

RESIDENTIAL DEVELOPMENT OPPORTUNITY

40± Acres in Sunflower County
Marie Road, Indianola, MS 38751

\$545,000



Expect More. Get More.

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



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Property Information

Location:

- Indianola, MS

Property Use:

- Zoning - R1-B Single-Family Residential

Coordinates:

- 33.46215, -90.66285

Property Highlights

- 40± Acres in Sunflower County
- Undeveloped Land
- Zoned R1-B Single-Family Residential
- Ideally suited for a new subdivision or housing community
- Nearby utilities and infrastructure access
- Property is development-ready and well-positioned
- Borders the City of Indianola Park

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The Property

40± Acres

This 40± acre undeveloped Indianola, Mississippi, property offers a prime opportunity for residential development. Zoned R1-B Single Family Residential, the land is ideally suited for a new subdivision or housing community. Strategically located northwest of Highway 82 and east of Airport Road, the site provides convenient access to major transportation routes. It borders the City of Indianola Park, Delta Housing Authority Apartments, and Canterbury Apartments—placing it within a well-established area with community amenities already in place. Previous development plans and plat maps are available, offering a valuable head start for investors or builders. With nearby utilities and infrastructure access, the property is development-ready and well-positioned to meet the growing demand for housing in Sunflower County. Given the region's rising property values and increasing residential interest, this parcel represents a strong investment opportunity.



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The Property

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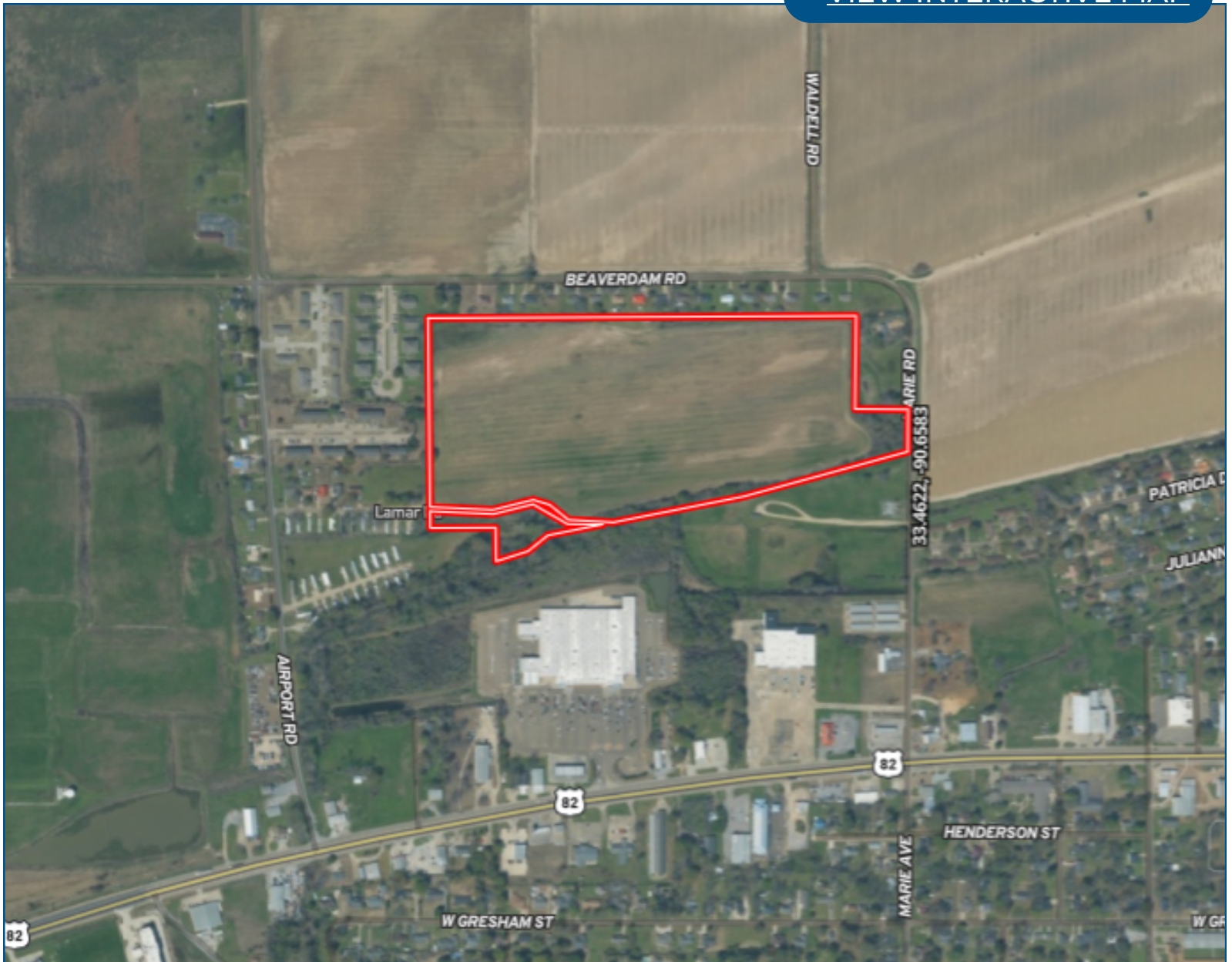
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Aerial Map

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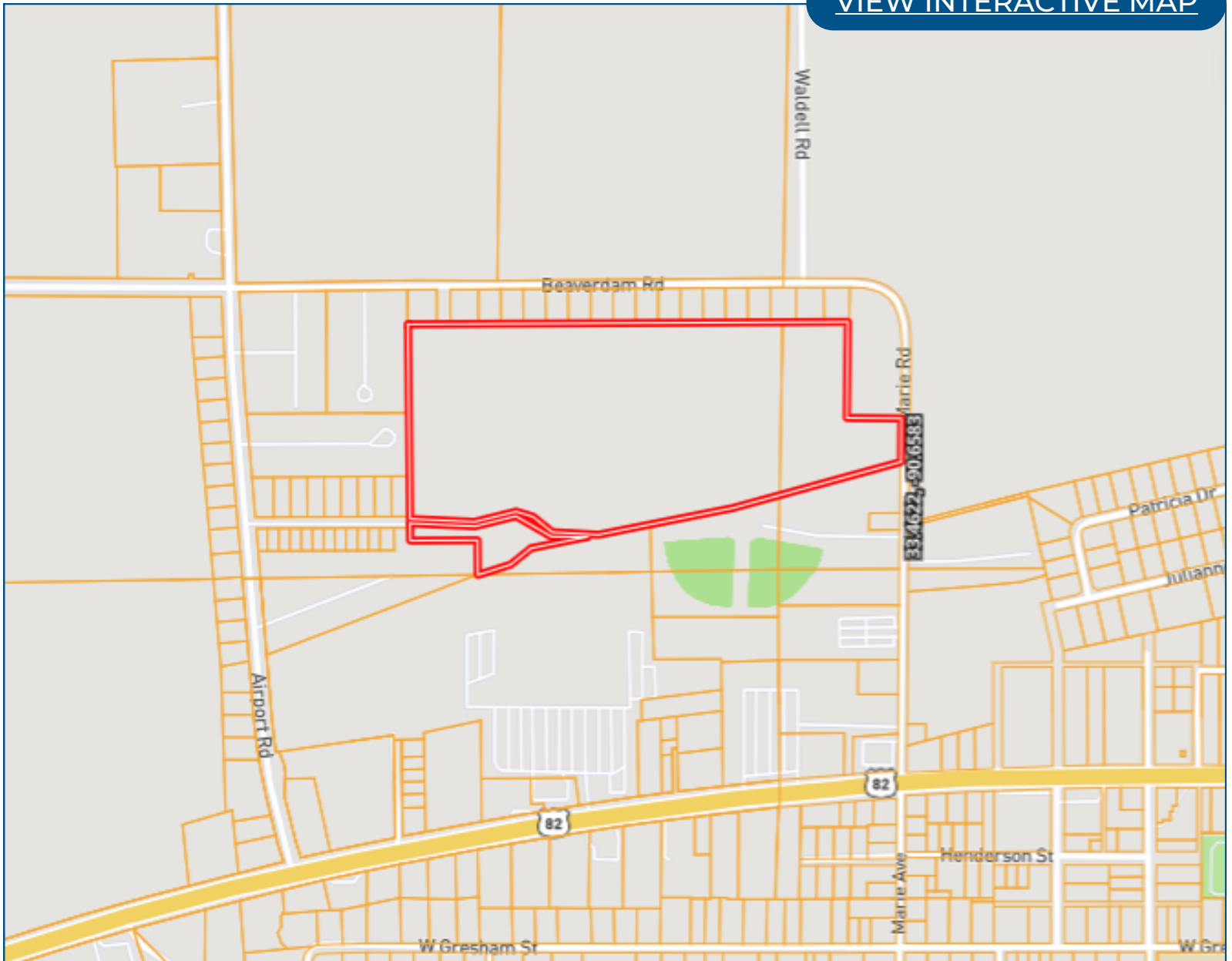
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Ownership Map

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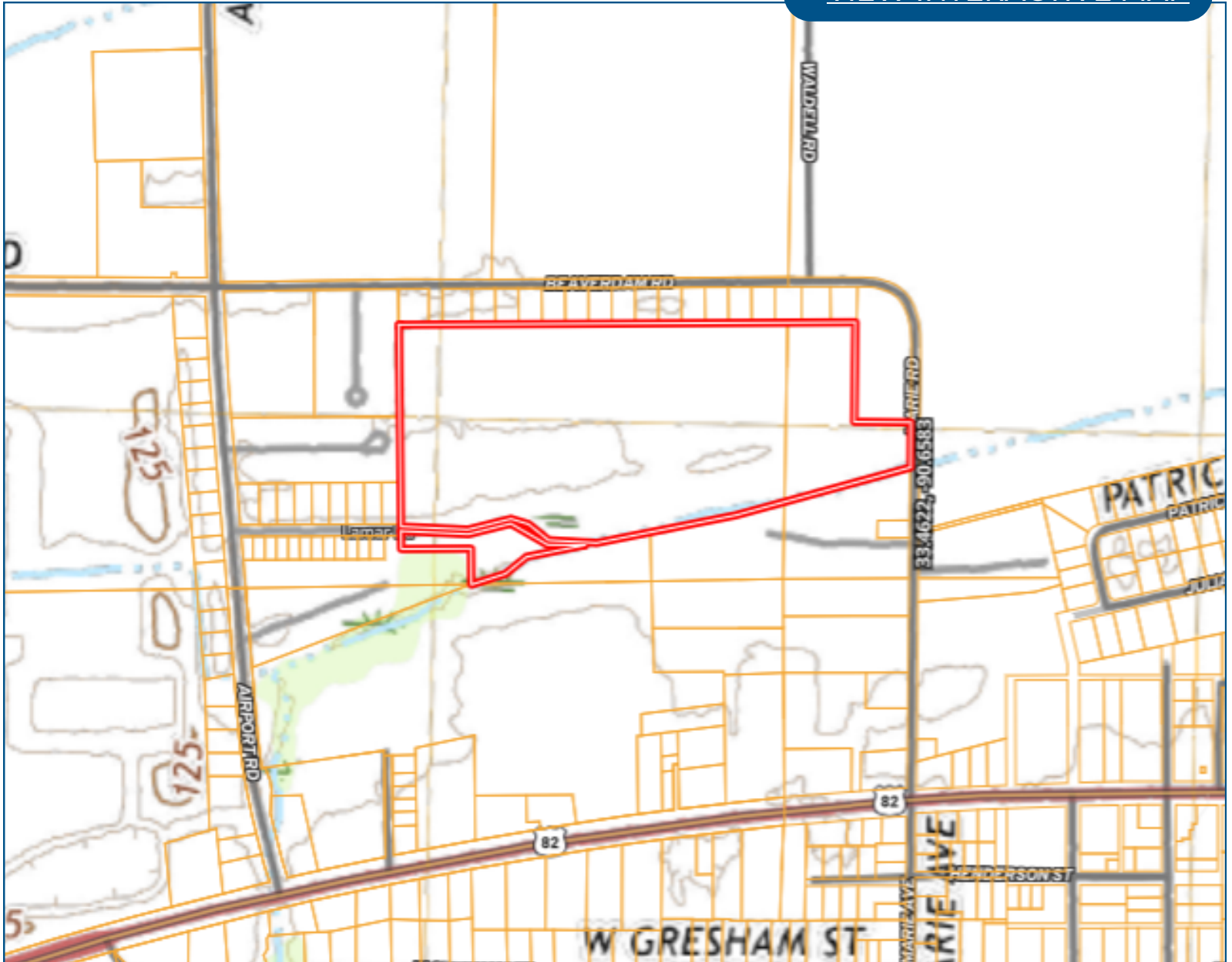
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Topography Map

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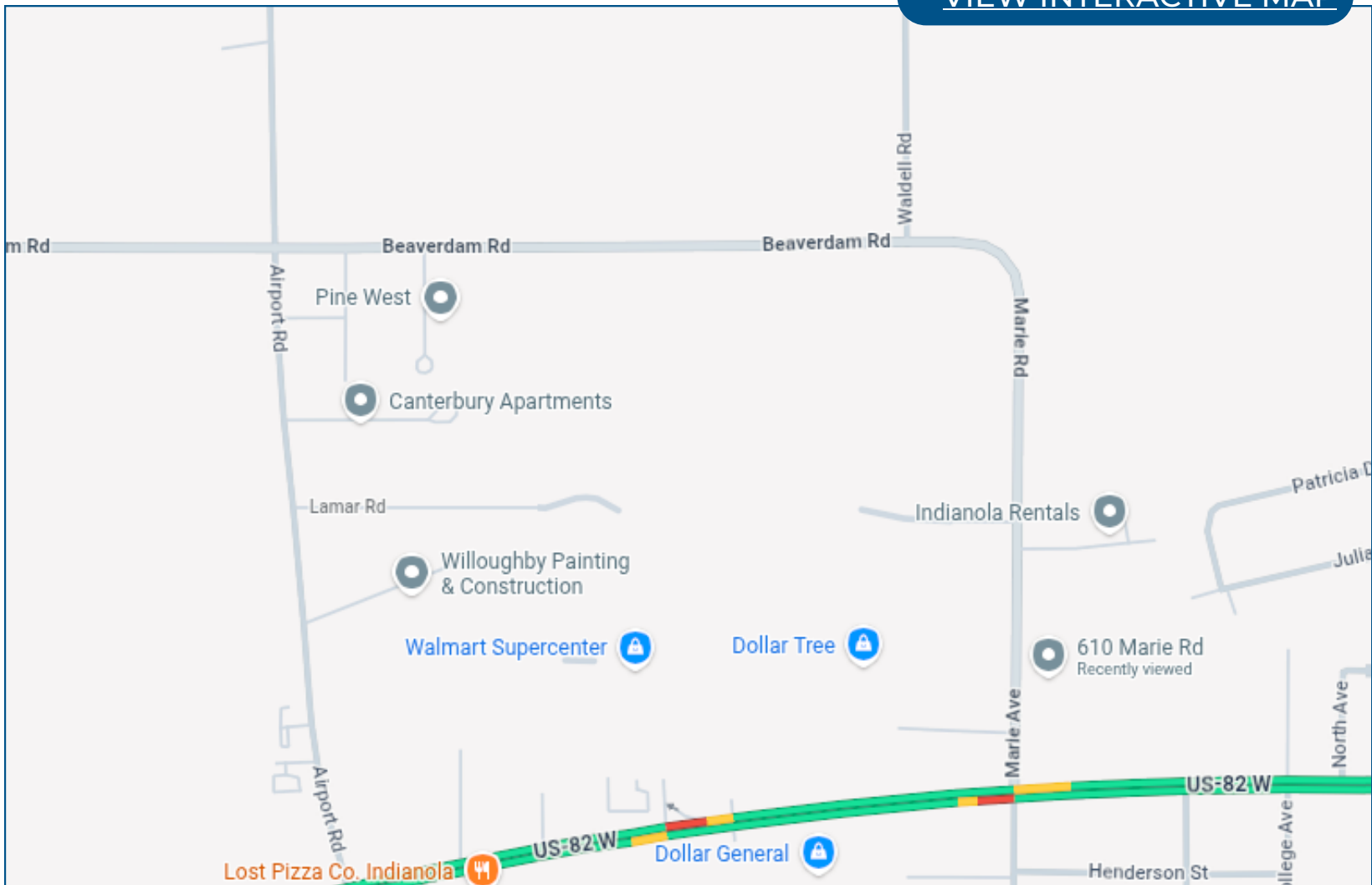
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Directional Map

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Marie Road, Indianola, MS 38751

Directions from the intersection of Hwy 49W and Hwy 82 in Indianola, MS:
Travel West on Hwy 82 for 1.4 miles. Turn right onto Marie Road. After 0.3 miles, the property will be on your right.

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