

Multi-Family Investment Potential

610 Marie Road, Indianola, MS 38751

Sunflower County



\$165,000



Expect More. Get More.

**EMERSON
LOVELACE**
REALTOR®

Office: 601.898.2772

Cell: 601.715.3302

Emerson@TomSmithLand.com

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



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.

Property Information

Location:

- Indianola, MS

Property Use:

- Residential
- Multi-Family Residential

Coordinates:

- 33.45955, -90.65720

Property Highlights

- 1.4± Acre Lot
- R-3 Multi-Family Zoning
- 2,750± sq/ft (Adjusted)
- Three Bedrooms, Two Bathrooms
- Updated Kitchen & Bathrooms
- Large Bonus Room
- Central HVAC
- Two-Car Garage
- Private Fenced Backyard
- Built in 1950



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The Residence

2,750± SQ/FT

Situated on approximately 1.4± acres in Sunflower County, this spacious three-bedroom, two-bath home offers approximately 2,750± square feet of adjusted living area. Built in 1950, the home features central HVAC with gas heat, hardwood flooring, updated kitchen and bathrooms, and a large bonus room. Outdoor amenities include a covered front porch and a large, private fenced backyard with a barn. A two-car garage and spacious paved driveway provide ample parking. The property is zoned R-3 Multi-Family Residential, offering additional possibilities for its new owner.



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The Residence



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Aerial Map

[VIEW INTERACTIVE MAP](#)



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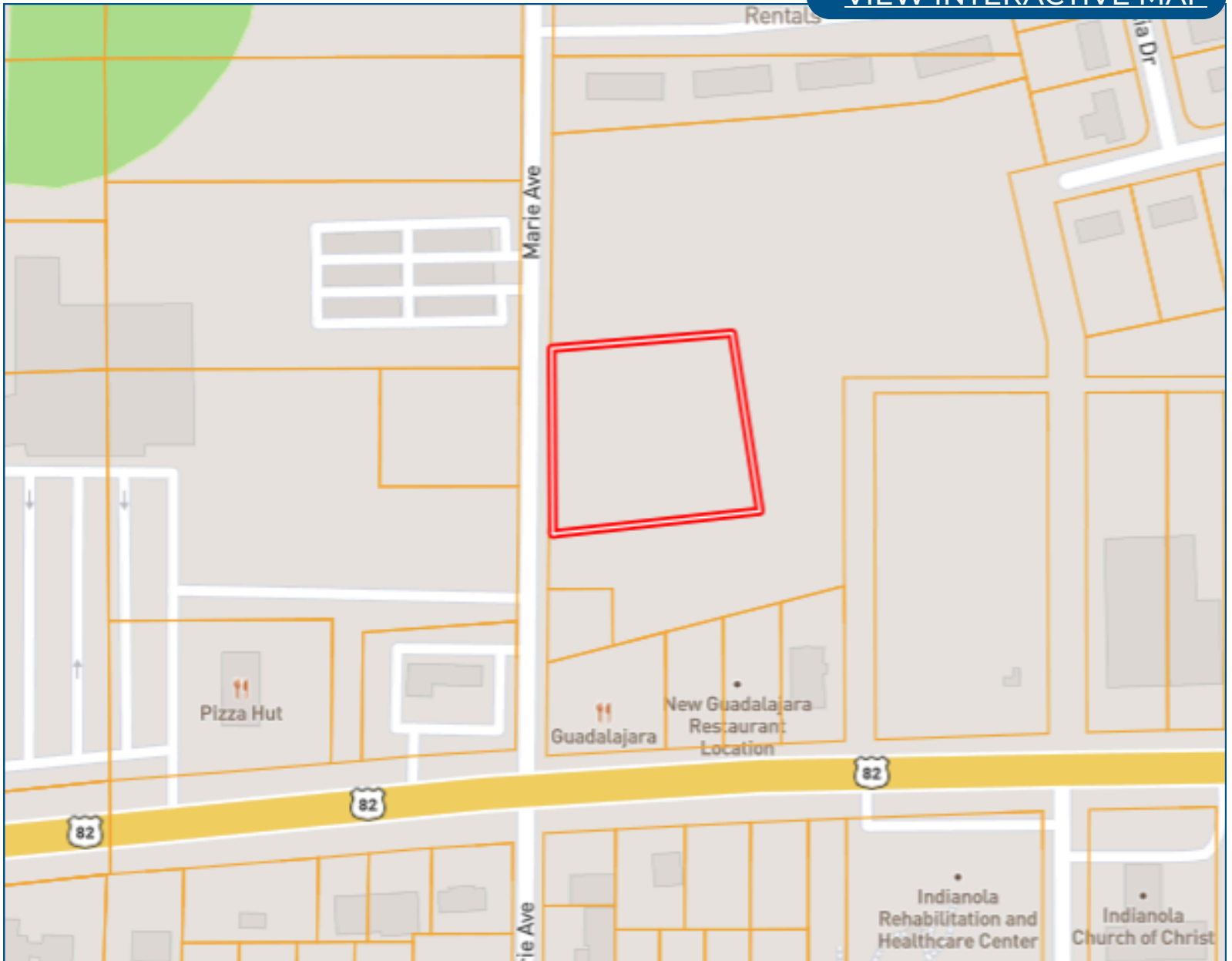
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Ownership Map

[VIEW INTERACTIVE MAP](#)



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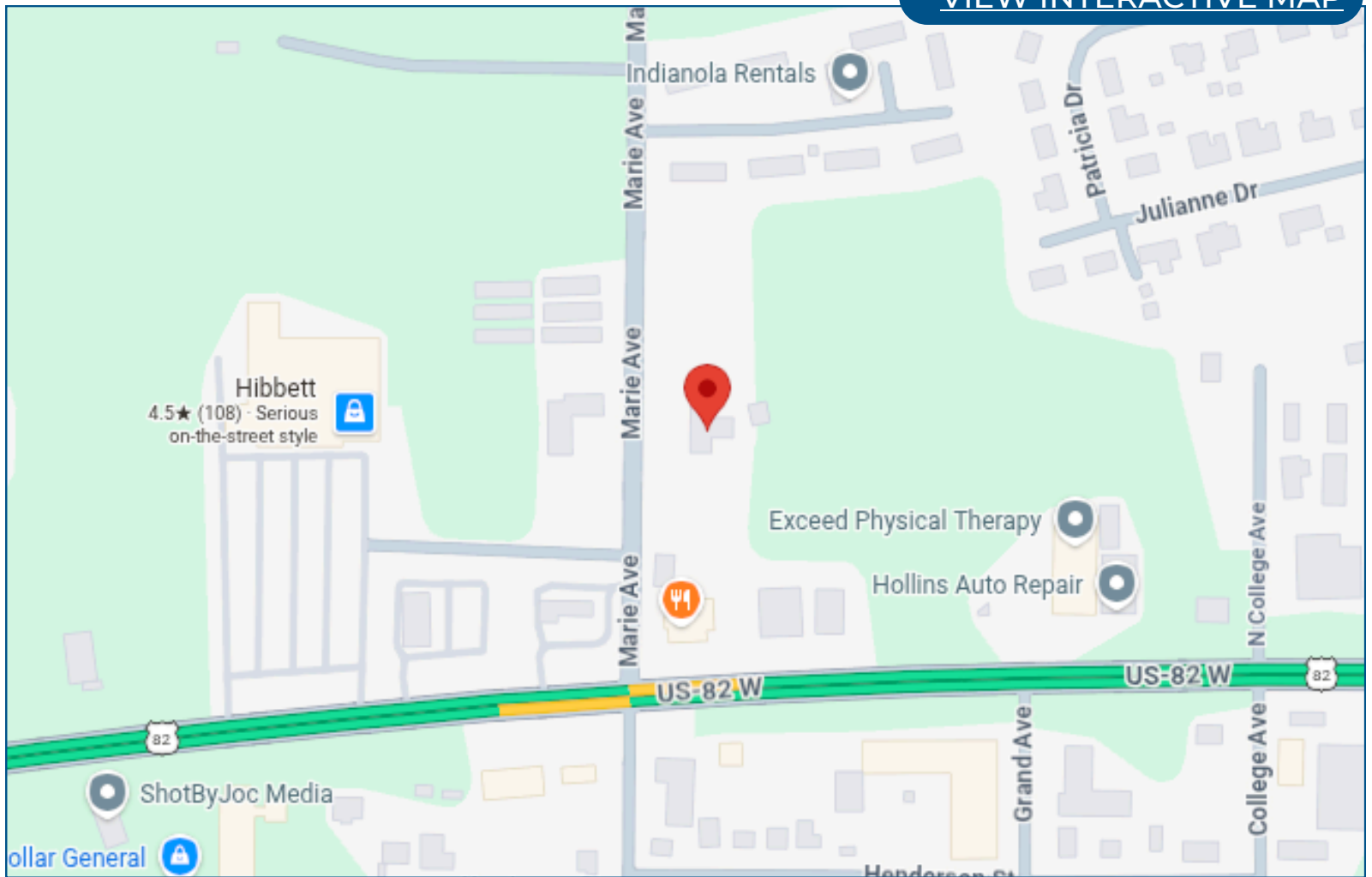
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Directional Map

[VIEW INTERACTIVE MAP](#)



610 Marie Road, Indianola, MS 38751

From the intersection of Highway 82 and Catchings Avenue, travel east on Highway 82 for approximately 0.9 miles. Turn left onto Marie Road and continue for approximately 0.3 miles to 610 Marie Road, Indianola, MS 38751.

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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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