

**7.5± Acres**  
**Leflore County, MS**  
**\$75,000**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

Office 769-888-2522



This remarkable 7.5± acre tract of land presents a prime investment opportunity in the heart of Leflore County, Mississippi. Situated 2.5 miles south of the city of Greenwood, just outside of the city limits, this property offers immense potential for residential, commercial, industrial, or mixed-use development. Whether you're an investor or developer, this versatile land is a blank canvas awaiting your vision.

### Key Features:

**Versatile Zoning:** With a range of zoning possibilities, this property can accommodate residential, commercial, industrial, or mixed-use projects, making it a flexible investment opportunity.

**Strategic Location:** Located just minutes from Greenwood, this property provides easy access to major highways and city amenities, enhancing its appeal for a variety of development options.

**Multi-Family Housing:** Perfectly suited for multi-family housing units, providing an ideal solution for the growing demand in the area.

**Industrial Potential:** The property's location includes frontage on the Illinois Central Railroad, making it an attractive prospect for manufacturing, logistics, and warehouse development.

**Highway Frontage:** Boasting frontage on Hwy 49E, this property offers excellent visibility and accessibility for commercial ventures.

For more information or to schedule a private showing, please contact Billy Carpenter. Don't miss this exceptional opportunity to invest in a property with endless possibilities for growth and development.



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**BILLY CARPENTER**

LAND SPECIALIST

C: 662-820-2007

O: 662-846-1425

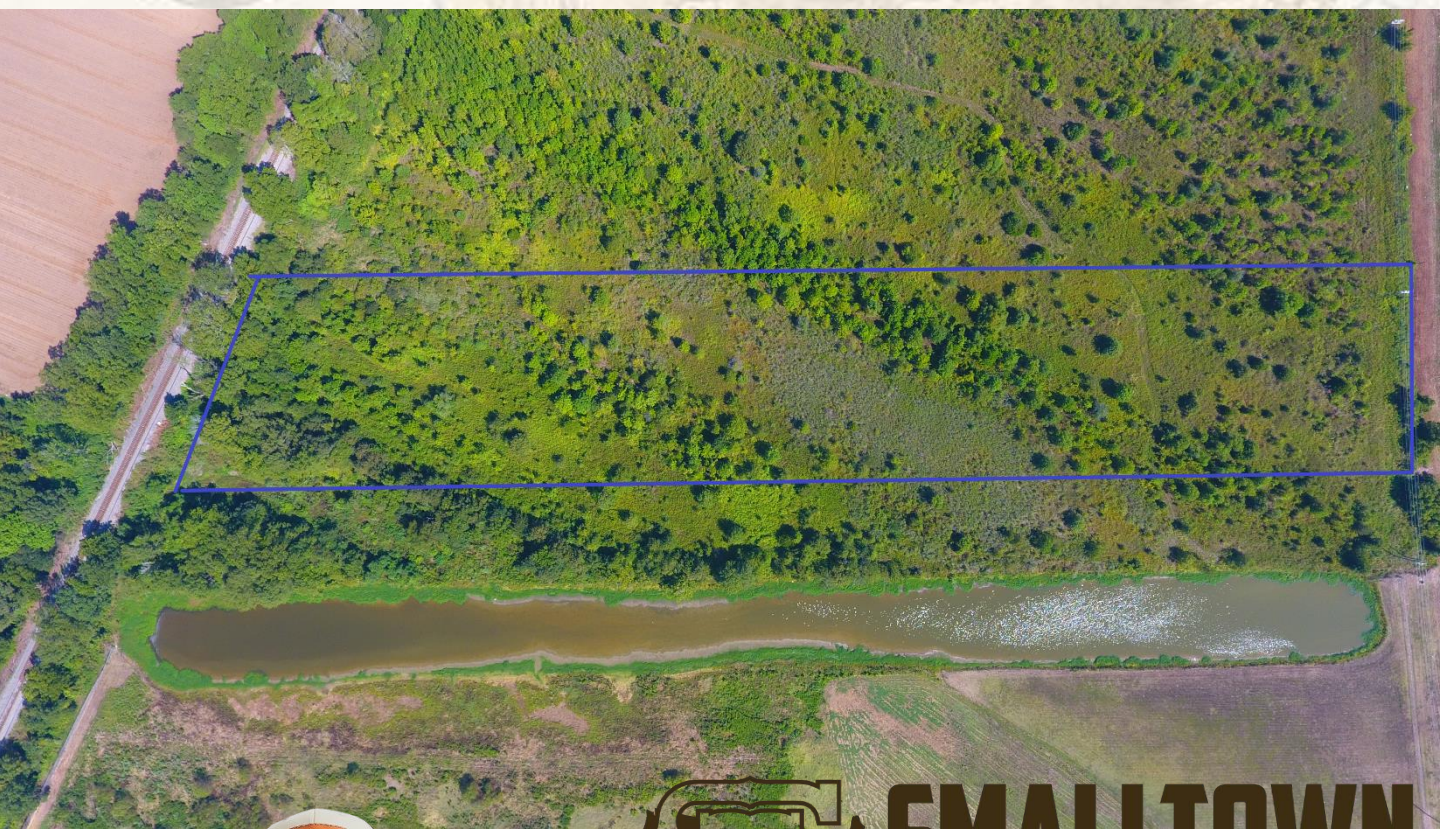
[billy@smalltownproperties.com](mailto:billy@smalltownproperties.com)

701 W. Sunflower Rd - Cleveland, MS 38732

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Information is believed to be accurate but not guaranteed.





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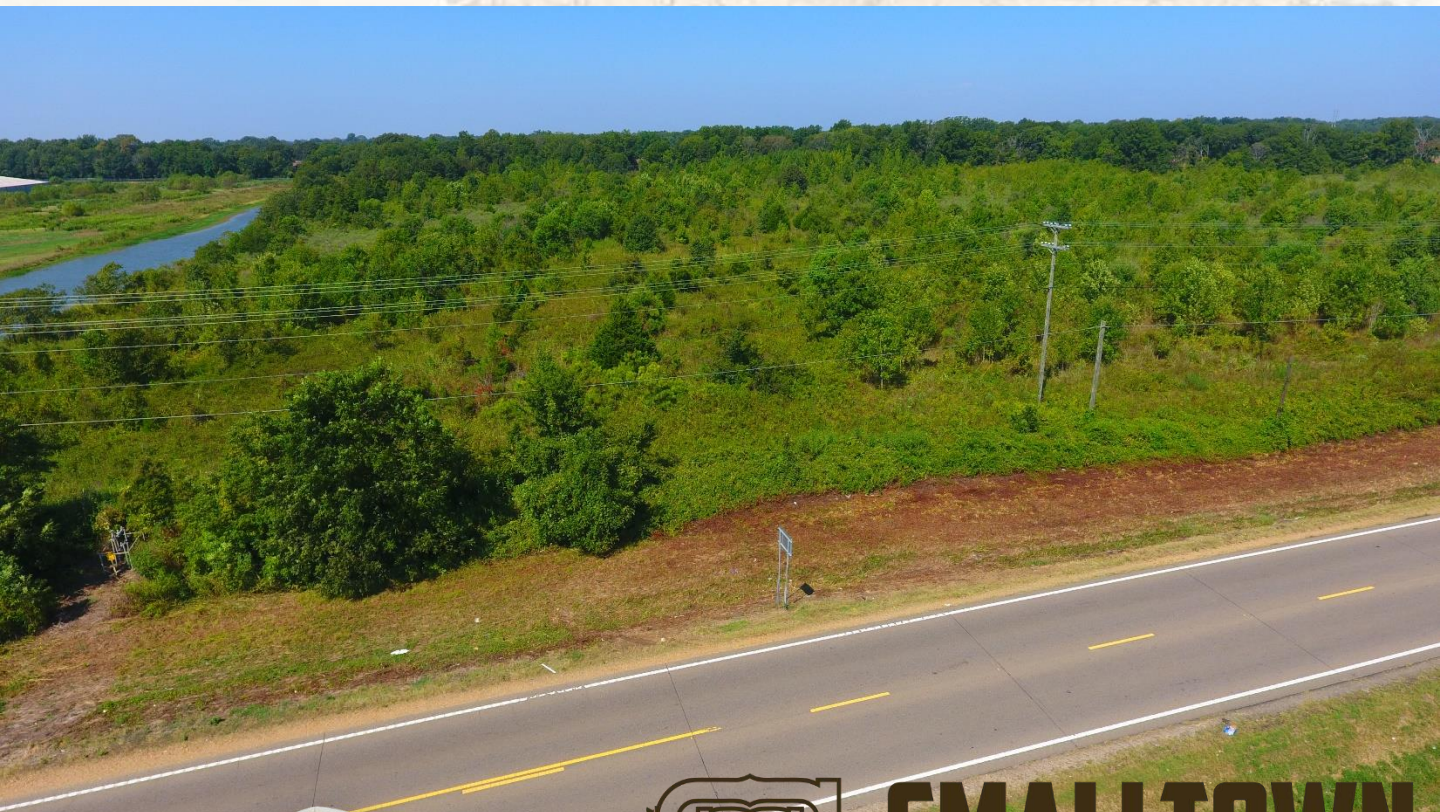
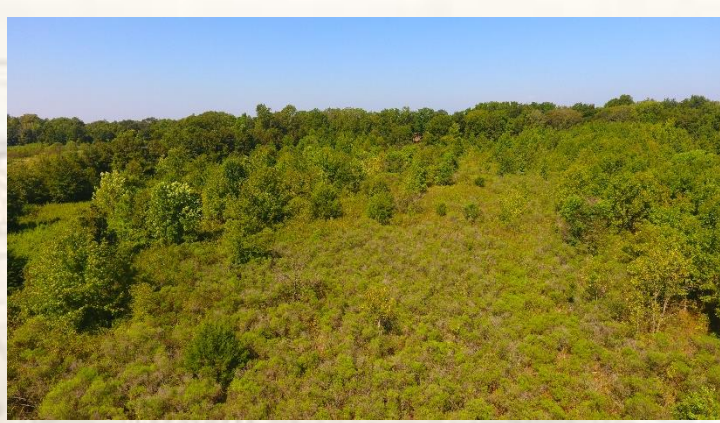
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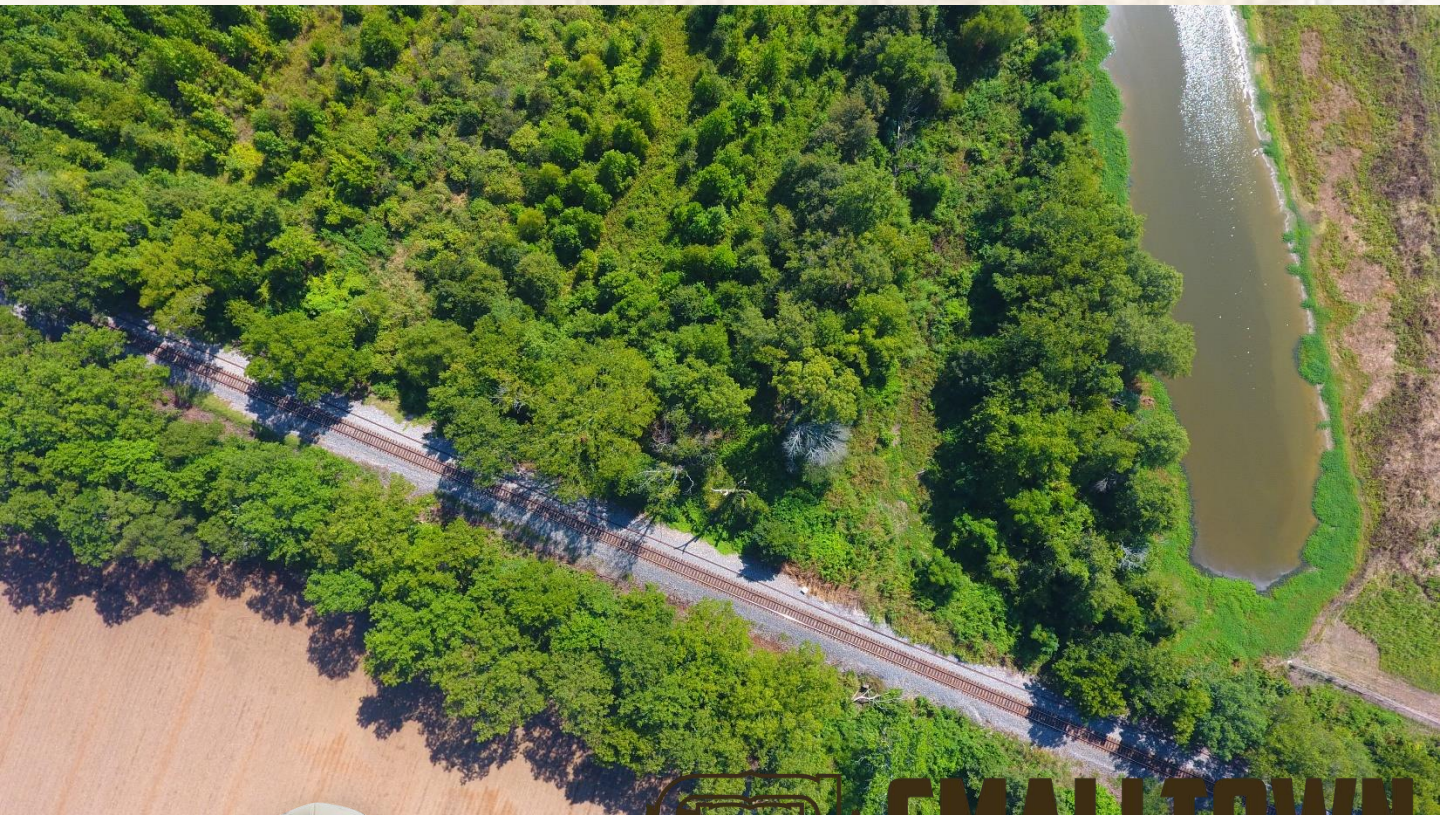
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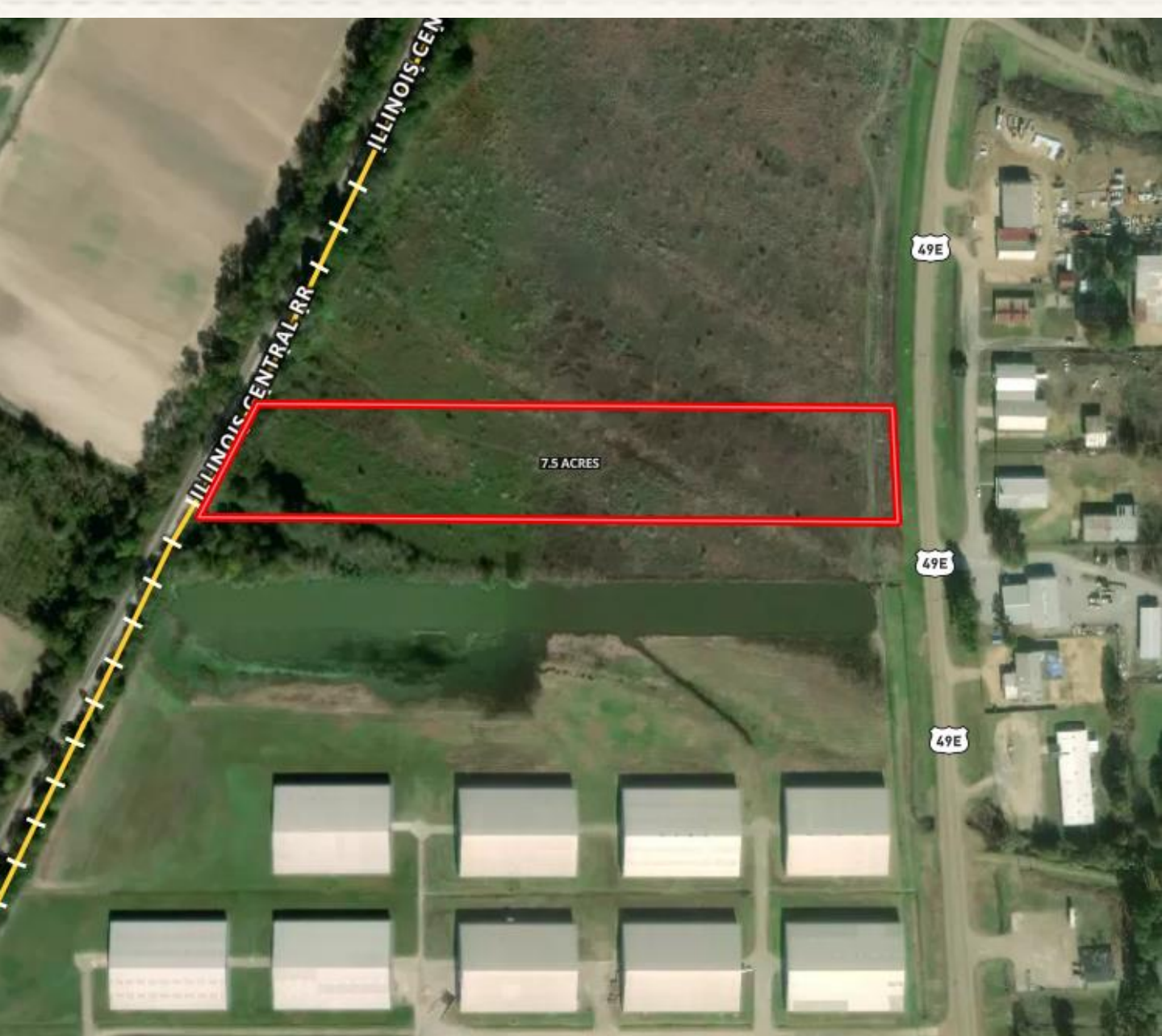
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[MapRight Link](#)



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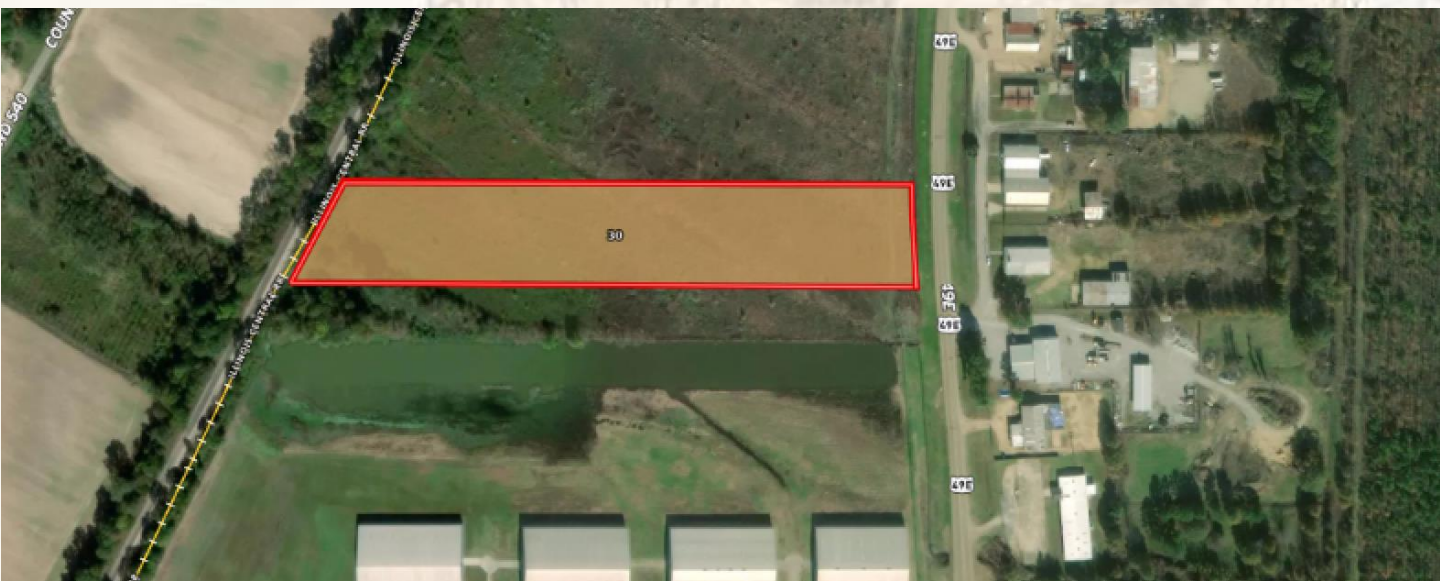
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
30	Tensas-Alligator complex, 0 to 3 percent slopes, occasionally flooded	7.43	100	0	59	4w
TOTALS		7.43(* )	100%	-	59.0	4



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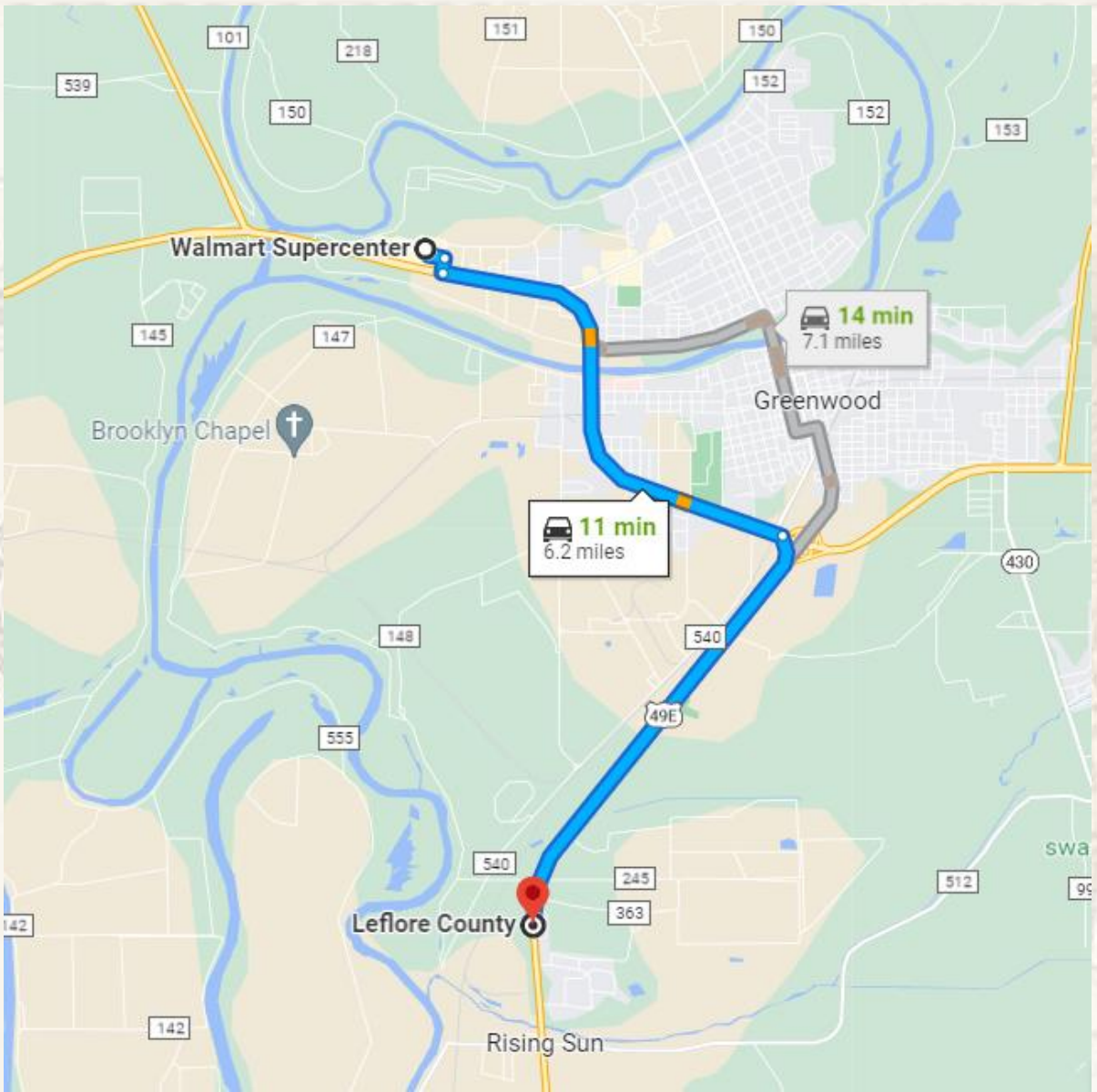
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## [Google Maps Directions](#)

From Walmart in Greenwood: Travel east on Hwy 82 for 3.1 miles turn right onto Hwy 49E. Travel 2.9 miles; the property will be on your right before you get to Staplcothn.



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