

Investment Opportunity

Washington County

103 Old Highway 61, Leland, MS 38756



\$1,250,000



Expect More. Get More.

**ANTHONY
STEEN**

ALC®, REALTOR®

Office: 662.441.2500

Cell: 662.645.5151

Anthony@TomSmithLand.com

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



TomSmithLandandHomes.com

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Property Information

Location:

- 2 Minutes to The Town of Leland, MS (.7 Miles)

Coordinates:

- 33.39725, -90.90405

Property Use:

- Office, Automotive, Residential

Property Highlights

- Brand New Home 4 Bedroom/ 3 Bathroom on the Property
- Pond
- Brand-new intersection frontage on the interstate that goes from Greenville, MS, to Leland, MS
- Fenced Property
- Business brings in 250-300K a year



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Commercial Property

Have you been looking to open your own business in a high-traffic location? Look no further! This property offers excellent exposure with traffic coming from multiple directions. The property features highway frontage along Highway 82 W on the north side, as well as frontage along S. Broad Street at the four-way intersection. You will also have access to Old Highway 61 S to the west and Anse Dee's Memorial New Bypass to the south. This makes it a prime location to start your own business or build a new one with excellent exposure to passing traffic. Lee's Body Shop has been established for years and features its own showroom located at the front of the office. Upstairs, you will find a two-bedroom, one-bath living area. The property also includes several storage rooms, and toward the back, you'll find a large paint booth, a 10,000-pound car lift, and a frame machine. Outside the main office is a newly built four-bedroom, two-bath barndominium featuring vaulted ceilings and an open floor plan that flows from the kitchen into the living room. A wraparound porch adds even more usable space, along with plenty of room for parking and storage. With almost three acres of land, there is plenty of additional space to build and expand. You could even explore the possibility of adding your very own gas station.



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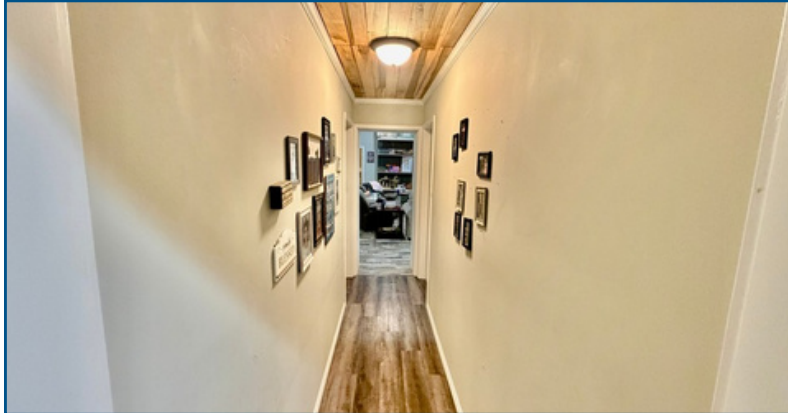
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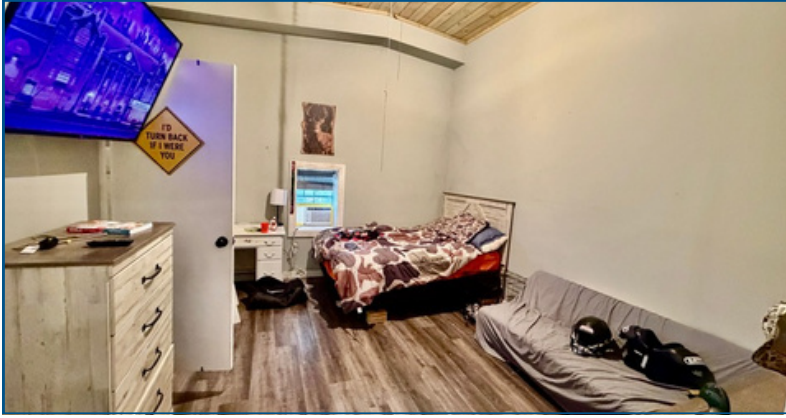
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Aerial Map

[VIEW INTERACTIVE MAP](#)



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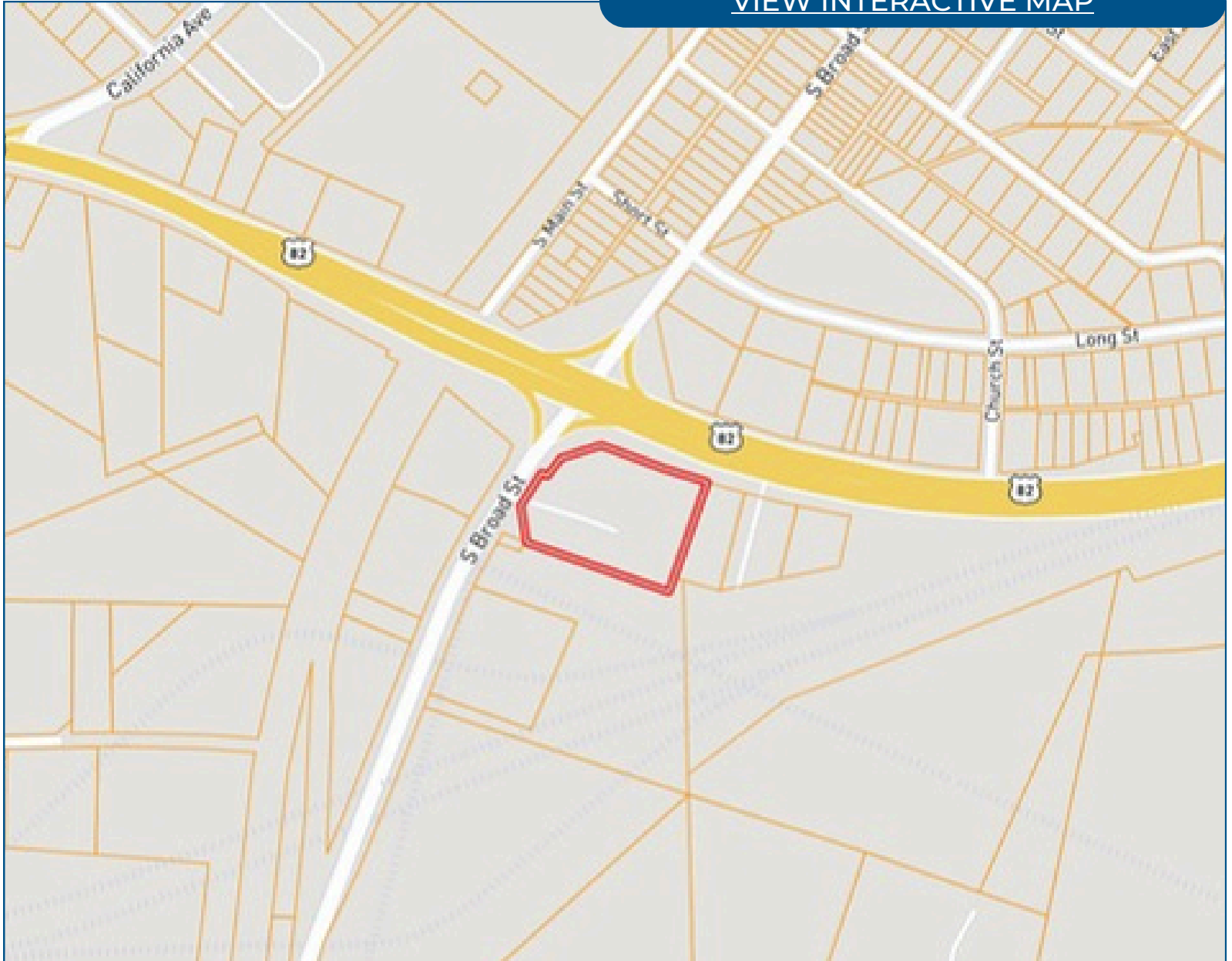
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Ownership Map

[VIEW INTERACTIVE MAP](#)



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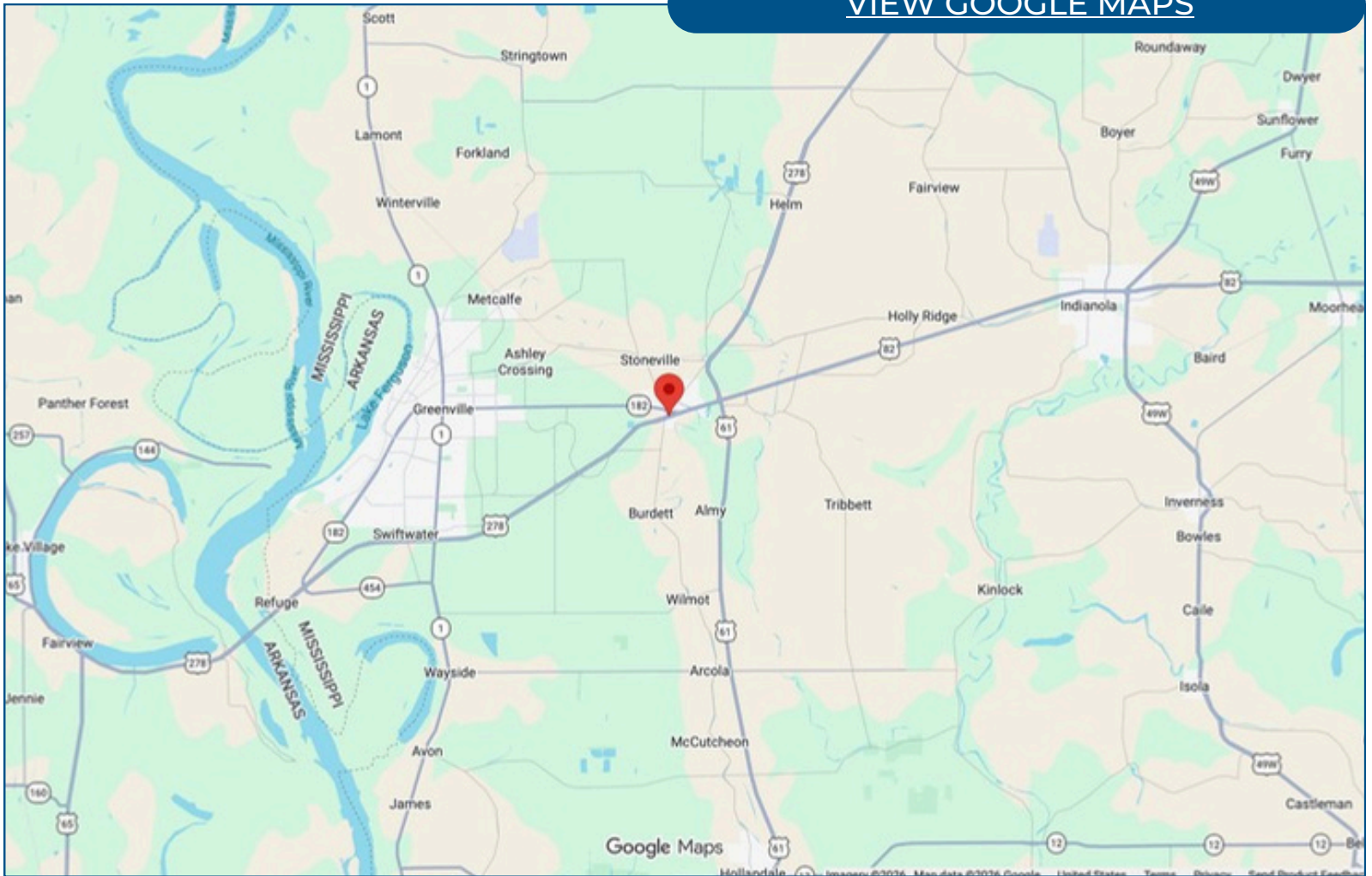
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Directional Map

[VIEW GOOGLE MAPS](#)



Directions from US-82 & US-61 Leland, Ms 38756

Travel West on US-82 for 1.8 miles. Next Take the exit toward S Broad St/Old Hwy 61. Keep right for .1 miles, the property will be on the 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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