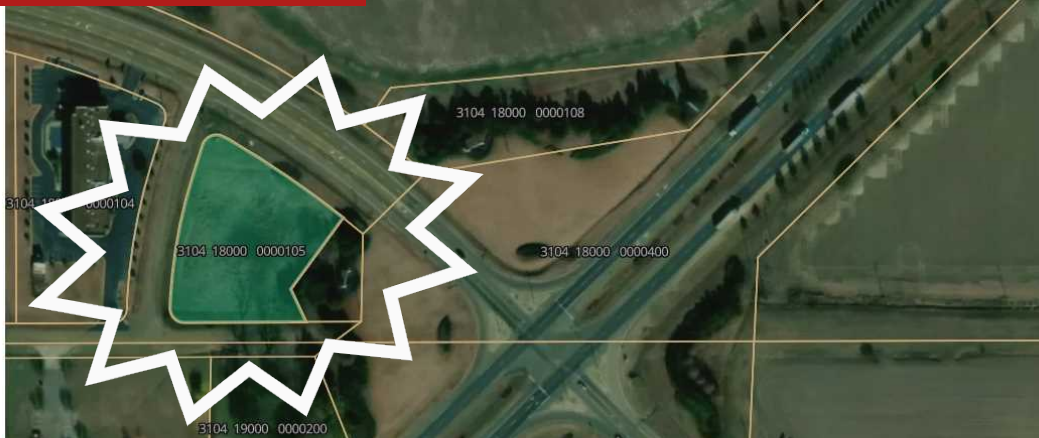


FOR SALE



BRING OFFERS!!!
Motivated Seller - MUST SELL!

Hwy 61 & Casino Strip Resort Blvd
Robinsonville, MS 38664

SUMMARY

Price: \$289,900

Lot Size: 1.40 +/- Acres

Property Type: Commercial



RHODES THOMPSON
Commercial Agent
(662) 892-4000
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Mississippi

(901) 286-6200 - Main Office
(901) 833-8000 - Cell

PROPERTY DESCRIPTION

This 1.4 +/- acre commercial corner is priced to move and ready for immediate development. Located directly between Casino Strip Resort Boulevard and Old Commerce Road, this site sits at the front door of Tunica's casino corridor — a rare opportunity for buyers seeking a high traffic, high exposure location.

LOCATION OVERVIEW

Access the property by taking Exit 269 onto Hwy 61, then traveling approximately five miles to the intersection of Hwy 61 and Casino Strip Resort Boulevard. The lot sits prominently on the corner. This placement offers immediate proximity to Tunica's resort corridor, multiple casino destinations, and the primary north-south route connecting Memphis to the Mississippi Delta.

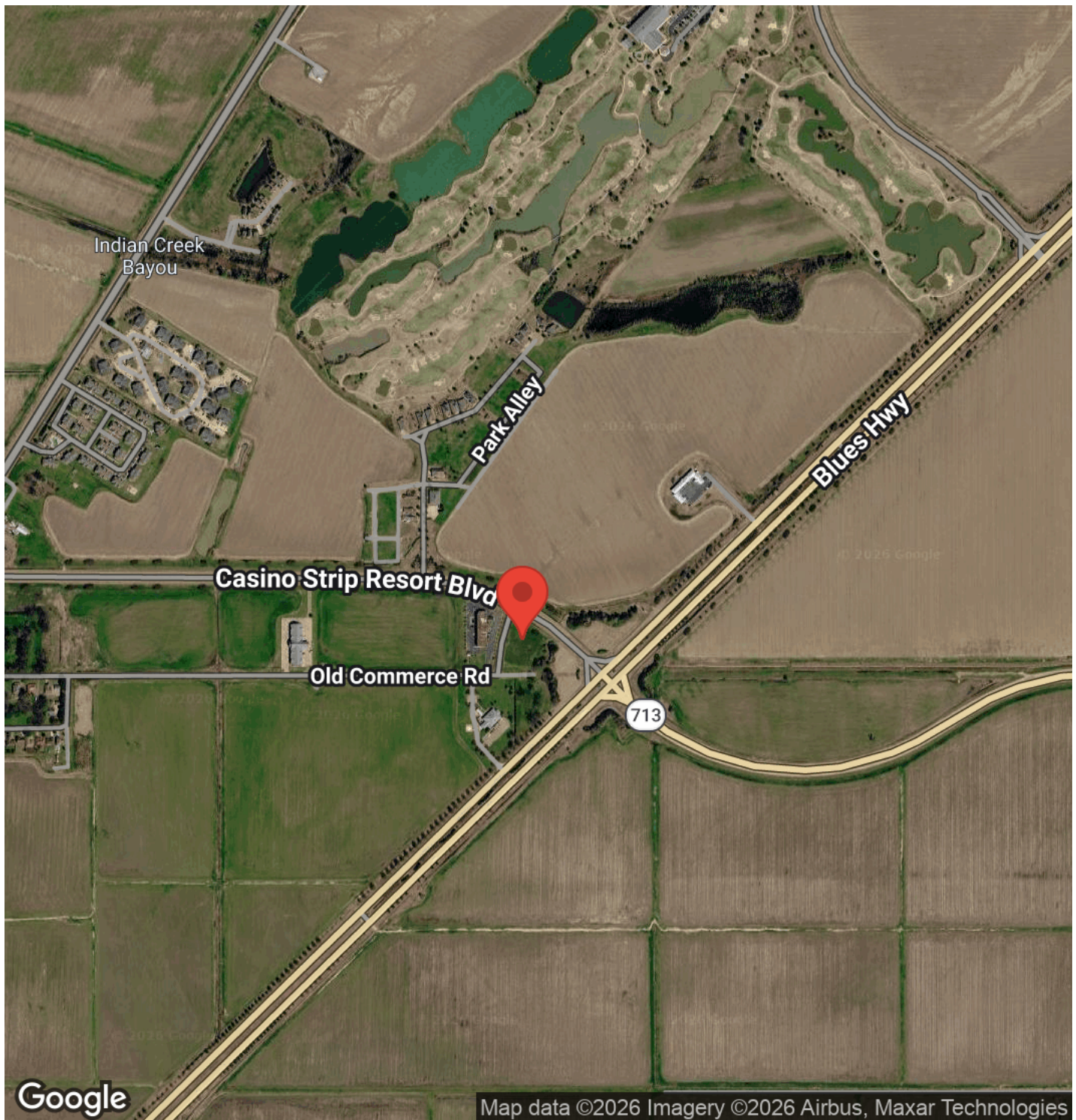
LOCATION DESCRIPTION

The site is just off Hwy 61 next to Tunica's casino strip offering unmatched visibility and access for retail, hospitality, QSR, fuel, or service based commercial uses. With steady traffic from casino visitors, regional travelers, and local residents, this location delivers both immediate and long-term potential.



Property Photos





Property Highlights

- Highly visible corner lot
- Ideal hotel site
- Directly adjacent to Tunica's casino hub
- Located near Hwy 61 & I-69 interchange
- Strong regional draw from Memphis, North Mississippi & Arkansas