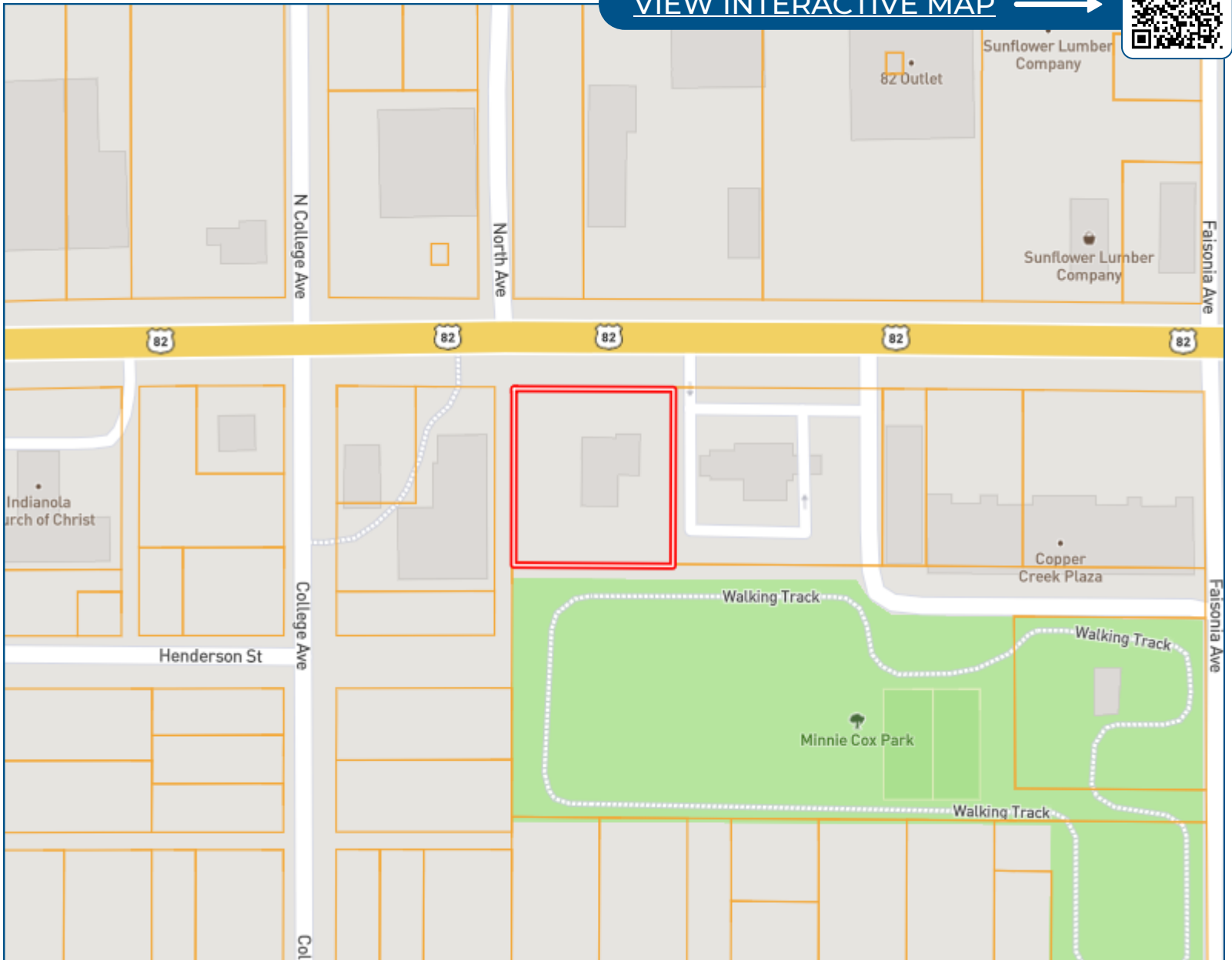
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Ownership Map

[VIEW INTERACTIVE MAP](#) →



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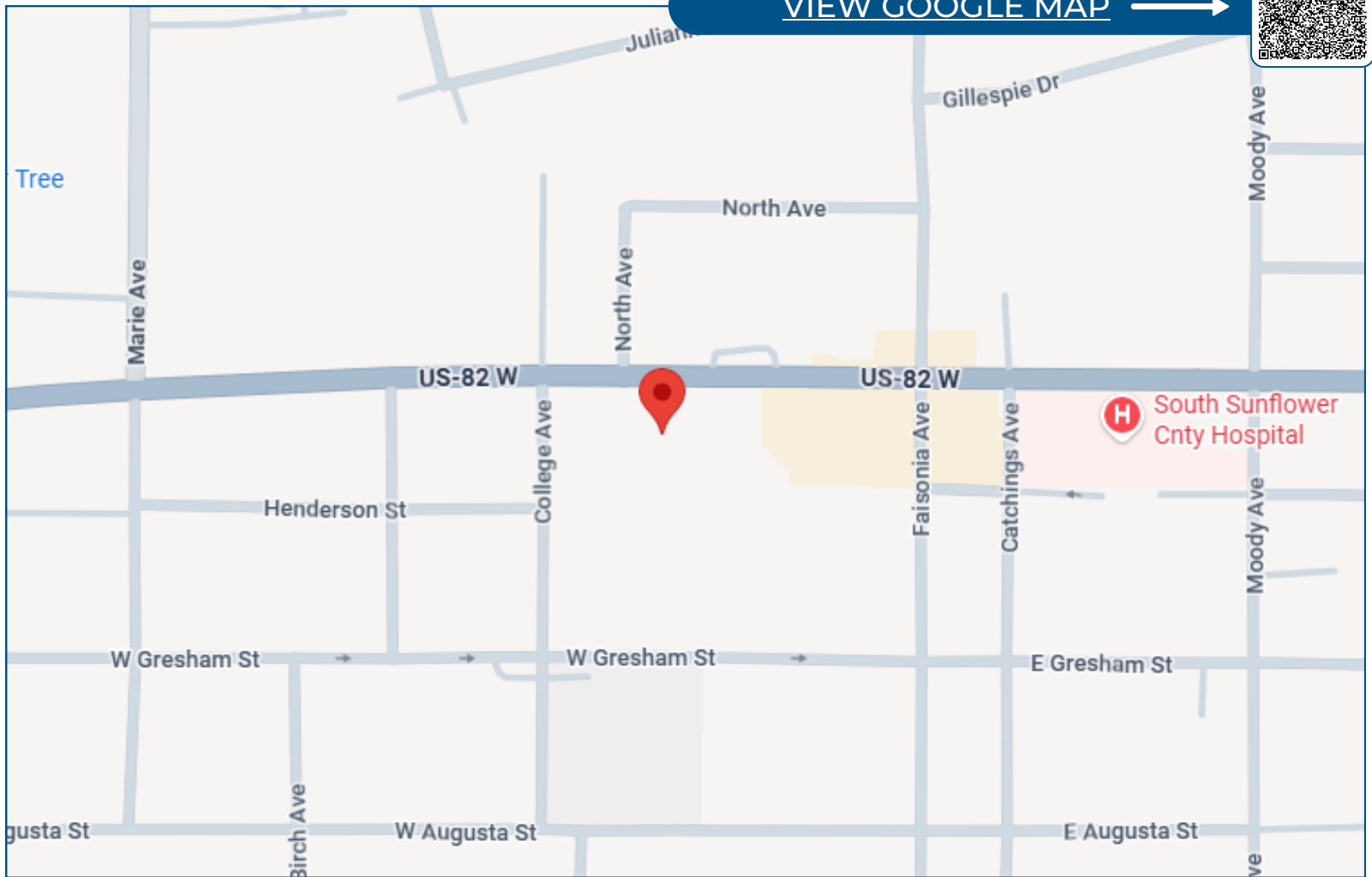
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Directional Map

[VIEW GOOGLE MAP](#) →



225 Hwy 82 W, Indianola, MS 38751

Directions from the intersection of Hwy 82 and Hwy 49 in Indianola, MS: Travel Hwy 82 West for 1.2 miles. The property will be on your left.

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Listing Agent



EMERSON LOVELACE

Emerson is a fifth generation native of the Mississippi Delta dating back to the late 1800's. With strong family ties in the Indianola Commercial Real Estate Market, Emerson manages and consults both clients and prospective clients on real estate opportunities in and around Sunflower County, MS.

After graduating from the University of Mississippi with a Bachelor of Business Administration degree in 1998, Emerson spent a year enjoying the mountains of Aspen, Colorado which proved to be a much-needed prospective change for his future plans. His first job in real estate would be realized in Denver, Colorado as a real estate mortgage consultant, followed by six years managing a successful financial futures trading group at the Chicago Board of Trade.

Originally receiving his real estate license in 2006 selling homes along the beaches of Highway 30A in Florida, Emerson has since held real estate licenses in both Georgia and Mississippi as well. Shortly after moving back to the Mississippi Delta in 2013 to manage and sell his real estate investments, he decided his love of the area was just too strong to move away. As a consultant with his late father's firm Lovelace Real Estate Investments, Emerson built a successful real estate investment portfolio he proudly manages to this day.

Over the course of his professional career in real estate finance, sales, consulting and management, nothing is more important to Emerson than the fiduciary relationship with his clients. Attention to detail, hard work, dedication, and an open mind are of the utmost importance to him getting the job done right and maintaining long lasting relationships for the future.

OFFICE: 662.441.2500

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CALL EMERSON TODAY!



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