

4.8± ACRES
LEFLORE COUNTY, MS
\$785,000

COMMERCIAL OPPORTUNITY



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

THE LEFLORE 4.8

PROPERTY PROFILE

LOCATION:

- Sidon, MS 38954
- In the Rising Sun Area
- Leflore County
- 5± Miles S of Greenwood
- 3.7± Miles S of Highway 82

COORDINATES:

- 33.45770, -90.20790

TAX INFORMATION:

- Parcel 11905000000410
- \$393 for 2025

PROPERTY USE:

- Commercial Use
- Mixed Use
- Investment

PROPERTY INFORMATION:

- 4.8± Acre Corner Lot
- Frontage on Highway 49 South
- Frontage on County Road 512
- Utilities Available
- Vacant



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WILSON BRITT

LAND SPECIALIST

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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 4.8

WELCOME TO THE LEFLORE 4.8, A COMMERCIAL LOT LOCATED APPROXIMATELY FIVE MILES SOUTH OF GREENWOOD IN THE RISING SUN AREA OF LEFLORE COUNTY, MISSISSIPPI. Positioned at the corner of Highway 49 South and County Road 512, this 4.8± acre property offers excellent highway frontage, convenient access, and strong visibility along a well-traveled route into Greenwood.

With frontage on both Highway 49 South and County Road 512, the property provides multiple points of accessibility and is well positioned for various potential commercial or mixed-use opportunities. Its location along one of the primary routes into Greenwood from the south could make it a practical site for retail, convenience, service-oriented businesses, or other commercial developments.



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MORE ABOUT THE LEFLORE 4.8

The property is currently vacant, allowing a future owner the flexibility to develop the site according to their needs. Utilities are available, adding to its development potential.

Located 3.7± miles south of Highway 82 and 5± miles south of Greenwood, the Leflore 4.8 combines highway frontage, accessibility, and proximity to Greenwood in a manageable-sized tract.

**Call Wilson Britt today to schedule a private showing
and experience #TheSmallTownWay!**



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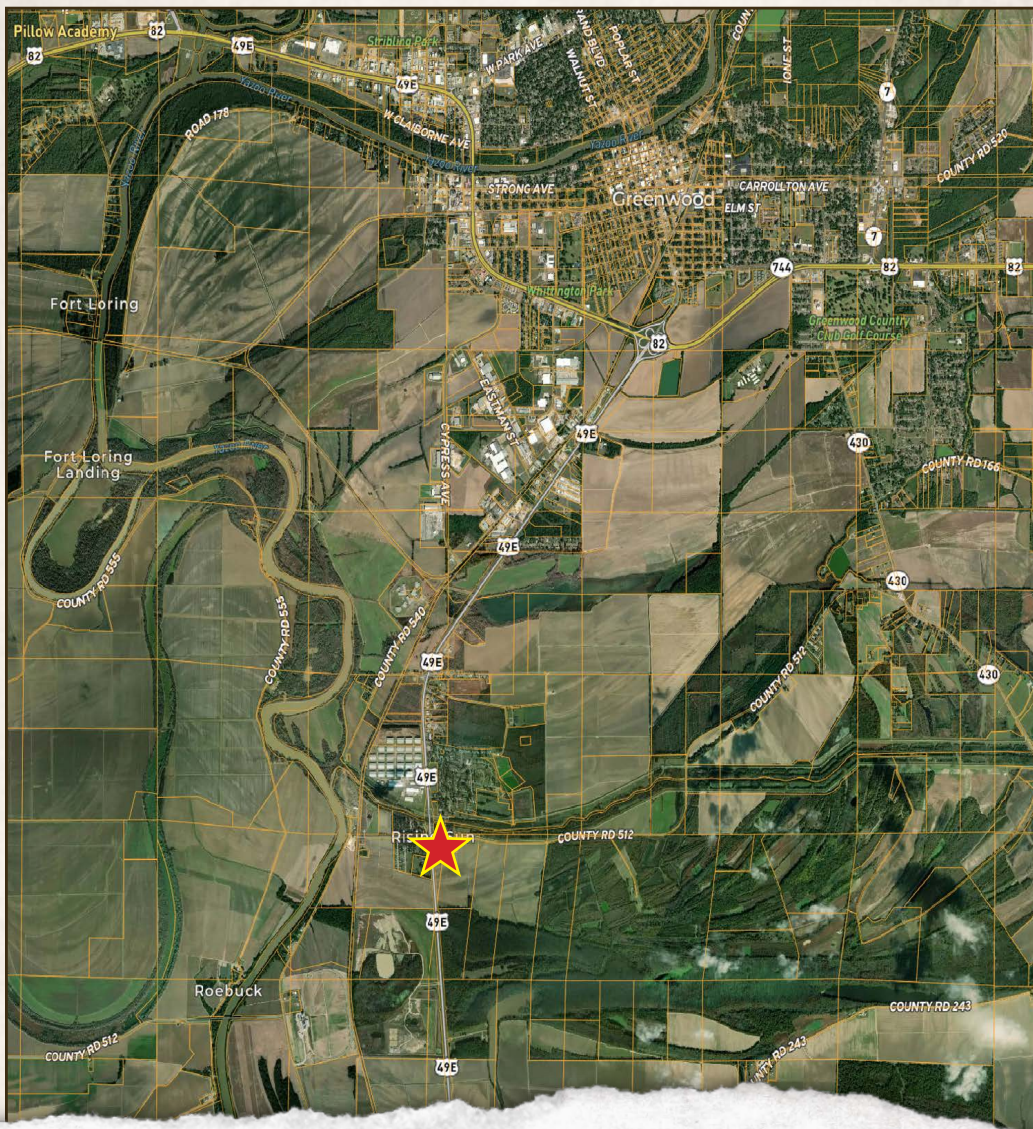
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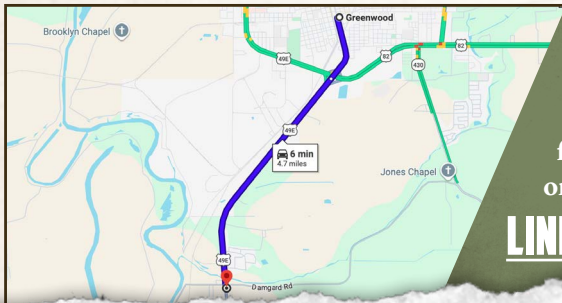
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4.8± ACRES

LEFLORE COUNTY, MISSISSIPPI



land id. LINK



Directions from Greenwood, MS:
Continue onto the US-49E S/US-49S
ramp. Continue to follow US-49E S
for 3.7 miles. The destination will be
on the left.

LINK TO GOOGLE MAP DIRECTIONS



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