



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

60± ACRES
IN THE INDUSTRIAL PARK
BOLIVAR COUNTY, MS
\$600,000



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

THE BOLIVAR 60

PROPERTY PROFILE

LOCATION:

- North Martin Luther King Dr
Cleveland, MS 38732
- Bolivar County

COORDINATES:

- 33.75625, -90.7073

PROPERTY USE:

- Investment
- Development
- Industrial
- Commercial

PROPERTY INFORMATION:

- 60± Acre Lot
- Outside the City Limits
- Utilities Available
- Zoned Industrial
- Owner/Agent

TAX INFORMATION:

- 2024 – \$3,665.36
- Parcel #: 33-15-900-00-00801



HENRY MOSCO | MANAGING BROKER
C: 662-719-7167 | henry@smalltownproperties.com



BILLY CARPENTER | LAND SPECIALIST
C: 662-820-2007 | billy@smalltownproperties.com

WELCOME TO THE BOLIVAR 60

BRING YOUR PLANS AND START BUILDING ON A SHOVEL-READY PROPERTY! This subdividable 60± acre property, located in Cleveland, Mississippi, offers a prime opportunity for a wide range of commercial and industrial developments. The Bolivar County property is conveniently located to hotels, restaurants, and businesses, making it an ideal spot to build your business. The water/sewer is serviced by the City of Cleveland, Atmos handles the natural gas, and Entergy provides electricity. The zoning and expansive size make it highly versatile, suitable for various industrial uses, including warehousing, manufacturing, or logistics operations.

**Call Billy Carpenter or Henry Mosco today
for more information or to schedule a showing.**

Owner/Agent



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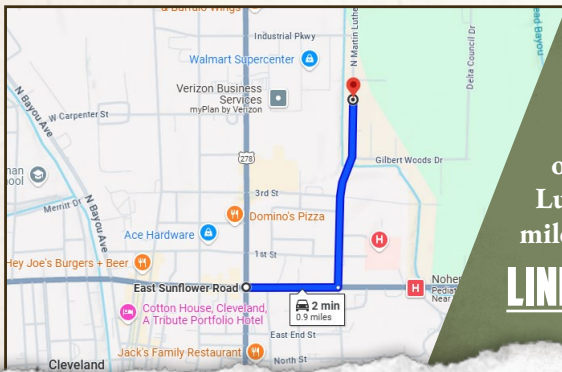
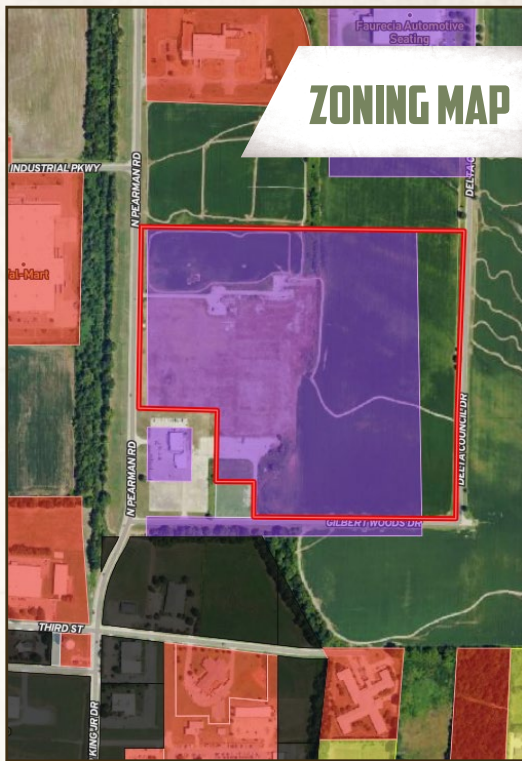
60± ACRES

BOLIVAR COUNTY, MISSISSIPPI

land id. LINK



ZONING MAP



Directions From the Intersection of Highway 8 & Highway 61 in Cleveland, MS: Travel 0.3 miles east on Hwy 8. Turn left onto North Martin Luther King Drive and continue 0.6 miles to the property on the right.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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