

Prime Commercial Lot

0.54± Acres - Sunflower County

Highway 82 East, Indianola, MS 38751



\$115,000



**EMERSON
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REALTOR®

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You Can Trust!**



TomSmithLandandHomes.com

Office: 601.898.2772

Property Information

Location:

- Indianola, MS

Property Use:

- Commercial - Highway

Coordinates:

- 33.45755, -90.64245

Property Highlights

- 0.54± Acres (100' x 237')
- Two-Parcel Sale
- 100 Feet of Highway 82 East Frontage
- C3 - Highway Commercial Zoning
- MSDOT - 19,000 Daily Traffic Count Estimates
- Great Location!

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The Property

0.54± Acres

Take a look at this prime commercial 0.54± acre lot (100' x 237'), ideally situated on Highway 82 with a daily traffic count of 19,000 (MSDOT). Zoned C3, this parcel is perfectly primed for a fast-food chain or other commercial development. Borders Sonic's identical-sized lot, offering excellent visibility and strategic positioning for high-traffic business. Call Emerson to view this property today!



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Aerial Map

[VIEW INTERACTIVE MAP](#)



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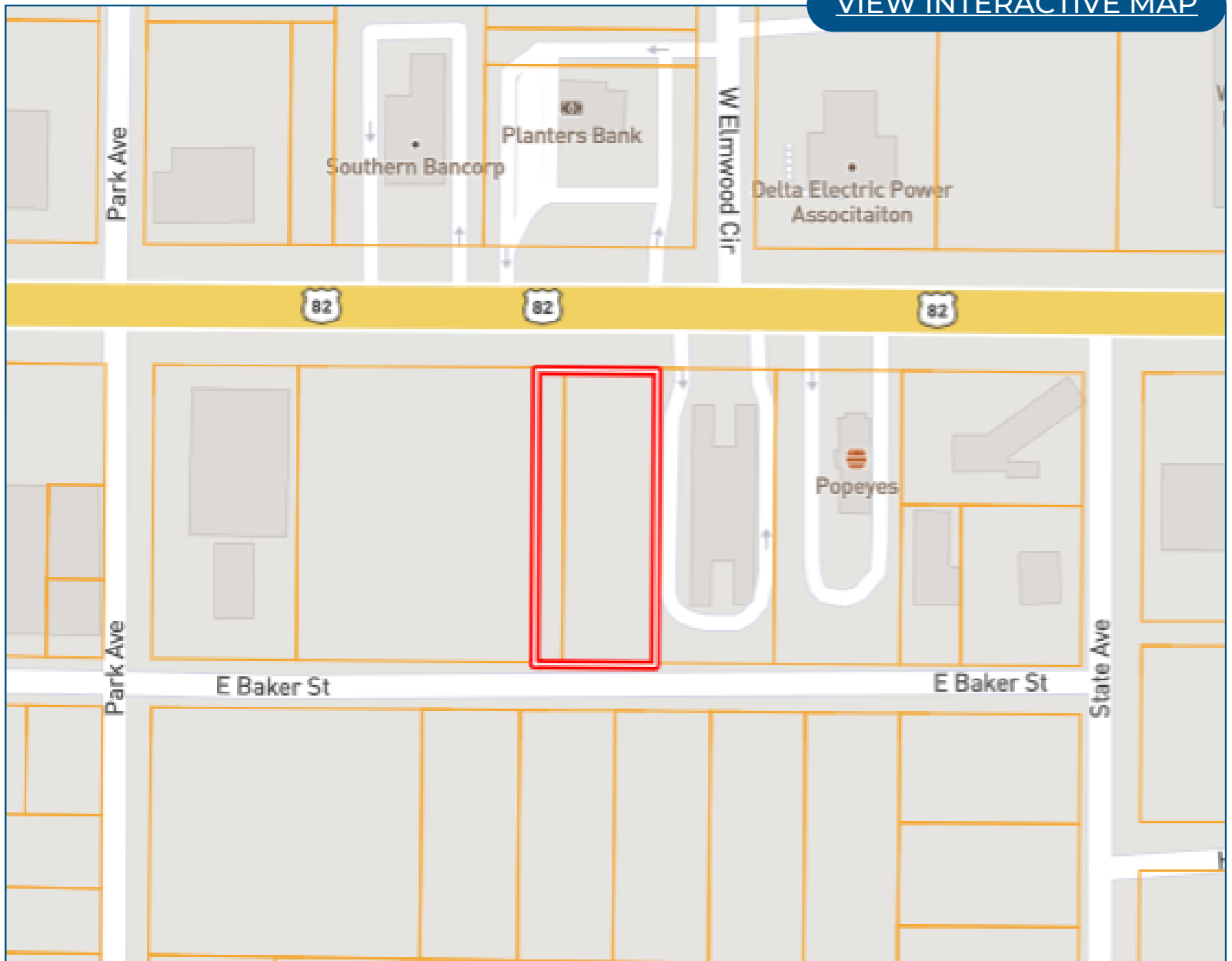
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Ownership Map

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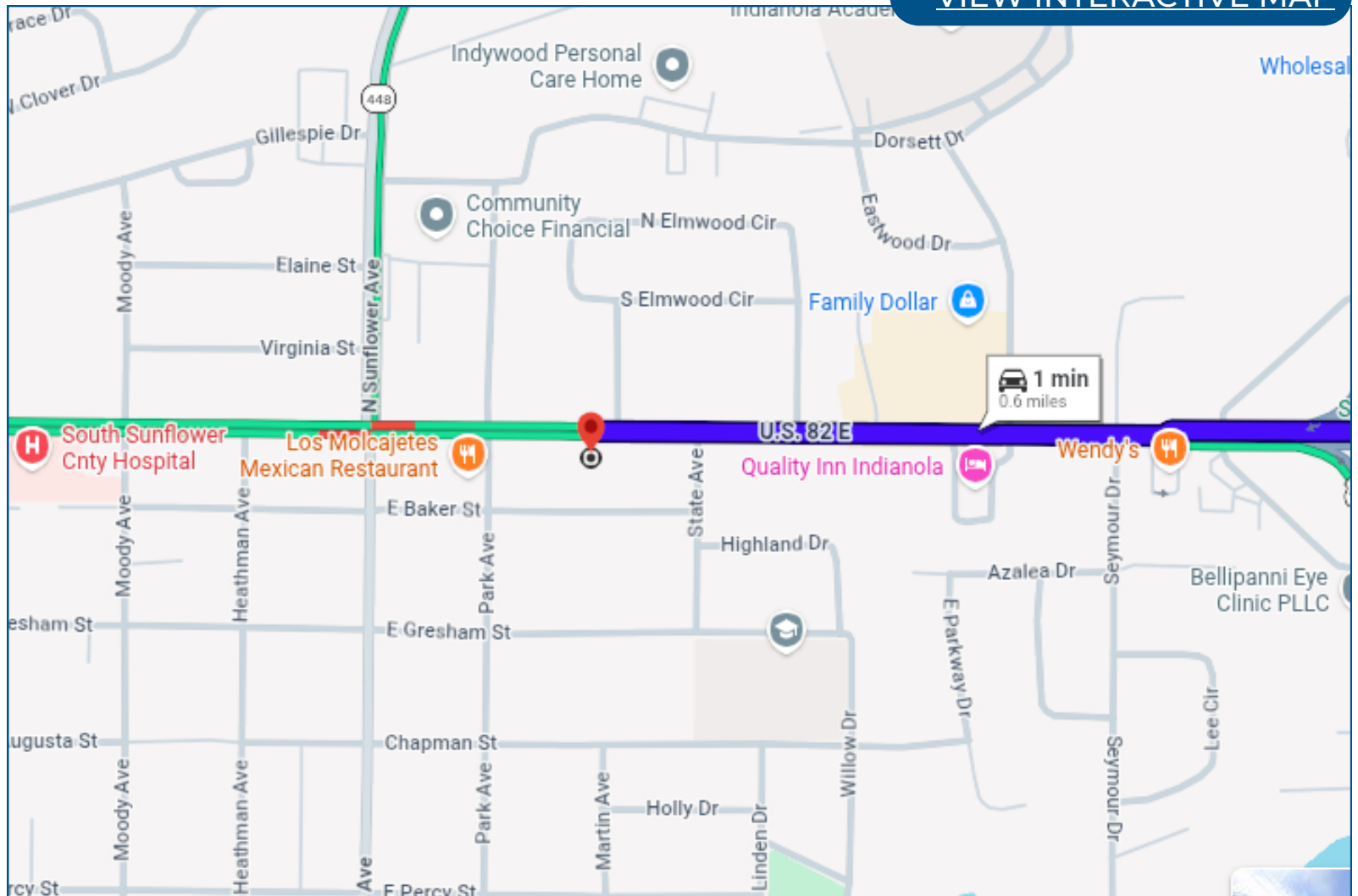
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Directional Map

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From Highway 49 & Highway 82: Travel west on Highway 82 for approximately 0.6 miles. The 0.54± Acre Lot will be on the left, West of the Sonic Drive-In on the south side of Highway 82.

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