

# 5,000± Sq Ft Warehouse

1471 Hwy 82 East

Indianola, Sunflower County, MS



**\$225,000**



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**EMERSON  
LOVELACE**  
REALTOR®

Office: 662.441.2500

Cell: 601.715.3302

Emerson@TomSmithLand.com

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[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

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# Property Information

## Location:

- Indianola, MS

## Property Use:

- Commercial

## Coordinates:

- 33.4601, -90.6193

# Property Highlights

- 1.9± Acres
- 5,000± sq/ft Warehouse
- Concrete Slab
- Commercial C-3 Zoning
- 425 Feet of Highway Frontage
- 8,700 - MSDOT Daily Traffic Count
- Gravel Parking Lot
- Perimeter Chain Link Fence
- Entrance Gate
- Large Bay Doors (Trucks & Equipment)
- Enclosed Office Space

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# Commercial Property

The property features a 5,000± square-foot warehouse situated on a durable concrete slab foundation and is zoned Commercial C-3, allowing for a wide range of business uses. With approximately 425 feet of highway frontage and a Mississippi Department of Transportation daily traffic count of 8,700 vehicles, this location provides outstanding exposure for your business. Designed with efficiency and security in mind, the site includes a gravel parking lot, perimeter chain-link fencing, and a secured entrance gate. Large bay doors accommodate trucks, trailers, equipment, and warehouse operations, while the enclosed office space provides a comfortable administrative area on-site.



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# Commercial Property



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# Aerial Map

[VIEW INTERACTIVE MAP](#) →



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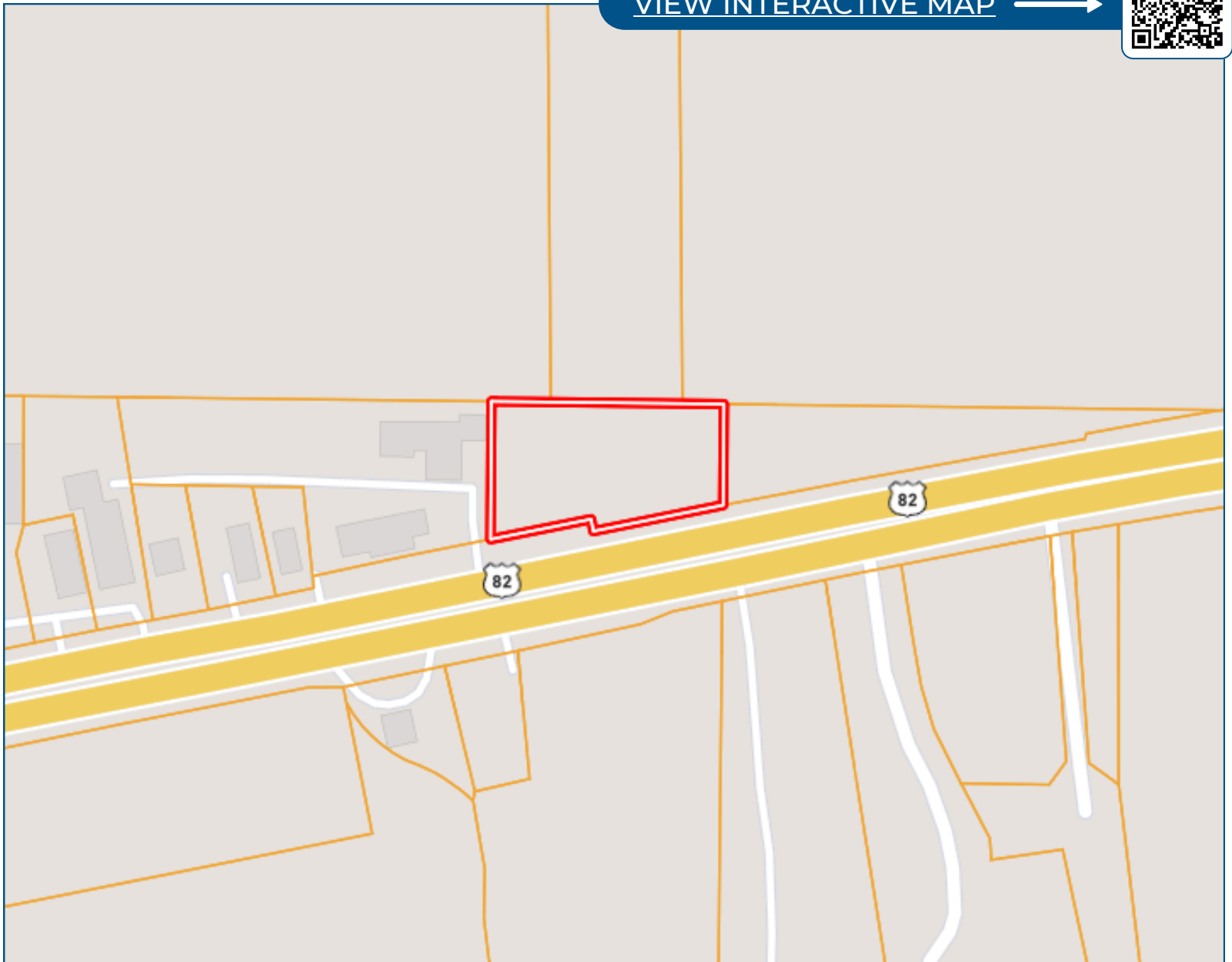
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# Ownership Map

[VIEW INTERACTIVE MAP](#) →



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# Directional Map

[VIEW INTERACTIVE MAP](#)



**1471 Hwy 82 East Indianola, MS 38751**

Directions from the intersection of Hwy 82 and Hwy 49 Indianola, MS: Travel West on Hwy 82 for approximately 1.1 mile. Make a U-turn and in 0.2 miles the property 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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