

Investment Property

421 Highway 82 West

Indianola, Sunflower County, MS 38751

\$180,000



**EMERSON
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REALTOR®

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Property Information

Location:

- Highway 82

Property Use:

- Commercial

Coordinates:

- 33.45775, -90.65815

Property Highlights

- 0.22± Acres
- 1,800± sq/ft retail store
- Large corner lot with ample parking
- 20,000 - MSDOT Daily Traffic Count
- Perfect Location for Commercial Operation
- Commercial Billboard

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Commercial Property

Located on Highway 82 West in Sunflower County, MS, this investment property offers 100 feet of road frontage in Indianola. This property features 0.22± acres with a 1,800± square foot retail store with plenty of parking. A commercial billboard sits on the west end for additional income. Daily traffic counts on Highway 82 in Indianola can top 20,000 vehicles per day! The property is 30 miles from Greenwood, MS, and 23 miles from Greenville, MS. Seller will consider dividing. Capitalize on this great investment!



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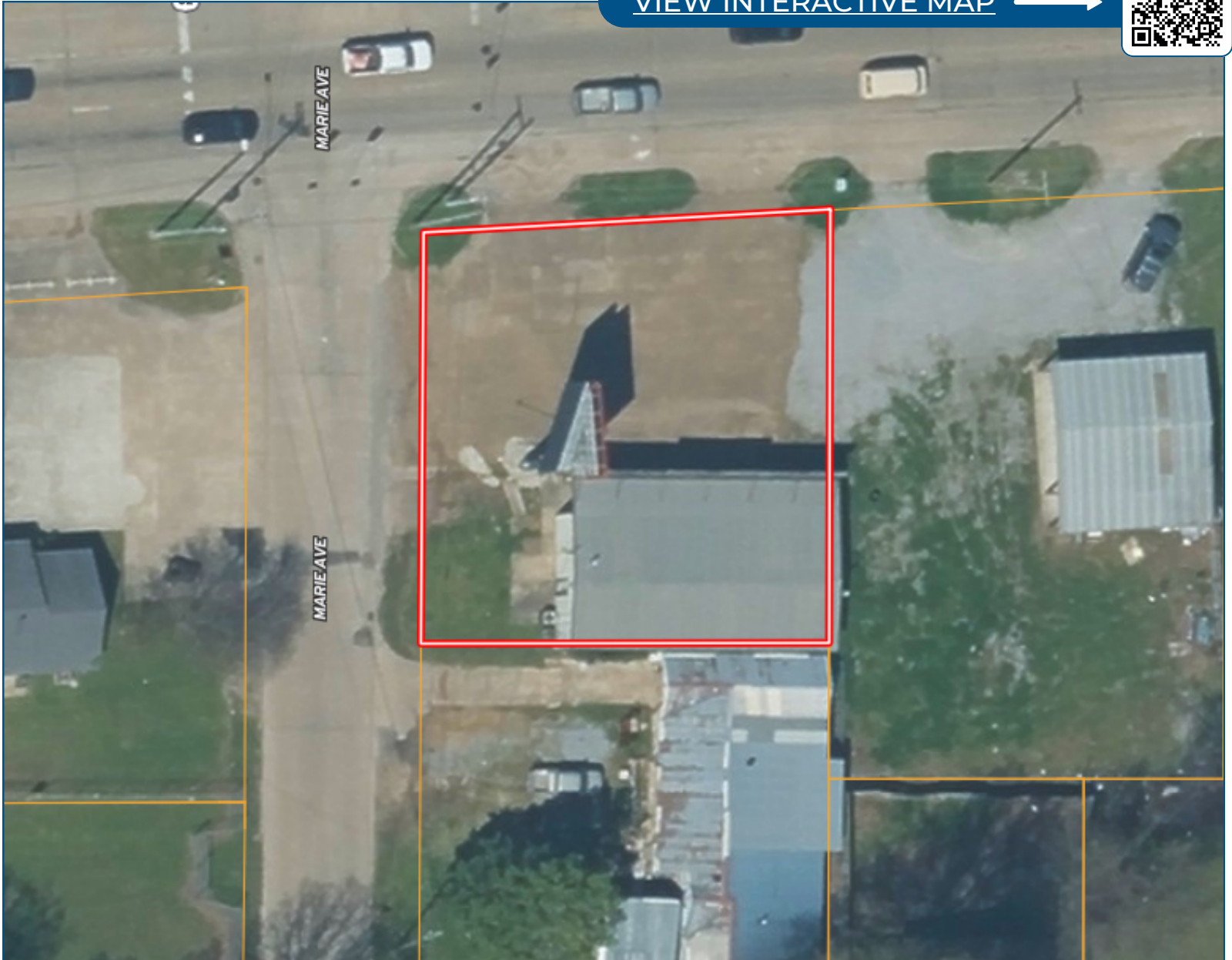
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Aerial Map

[VIEW INTERACTIVE MAP](#) →



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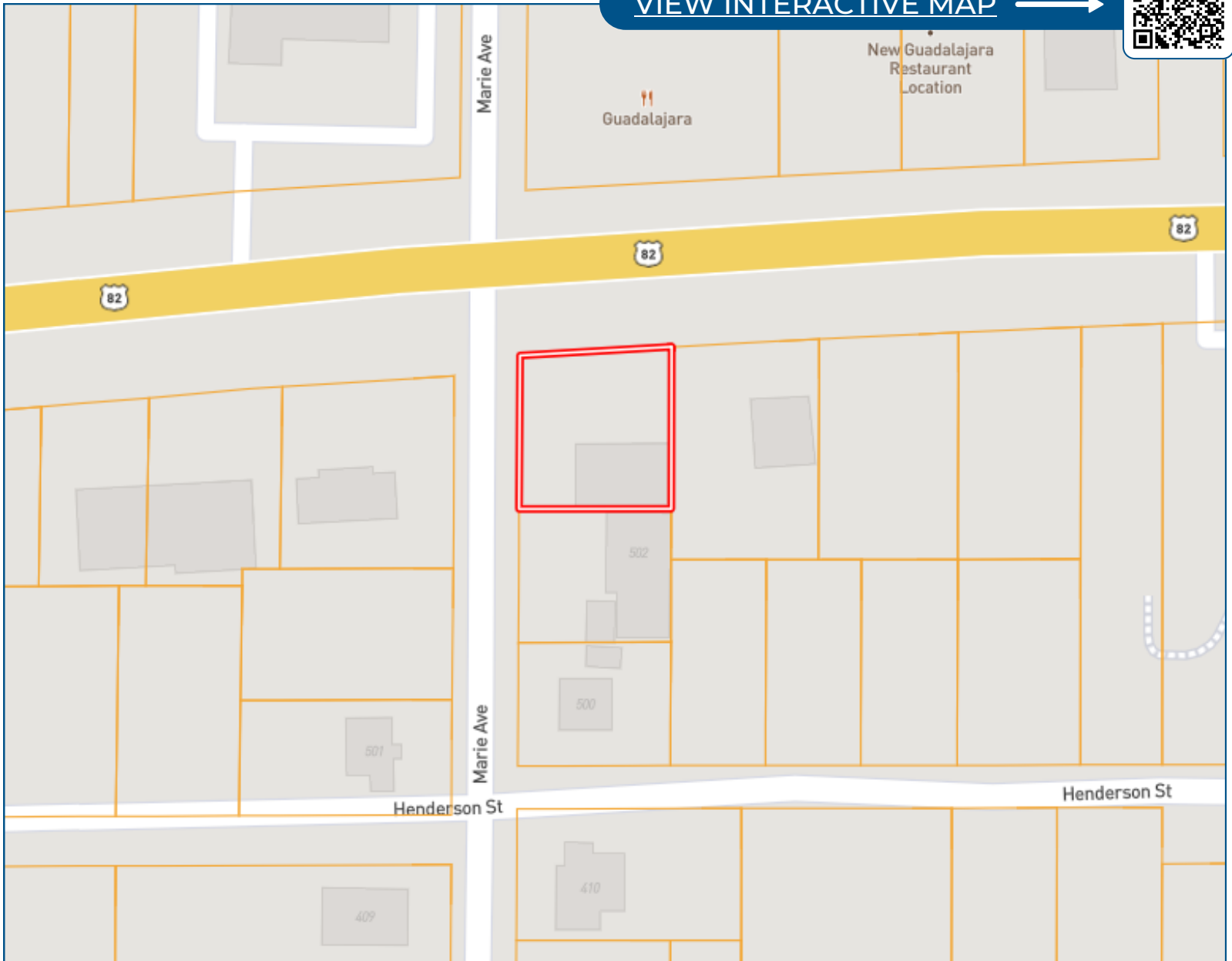
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Ownership Map

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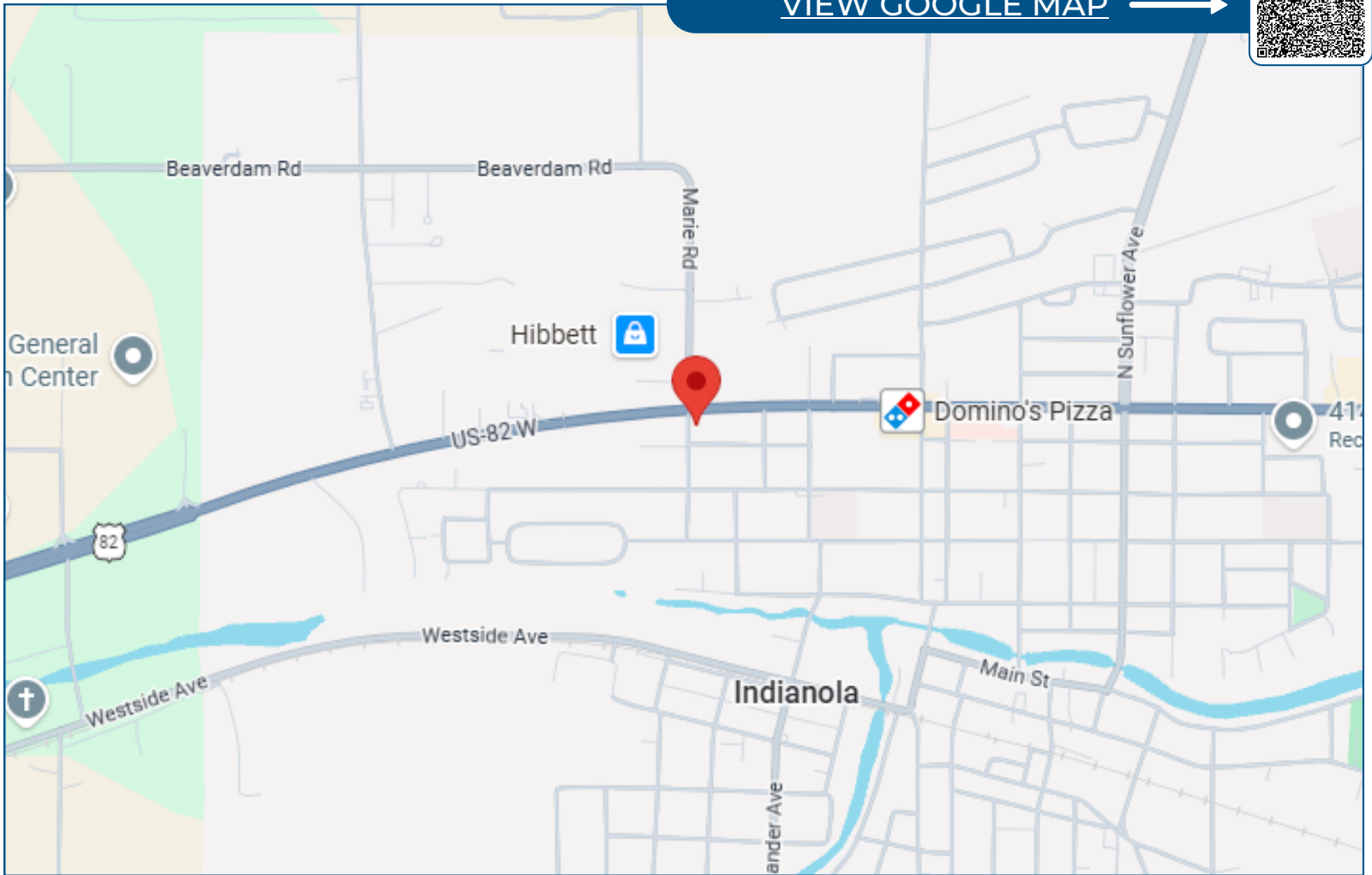
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Directional Map

[VIEW GOOGLE MAP](#) →



421 Hwy 82 West Indianola, MS 38751

Directions from the intersection of Hwy 82 and Hwy 49 Indianola, MS: Travel West on Hwy 82 for approximately 0.7 miles and the building will be on the right.

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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.

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CALL EMERSON TODAY!



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