



# SMALLTOWN

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

**HINES GROCERY**  
**COMMERCIAL BUILDING ON 3± ACRES**  
**YAZOO CITY | YAZOO COUNTY, MS**  
**\$600,000**



OFFICE (769) 888-2522 | [WWW.SMALLTOWNPROPERTIES.COM](http://WWW.SMALLTOWNPROPERTIES.COM)

### LOCATION:

- 45 Shaeffer Road  
Yazoo City, MS 39194
- Yazoo County
- Across the Street from Broad Lake
- 28± Miles NW of Flora
- 45± Miles NW of Madison
- 53.2± Miles from Jackson

### COORDINATES:

- 32.87630, -90.48398

### TAX INFORMATION:

- 2022 - \$1,984

### PROPERTY USE:

- Restaurant
- Commercial
- Investment

### PROPERTY INFORMATION:

- 3± Acres
- 6,000± SqFt Building
- 2 Spacious Dining Rooms
- 3 Flat Screen TVs
- Kitchen Appliances
- 4 Coolers
- 1 Freezer
- 2 Gasoline Pumps



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

**WILL FOUCHE**

LAND SPECIALIST

C: 662-571-1266

O: 769-888-2522

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

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



# WELCOME TO HINES GROCERY

SITUATED ALONG THE RURAL WESTERN BORDER OF YAZOO COUNTY, MS, HINES GROCERY HAS ACHIEVED ICONIC STATUS IN THE MISSISSIPPI DELTA. In 1985, John and Eva Hines opened the establishment and operated it until the devastating flood of 2011 convinced them to sell. The Hines' daughter and son-in-law, Tracy and John Fouche, decided to purchase the business. The family tradition certainly has helped Hines Grocery survive to this very day, but the staple food has a lot more to do with it.

Over the years, Hines Grocery has grown its customer base through word of mouth rather than advertisements and expanded to now offer a full menu of outstanding food. Currently, the restaurant offers breakfast and lunch six days a week, and on Friday and Saturday nights, patrons can enjoy a phenomenal steakhouse meal. The sausage, steaks, and spacious dining area attract both regular customers and newer ones every day. Located on a 3± acre lot on Shaeffer Road, the 6,000± square foot building features two spacious dining areas, three flat-screen TVs, four coolers, one freezer, and kitchen appliances. In addition to the prepared food, customers often stop by Hines Grocery for gasoline and to pick up refreshments, whether a candy bar, chips, or a cold beverage.

**To learn more about this turnkey opportunity,  
contact Will Fouche today!**

*DISCLAIMER: The listing agent is related to the sellers.*



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

**WILL FOCHE**

LAND SPECIALIST

C: 662-571-1266

O: 769-888-2522

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

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.



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

**WILL FOUCHE**

LAND SPECIALIST

C: 662-571-1266

O: 769-888-2522

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

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.





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

**WILL FOUCHE**

LAND SPECIALIST

C: 662-571-1266

O: 769-888-2522

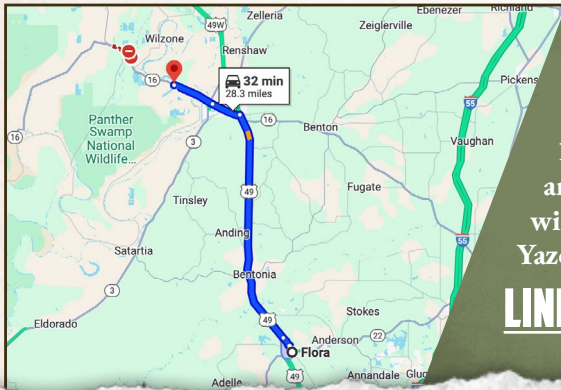
[will@smalltownproperties.com](mailto:will@smalltownproperties.com)

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

land id. LINK



Directions from Flora, MS: Travel US 49 N for 20 miles. At the first stop light in Yazoo City, turn left on MS-149N/MS-16 W/E Broadway Street and continue 6.3 miles. The destination will be on your left after crossing the Yazoo River Bridge.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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

**WILL FOCHE**

LAND SPECIALIST

C: 662-571-1266

O: 769-888-2522

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

4848 Main St. - Flora, MS 39071

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.