RESIDENTIAL DEVELOPMENT OPPORTUNITY

50± Acres in Sunflower County

Indianola, MS 38751

$375,000



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A Real Estate Expert You Can Trust!

2011-2026 BEST BROKERAGES

Property Information

Location:

- Indianola, MS

Property Use:

- Zoning - R1-B Single-Family Residential

Coordinates:

- 33.43300, -90.63600

Property Highlights

- Two Parcel Sale
- Zoning (R1-B Single Family Residential)
- Ideal for Single-Family Development / Subdivision
- Owner will consider subdividing into smaller parcels
- 12± acres, well-kept and maintained
- 38± Acres Undeveloped raw land
- High-power line easement
- Located along BB King Road, West of Highway 49

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The Property

50± Acres

Rare opportunity to acquire approximately 50± acres along B.B. King Road, west of Highway 49, offered as part of the B.B. King family estate sale. Consisting of two parcels zoned R1-B (Single-Family Residential), this property offers excellent potential for residential development, subdivision, private estates, or long-term investment. Approximately 12± acres are well-maintained, while the remaining 38± acres consist of undeveloped land with potential for agricultural use or future development, subject to applicable zoning and approvals. The owner will consider subdividing into smaller parcels, providing flexibility for developers and individual buyers. A high-voltage power line easement crosses the property. This expansive acreage presents a unique investment and development opportunity in a convenient location with multiple possibilities for future use.

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Aerial Map

VIEW INTERACTIVE MAP



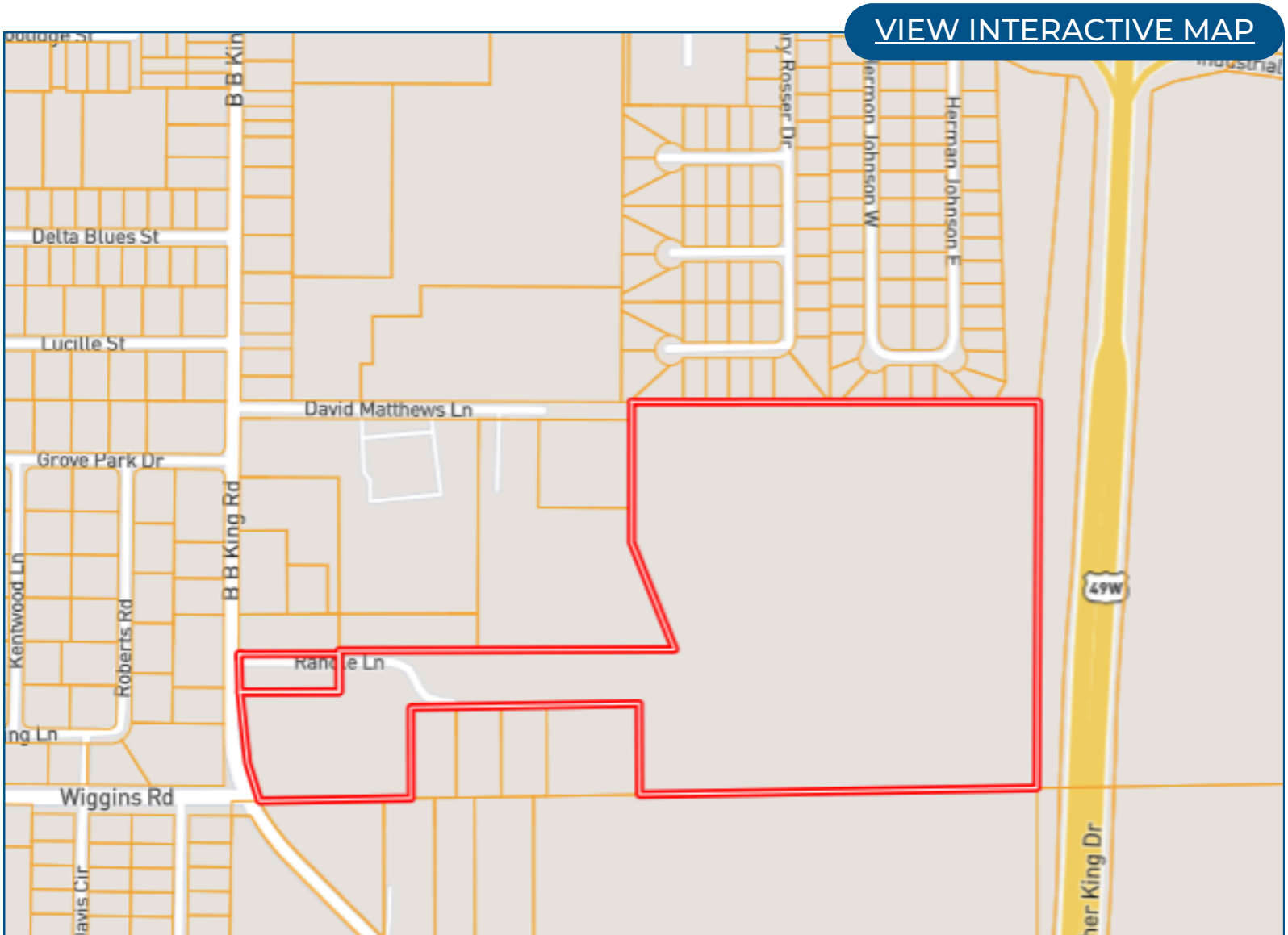
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Ownership Map

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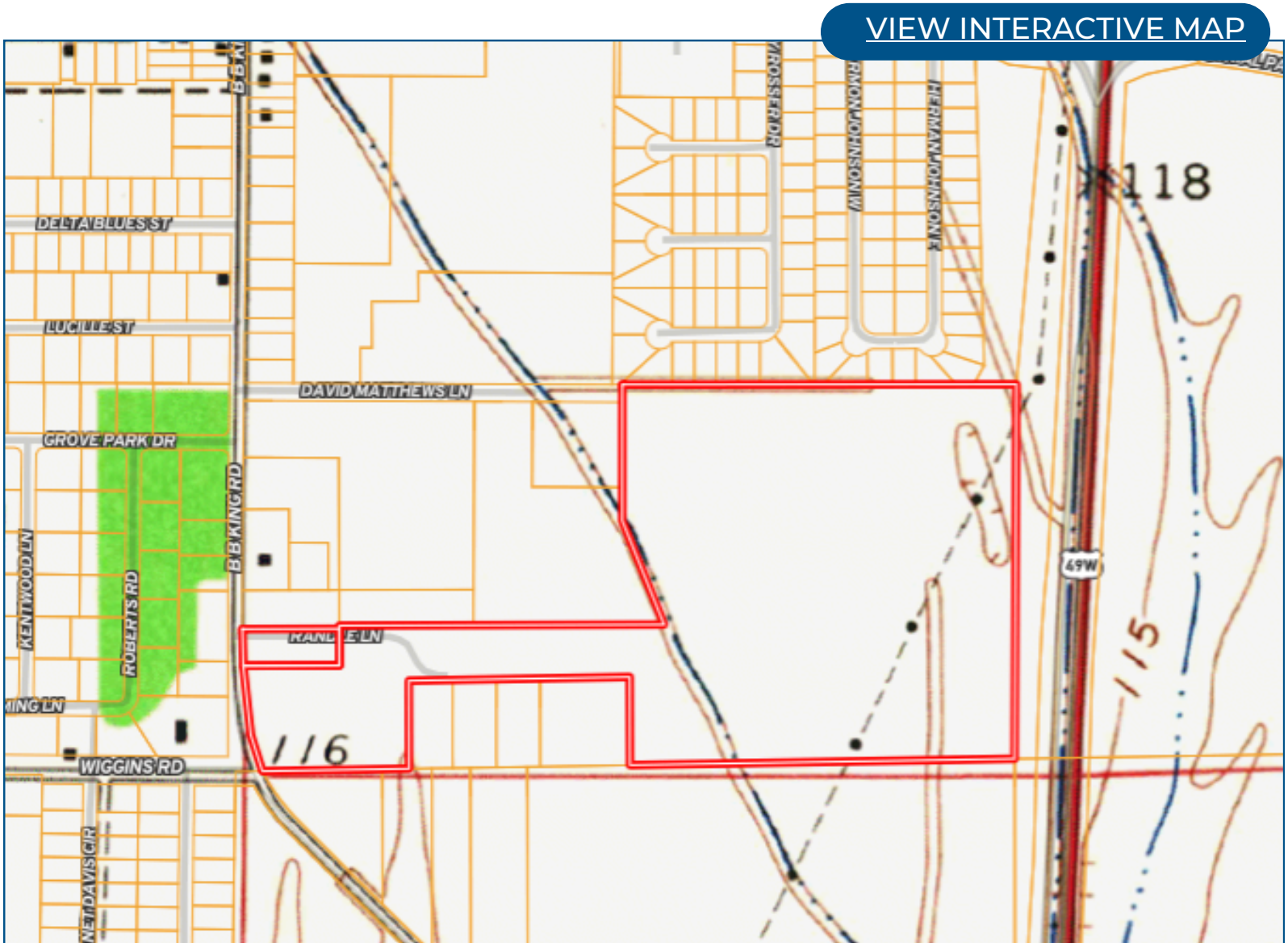
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Topography Map

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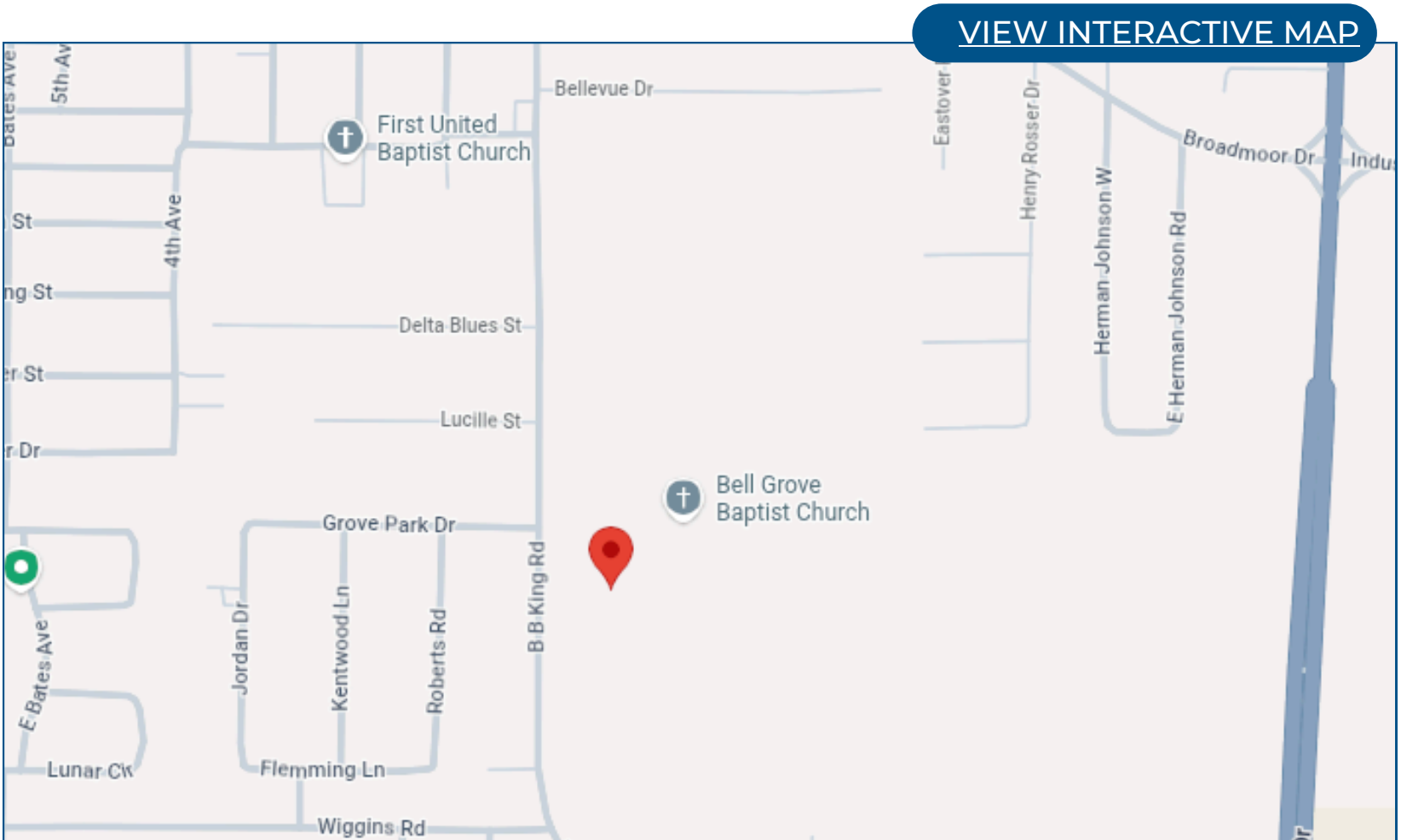
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Directional Map

VIEW INTERACTIVE MAP



BB King Road, Indianola, MS 38751

From the intersection of Highway 82 and Highway 49 in Indianola, MS, travel south on Highway 49 (Martin Luther King Drive) for approximately 2.2 miles. Turn right onto B.B. King Road and continue approximately 0.7 miles to the intersection of B.B. King Road and Wiggins Road.

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