3.82± ACRE COMMERCIAL LOT MERIGOLD | BOLIVAR COUNTY, MS

\$95,500



OFFICE (662) 846-1425

THE BOLIVAR 3.82

PROPERTY PROFILE

LOCATION:

- Merigold, MS 38759
- Bolivar County
- 6± Miles North of Cleveland
- 25± Miles South of Clarksdale
- 90± Miles South of Memphis

COORDINATES:

• 33.8349147, -90.7337007

PROPERTY USE:

Commercial

PROPERTY INFORMATION:

- 3.82± Acre Lot
- 760' of Frontage on Highway 61
- 135' of Frontage on South Street
- Within the Merigold City Limits
- Level and Cleared (Ready for Development)
- Access to City Utilities
- Adjoins Dollar General

TAX INFORMATION:

• Parcel ID 35-20-900-00-01100





SMALLTOWN

HUNTING PROPERTIES & REAL ESTATESM

HENRY MOSCO

MANAGING BROKER

C: 662-719-7167 O: 662-846-1425

henry@smalltownproperties.com 701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE BOLIVAR 3.82

WITH ITS PRIME HIGHWAY LOCATION AND GENEROUS LOT SIZE, THE BOLIVAR 3.82 IS AN EXCELLENT CANDIDATE FOR A GAS STATION, CONVENIENCE STORE, TRUCK STOP, OR QUICK-SERVICE RESTAURANT, As part of the Mississippi Blues Trail, Highway 61 has high traffic flow ensuring strong visibility and easy access for both local and through traffic. This property is situated between Cleveland and Clarksdale in the quaint town of Merigold, MS in Bolivar County. The 3.82± acre commercial lot is within the city limits of Merigold allowing it access to city utilities. Whether you're looking to expand your brand presence or invest in a growing market, this site checks all the boxes.

> If you are interested in learning more about the Bolivar 3.82, give Henry Mosco a call today!





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