



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

2.74± ACRES
BOLIVAR COUNTY, MS
\$27,400



OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

THE BOLIVAR 2.47

PROPERTY PROFILE

LOCATION:

- Delta Street
Cleveland, MS 38732
- Bolivar County
- 56± Miles W of Grenada
- 115± Miles S of Memphis

COORDINATES:

- 33.72831, -90.718

PROPERTY INFORMATION:

- 2.74± Total Acres
- In the City Limits
- Zoned R-3
- 330' Frontage on Delta Street
- City Water & Sewer
- Utilities Accessible
- Infrastructure in Place
- Will Divide to Suit
- Additional Acreage Available

PROPERTY USE:

- Development
- Investment

TAX INFORMATION:

2024 - \$996.25

- Parcel: 33-28-900-00-06100



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WELCOME TO THE BOLIVAR 2.74

SITUATED ON DELTA STREET IN THE HEART OF CLEVELAND, MISSISSIPPI, THIS 2.74± ACRE RESIDENTIAL DEVELOPMENT TRACT PRESENTS A PRIME OPPORTUNITY FOR BUILDERS, INVESTORS, OR THOSE LOOKING TO EXPAND IN A STEADILY GROWING COMMUNITY WITHIN BOLIVAR COUNTY. Just 56 miles west of Grenada and 115 miles south of Memphis, the property benefits from a central location and lies within the city limits, offering quick access to local amenities and services. Zoned R-3 and boasting approximately 330 feet of frontage on Delta Street, this parcel is equipped with full city infrastructure, including water, sewer, and accessible utilities, making it ready for immediate development. The lot's configuration and zoning allow for creative planning, such as a small residential cul-de-sac or traditional subdivision layout, with the potential to accommodate seven to eight residential lots depending on design. City approval is required for new development. The lots have not been formally platted, offering developers the flexibility to tailor the space to suit specific project needs or buyer preferences.

With additional acreage available for expansion, this property offers an outstanding opportunity for residential development or investment in one of the Delta's most desirable small cities.

Call Billy Carpenter or Henry Mosco for additional information.



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ZONING MAP

ZONING DISTRICTS

- R-1
- R-2
- R-3
- R-4
- R-5
- R-6
- B-1
- B-2
- B-2-H
- B-3
- M-1
- X-1
- PUD

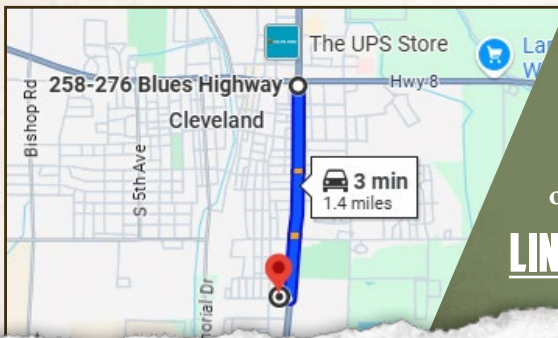


701 W. Sunflower Rd - Cleveland, MS 38732 | O: 662-846-1425 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

2.74± ACRES

BOLIVAR COUNTY, MISSISSIPPI

land id. LINK



Directions From the Intersection of Highway 8 & 61: Travel 1.4 miles south on US-61. Turn right onto Delta Street and the property will be on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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