Grenada Lake Resorts
900 Hendricks Road
Coffeeville, MS 38922

$1,250,000
119.75± Acres
Grenada County

MORE INFO ONLINE:

https://moplandandhome.com/

SUMMARY

Address
900 Hendricks Road

City, State Zip
Coffeeville, MS 38922

County
Grenada County

Type
Business Opportunity, Commercial, Lot, Undeveloped Land

Latitude / Longitude
33.860864 / -89.608517

Taxes (Annually)
$8,595

Dwelling Square Feet
5,821

Bedrooms / Bathrooms
13 / 11.5

Acreage
119.75

Price
$1,250,000

Property Website
moplandandhome.com

PROPERTY DESCRIPTION

PRICE REDUCED! MOTIVATED SELLER

Turnkey Income-Producing Resort Near Grenada Lake - 119.75 Acres | Grenada County, MS

Welcome to *Grenada Lake Resorts*, a rare opportunity to own a fully operational, income-producing resort property just minutes from the renowned Grenada Lake in Grenada County, Mississippi. Spanning 119.75± acres, this established destination offers multiple revenue streams, expansion potential, and direct appeal to outdoor enthusiasts year-round.

The property features **8 fully furnished cabins**, including **7 one-bedroom/one-bath units** with nightly rental rates currently $89-$125/night and **1 two-bedroom/one-bath cabin**, with nightly rental rate currently $149/night, ideal for short-term rentals. The centerpiece lodge is a charming **1.5-story structure** offering **4 bedrooms and 3 full bathrooms and one half bath**, a spacious living and dining area, a fully appointed eat-in kitchen, and a stunning covered patio overlooking a private 20-acre pond-perfect for gatherings, events, corporate meetings, or owner use. Currently renting for $350/night.

Guests enjoy a well-designed **RV park with 22 full-service hookups**, all equipped with water, sewer, electricity, 30 & 50 amp service, and Wi-Fi. The park includes **18 sites (10' x 35')** and **4 sites (10' x 24')**, each renting for $20 per night, providing steady, scalable income.

Rentals are currently available to booked on Airbnb, Verbo and the properties standalone website www.gredanalakeresorts.com.

Seller reports annual gross income of $200,000 over the last several years, showing a 16.7% ROI. Agressive marketing could increase this number significantly.

Additional amenities include:

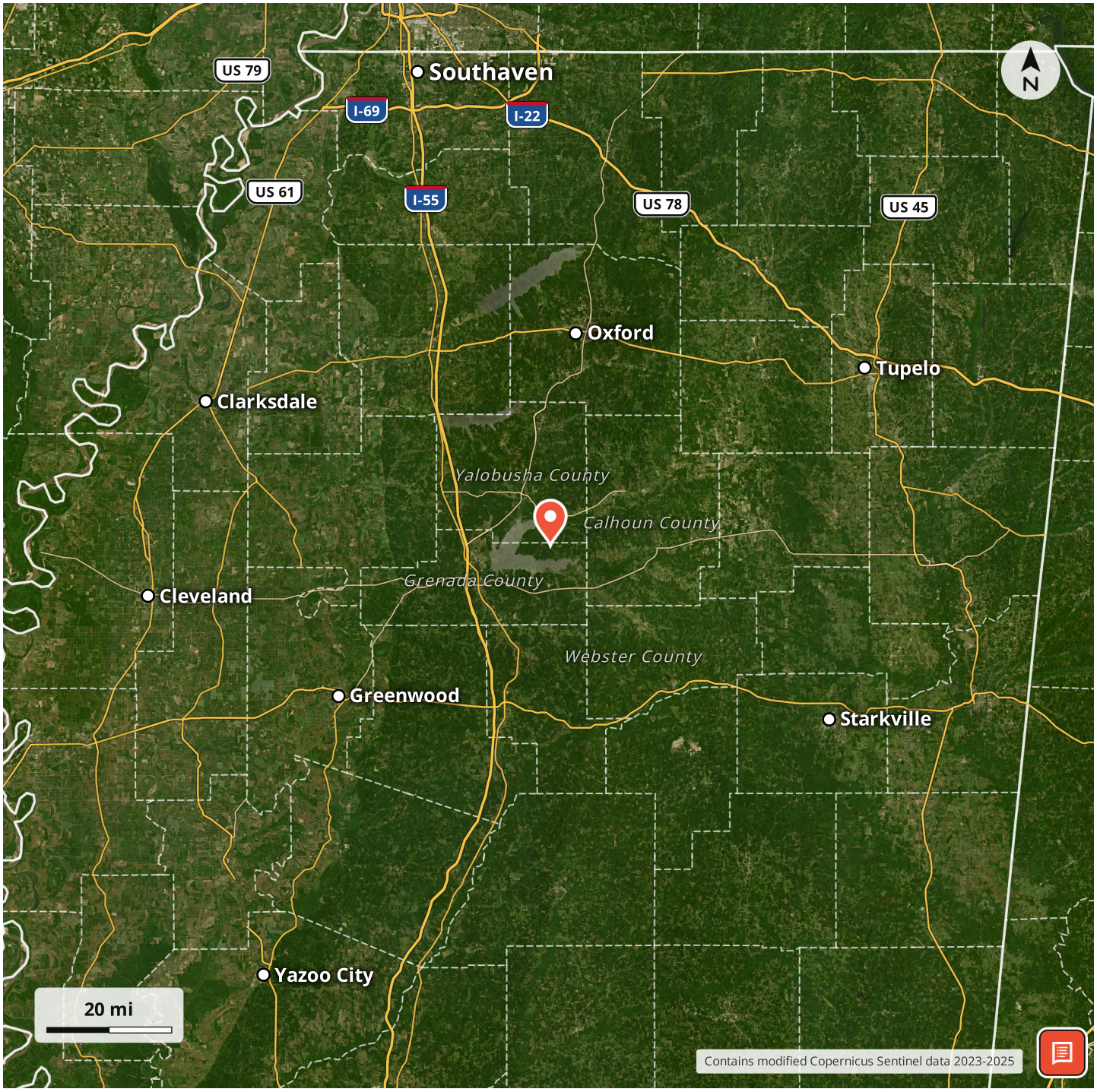
- Private **20-acre stocked pond**
- Covered pavilion with exterior kitchen
- Fish cleaning station
- Established **guide service operation**
- Strong rental history with **existing website offering online reservations and payment processing, www.grenadalakeresorts.com**

Located just minutes from Grenada Lake-spanning over 35,000 acres and widely known as the "Land of Giants" for its trophy crappie-this property draws anglers from across the country. The lake also offers exceptional fishing for largemouth, smallmouth, and spotted bass, as well as catfish, bream, and walleye, making it a year-round recreational hotspot.

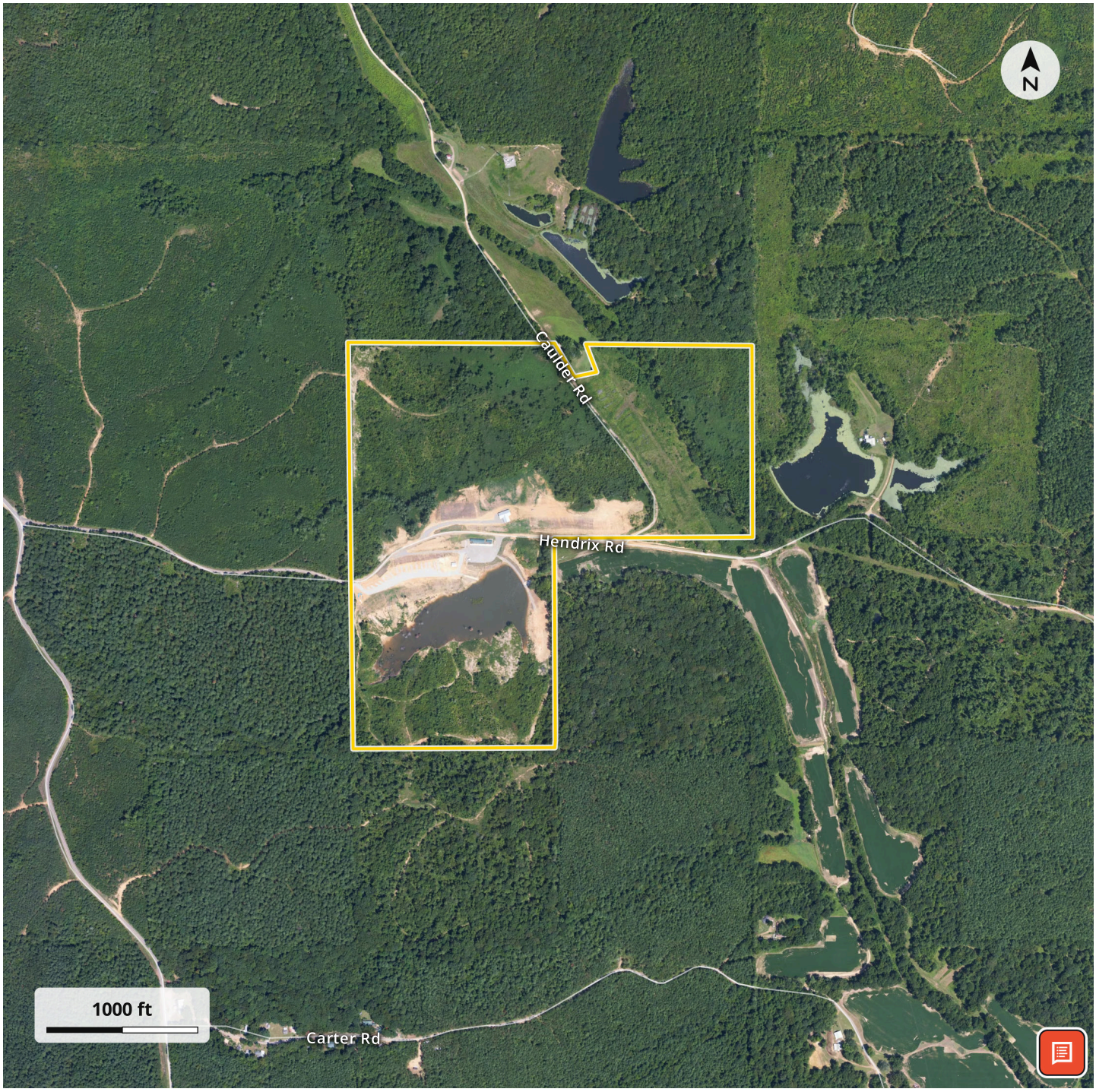
With ample acreage, there is significant room to expand-build a private residence, add cabins, or enhance amenities to increase revenue potential.

Whether you're looking to invest in a thriving hospitality business or create a premier outdoor retreat, *Grenada Lake Resorts* delivers unmatched opportunity in one of Mississippi's most sought-after recreational areas.

Regional Map



Locator Map



Aerial Map

LISTING REPRESENTATIVE

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