Commercial Property

Sunflower County

650 North Oak Avenue, Ruleville, MS 38771

$500,000





Tom Smith LAND AND HOMES

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ANTHONY STEEN
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2011-2026 BEST BROKERAGES

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Property Information

Location:

- 3 Minutes to Downtown Ruleville, MS (.8 Miles)

Coordinates:

- 33.73105, -90.54630

Property Use:

- Grocery

Property Highlights

- 1.3± Acres
- 16,389± Sq Ft Heated/Cooled
- 80± Parking Spaces with New Paint
- New Security System
- Newer Coolers
- Located at the Main Intersection of Town



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LandReport 2011-2026 America's Best Brokerages

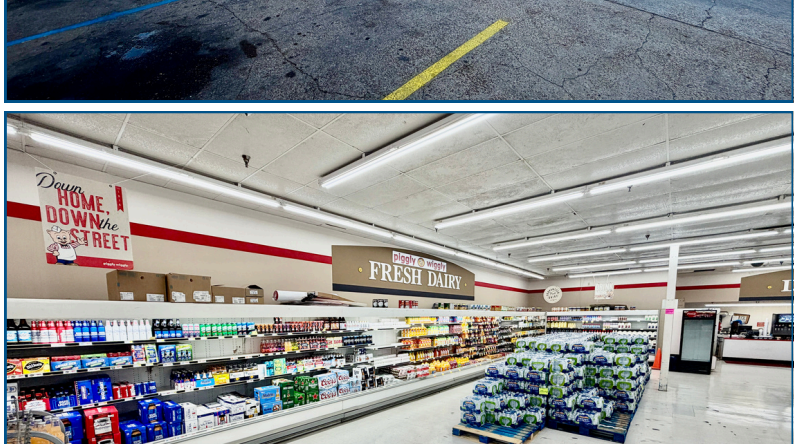
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Commercial Property

Take advantage of this outstanding commercial opportunity featuring 1.3± acres in a highly visible location at the main intersection of town. This property offers approximately 16,389± square feet of heated and cooled space, providing a substantial footprint for a variety of commercial uses. The property includes 80± parking spaces with new paint, offering ample parking for customers, clients, and employees. Additional improvements include a new security system and newer coolers. With its prominent location, expansive heated and cooled space, ample parking, and recent updates, this property offers an excellent opportunity for an owner-user or investor looking to establish or expand a commercial presence.









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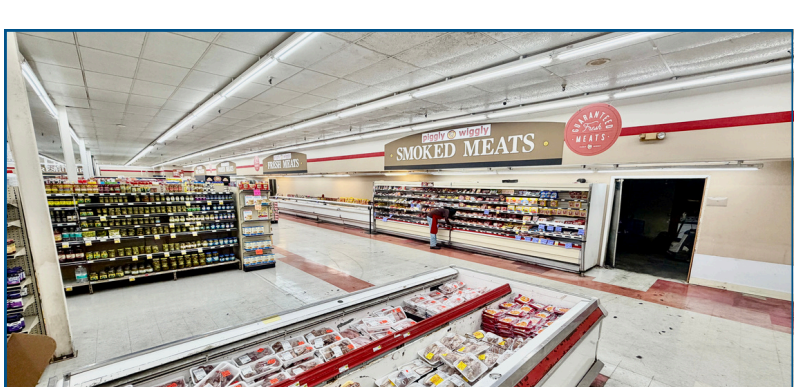


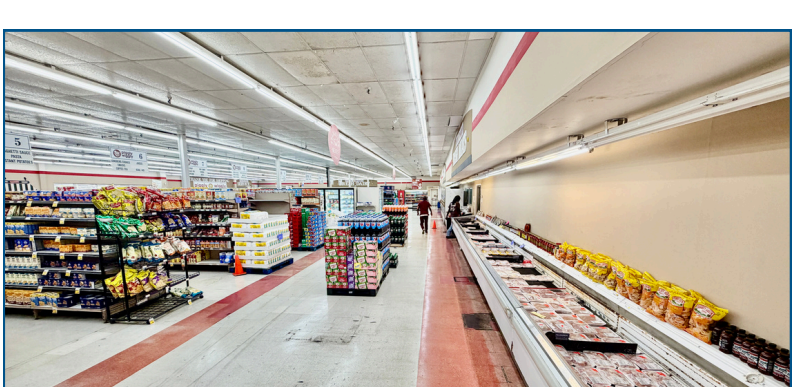
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Aerial Map

VIEW INTERACTIVE MAP



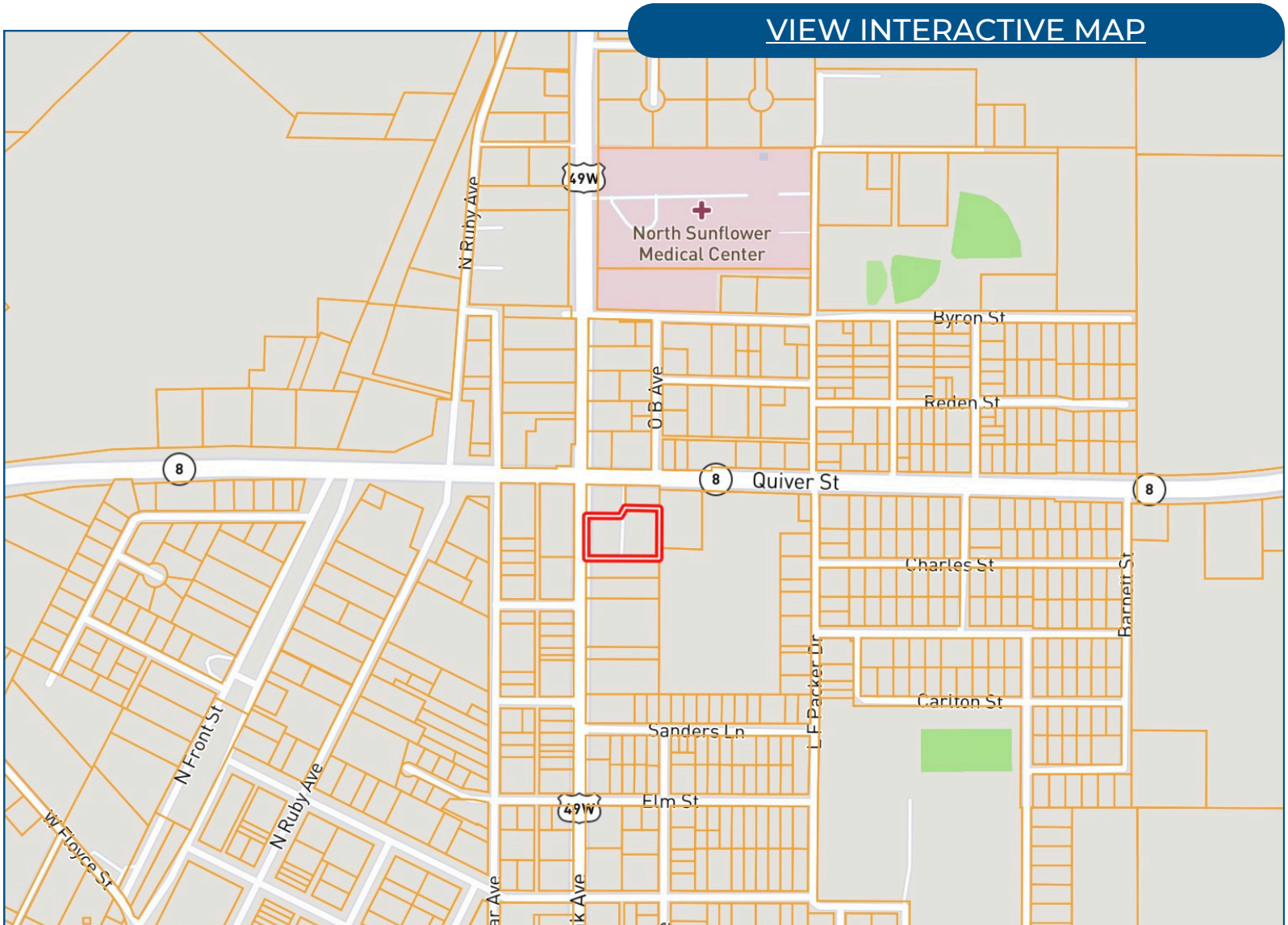
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Ownership Map

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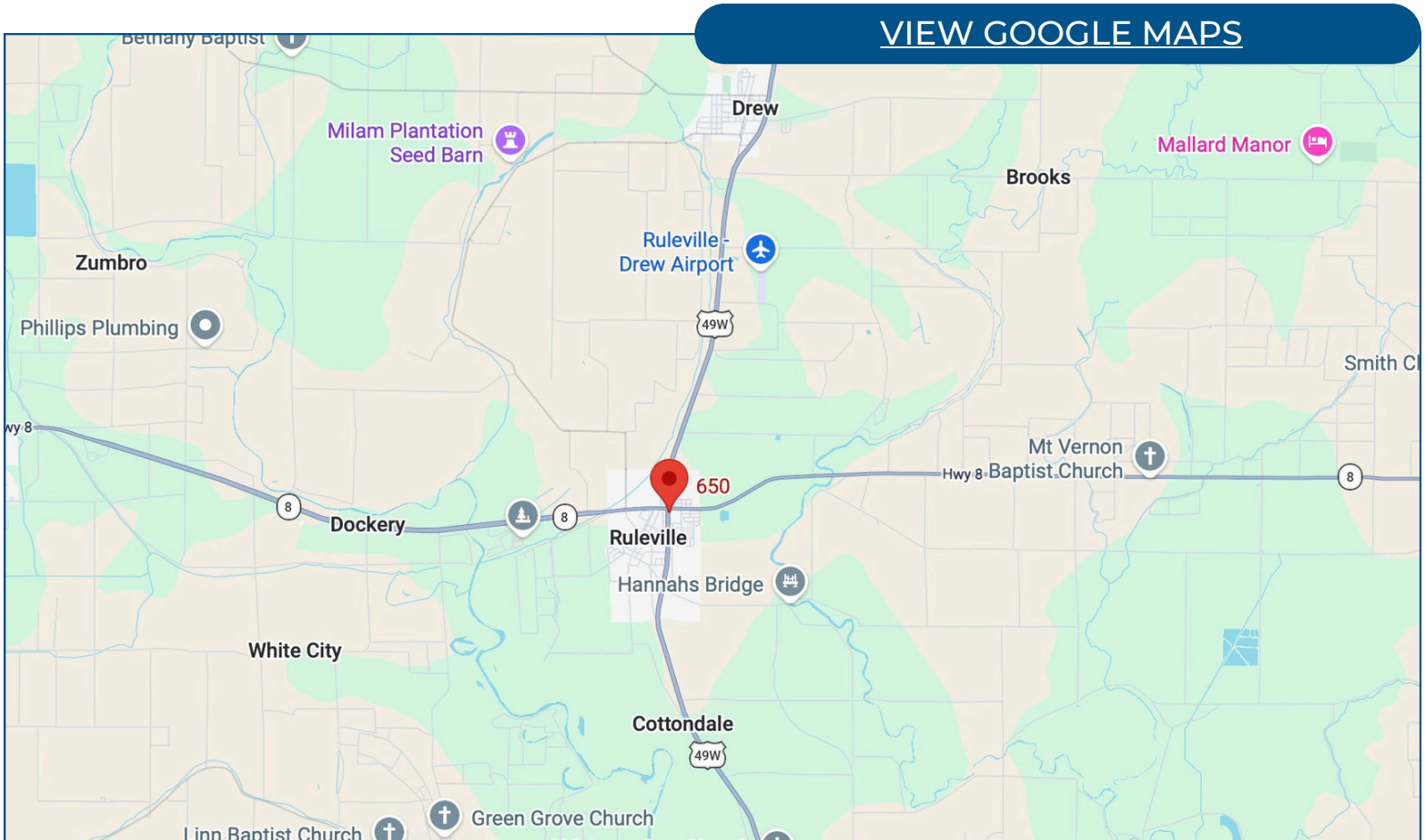
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Directional Map

VIEW GOOGLE MAPS



Directions from MS-8 & US-49W, Ruleville, MS 38771

Travel East on M.L.K Jr. Drive for 171 Ft, and the destination will be on your right.

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Listing Agent



Anthony Steen

ALC, Realtor & Land Specialist

Anthony was born in Bolivar County, but his family moved shortly after to Clarksdale, MS. He spent his primary educational and athletic years attending and playing sports at Lee Academy. As a child, he played baseball, football, basketball, soccer and even threw shot put and disc for track. After graduating in 2009, Anthony continued his education and athletic career for the next five years at the University of Alabama on a football scholarship. He majored in Health Environmental Science and completed his bachelor's degree and was a part of two SEC Championship and three National Championship teams with the Crimson Tide. After college, Anthony played for the Arizona Cardinals and the Miami Dolphins in the National Football League for 4 years until he decided to retire and come back to the Mississippi Delta where he grew up.

Growing up, Anthony was an avid hunter and fisherman who loved spending time helping his grandfather on the farm growing cotton and soybeans. His father and grandfather helped instill the importance of and a love for taking care of the land and wildlife around him. He enjoys all types of hunting from deer, duck, and turkey, to hogs, frogs, and pheasant. After retiring from the NFL, Anthony knew he wanted to come back home to the land he loved so much as a child.

Anthony currently resides in Tallahatchie County where he farmed soybeans with his family for a few years. After much deliberation and praying, Anthony knew it was time to start a new career path. He was certain he wanted to find a way to share his passion for the outdoors with others while staying true to his country roots. As a college athlete, Anthony learned hard work, dedication, discipline, trust, and how to work with others. These traits along with Anthony's personality, honesty, and knowledge of the land make him the perfect agent for you.

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