

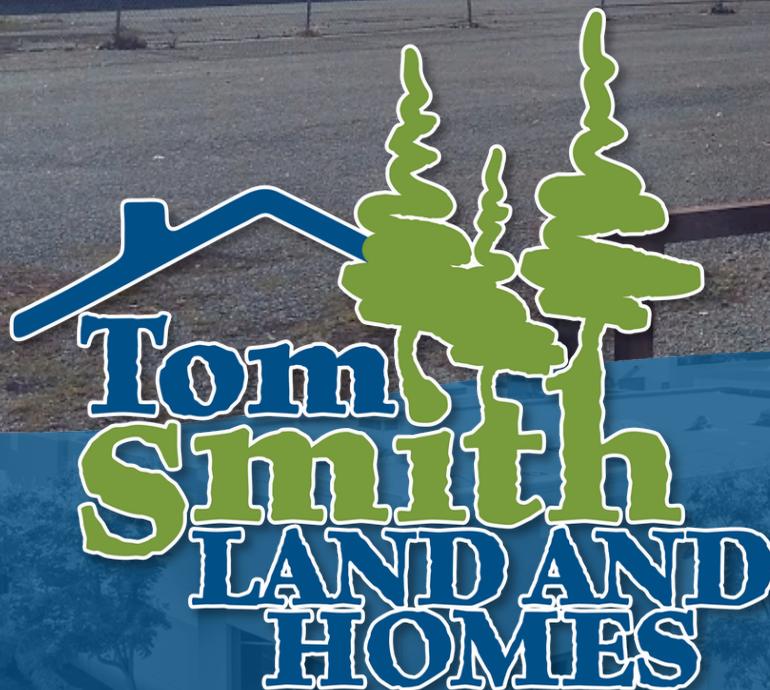
1.76± Acre Commercial Corner Lot

Park Avenue & Hwy 82

Indianola, Sunflower County, MS 38751



\$350,000



Expect More. Get More.

Property Information

Location:

- Highway 82

Property Use:

- Commercial

Coordinates:

- 33.4579, -90.6432

Property Highlights

- 1.7± Acres
- Corner Lot at the Intersection of Park Avenue & Highway 82
- Two Parcel Sale
- 320± ft of Road Frontage Along HWY 82
- 19,000 - MSDOT Daily Traffic Count
- Perfect Location for Large Commercial Operation
- East of Intersection of Hwy 82 & Hwy 448



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**EMERSON
LOVELACE**
REALTOR®

Office: 662.441.2500
Cell: 601.715.3302

Emerson@TomSmithLand.com

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



Commercial Property

Outstanding development opportunity at the corner of Park Avenue and Highway 82 East. This 1.7± acre property consists of two parcels and offers approximately 320 feet of highway frontage with dimensions of 320' x 235'. Located just east of the intersection of Highway 82 and Highway 448, the site benefits from exceptional visibility and accessibility along a major commercial corridor. With a reported 19,000 vehicles per day (MSDOT traffic count), this high-exposure corner is ideal for a large commercial operation.



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Commercial Property



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Aerial Map

[VIEW INTERACTIVE MAP](#) →



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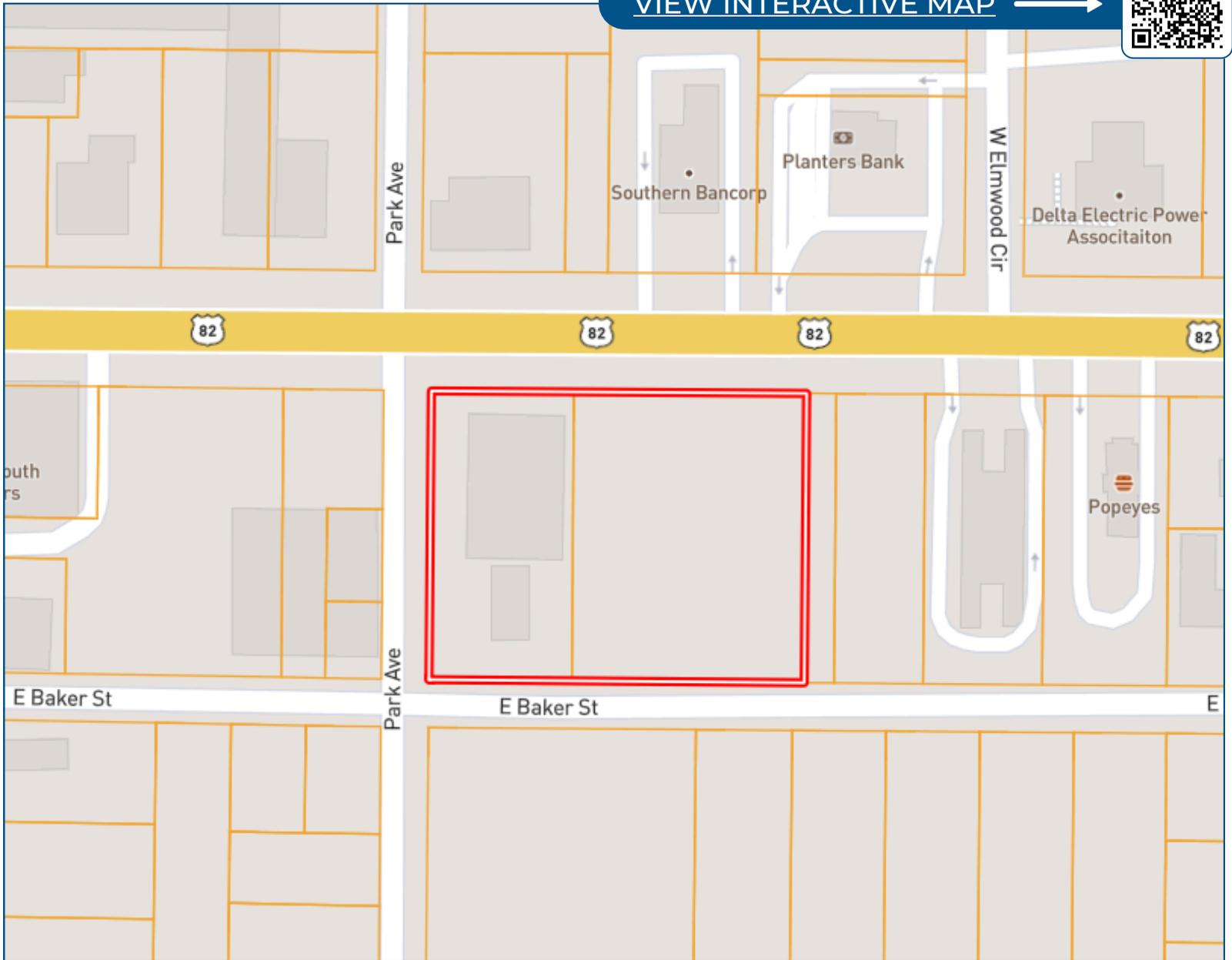
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Ownership Map

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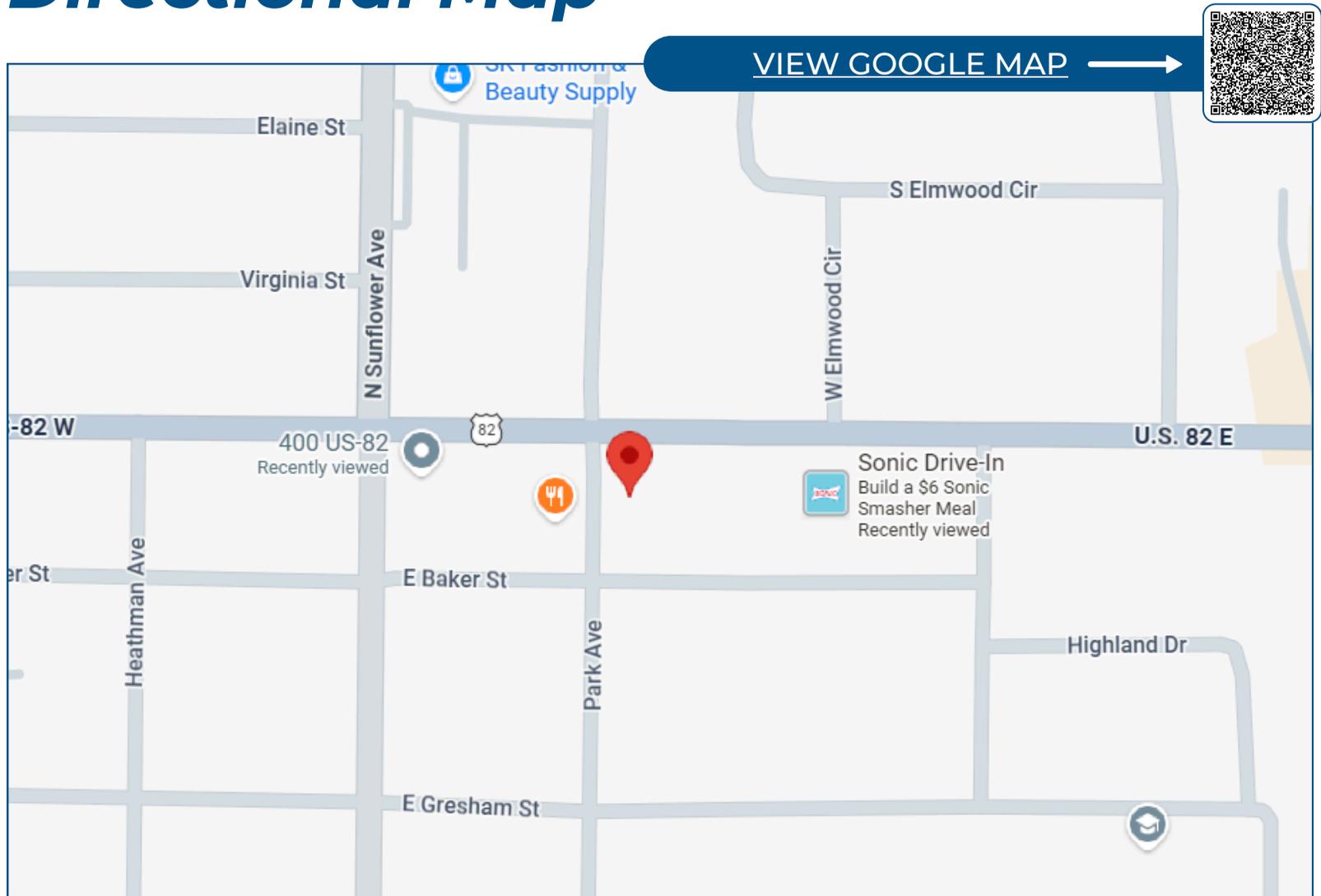
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Directional Map



422 Park Ave 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 lot will be on the left, on the corner of Hwy 82 and Park Avenue.

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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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