

1.11± ACRES
LEFLORE COUNTY, MS
\$148,000



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425

THE LEFLORE 1.11

PROPERTY PROFILE

LOCATION:

- Greenwood, MS
- Leflore County
- 0.2± Miles East of
US Highway 82

COORDINATES:

- 33.52531, -90.20288

PROPERTY USE:

- Commercial Use
- Mixed Use
- Investment

PROPERTY INFORMATION:

- 1.11± Total Acres
- 3 Divisible Vacant Lots
- Parking Lot
- Utilities Available

TAX INFORMATION:

2023 - \$1,315.80

- Parcel 08509020602800



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WILSON BRITT

LAND SPECIALIST

C: 662-299-2367

O: 662-846-1425

wilson@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE LEFLORE 1.11

BUSINESS OWNERS!!! TAKE ADVANTAGE OF THREE VACANT LOTS IN GREENWOOD, MS, LOCATED OFF THE WELL-TRAVELED US HIGHWAY 82. The northeast corner of the Leflore County property consists of a rectangular shaped lot measuring approximately 141.22 feet x 182 feet, containing 0.59± acres. In the southwest corner, a similar rectangular shaped lot consists of 65 feet x 100 feet, containing 0.15± acres. The remaining acreage consists of a parking lot.

The property is zoned C-3, Highway Commercial District, which encompasses the majority of the businesses along and on either side of US Highway 82. It is primarily located in a professional development with restaurants, a medical clinic, financial institution, business offices, and a government building. Located at the eastern end of the development, this land represents the only remaining vacant commercial site in the area.



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MORE ABOUT THE LEFLORE 1.11

The property has a level topography with access to all utilities, both public and private, provided in the City of Greenwood (water, sewer, electricity, natural gas, garbage collection, telephone, and Internet services). The site is in FEMA Zone X - not a designated flood hazard area – with reduced flood risk due to the nearby levee.

The property has adequate access to major roads in the city of Greenwood. With heavy road traffic, your business will have ample opportunity to catch the eye of existing and new customers. The Mississippi Department of Transportation has logged the daily traffic count at 21,000 vehicles for Highway 82-49E.

**Take advantage of this opportunity for a great commercial lot.
Call Wilson Britt today for your private showing.**



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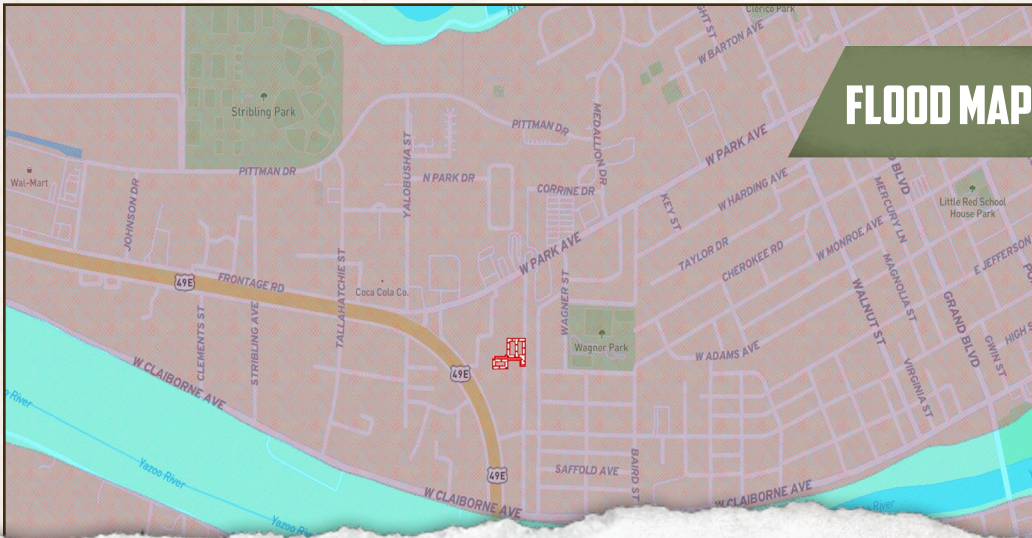
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LEFLORE COUNTY, MISSISSIPPI

land id. LINK



FLOOD MAP



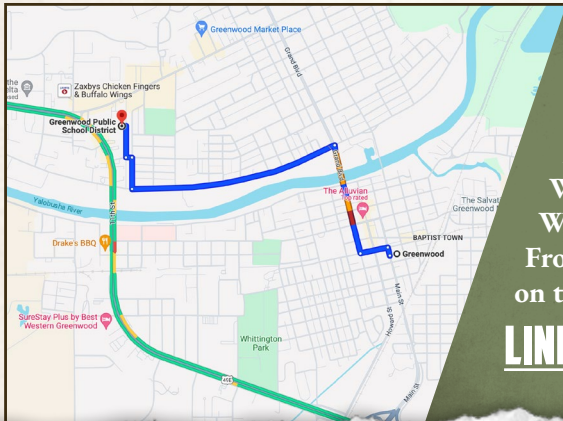
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LEFLORE COUNTY, MISSISSIPPI



Directions from Greenwood, MS:
 Travel south on Main Street toward E Henry Street for 0.8 miles. Turn right to merge onto US-49E N/US-82 W and drive 2.3 miles. Turn right onto W President Avenue, then turn left onto Frontage Road. The destination will be on the left.

LINK TO GOOGLE MAP DIRECTIONS



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