

FOR SALE



1.07 +/- AC OUTPARCEL

1000 SOUTH STATE STREET • CLARKSDALE, MS 38614

SUMMARY

Price: \$135,000

Lot Size: 1.07 +/- Acres

Property Type: Commercial



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Property Description

This Walmart outparcel is positioned along Clarksdale's primary commercial corridor, a high visibility C-2 Highway Commercial site offering exceptional frontage and traffic exposure directly on S State Street with quick, convenient access to Hwy 61/I-278. This location is surrounded by established national retailers and supports a wide range of commercial uses such as retail, restaurant/QSR, medical, service, and auto oriented businesses.

Location Overview

Located along an active commercial corridor, this outparcel sits in one of Clarksdale's most established and visible retail areas. The site benefits from steady daily traffic, convenient access to Hwy 61/ I-278, and immediate proximity to major national retailers, restaurants, and essential services that consistently draw local and regional customers. Its central position within the city provides strong connectivity to surrounding neighborhoods, downtown Clarksdale, and key commuter routes, making it an ideal location for users seeking high visibility, built in traffic, and reliable long term market activity.

Property Highlights

- Strong traffic counts and consistent daily activity on S State Street
- Central location with strong connectivity to neighborhoods and downtown
- Ideal for users seeking high exposure and long-term market presence



Business Map

