

.69± Acre Lot in Town

Bolivar County

301 First Street, Cleveland, MS 38732



\$55,000



**ANTHONY
STEEN**

ALC®, REALTOR®

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Anthony@TomSmithLand.com



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**A Real Estate Expert
You Can Trust!**



TomSmithLandandHomes.com

Office: 662.441.2500

Property Information

Location:

- 4 Minutes to Downtown Cleveland, MS (.6 Miles)

Property Use:

- Commercial, recreation, etc

Coordinates:

- 33.74940, -90.71915

Property Highlights

- Water Available
- Utilities Available
- Commercially Zoned



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The Property

.69± Acres

This is a prime opportunity to build your future business here in Cleveland, MS.

The property has 152 feet of road frontage and is just feet away from ACE Hardware and McAllister's. The property has water and utilities at the road, and the lot is .69± acres big to give you plenty of space to build and have plenty of parking. With ample road frontage and plenty of space to build, this could be the property for you!

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The Property



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Aerial Map

[VIEW INTERACTIVE MAP](#)



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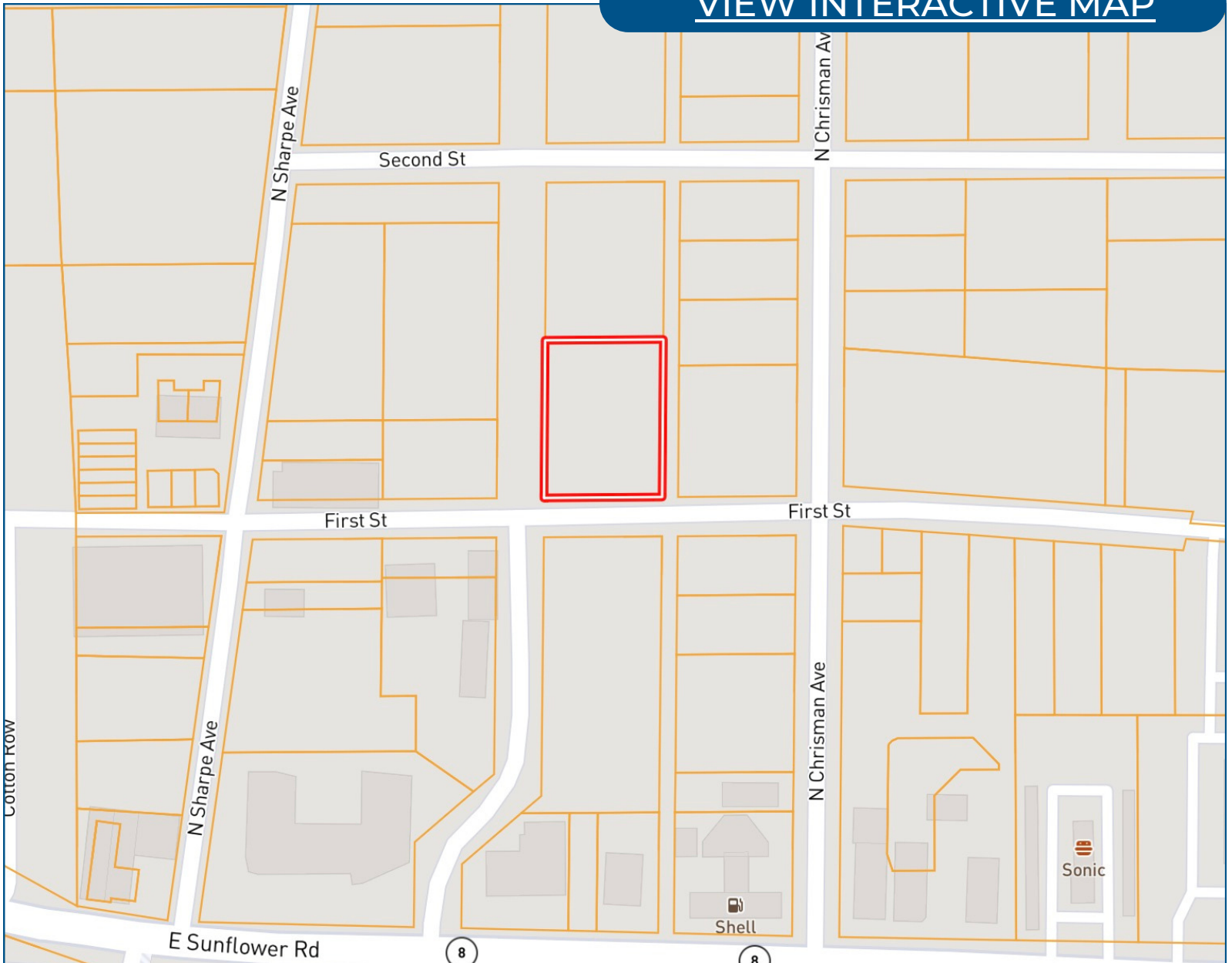
Cell: 662.645.5151

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Ownership Map

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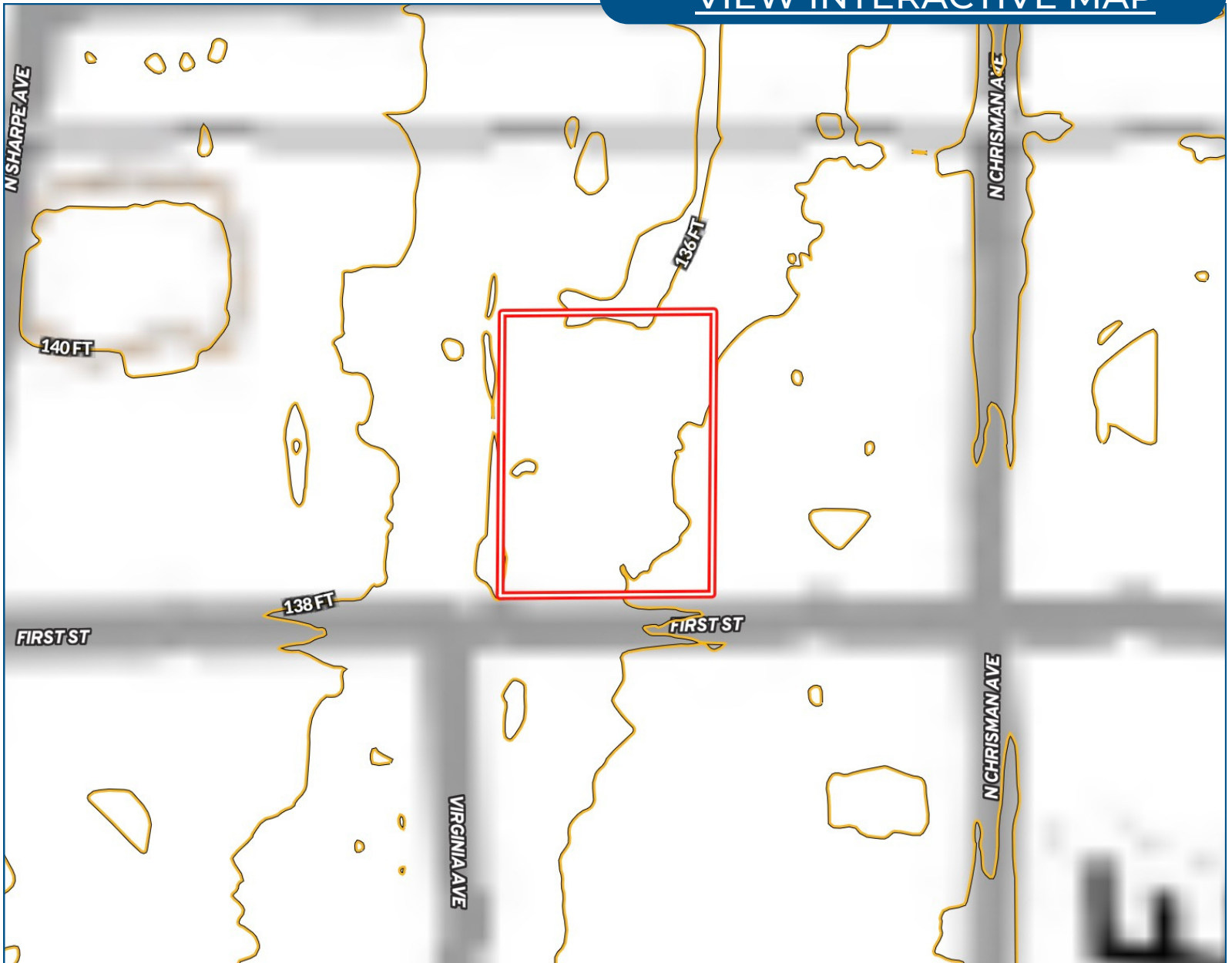
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Topo Map

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Soil Map

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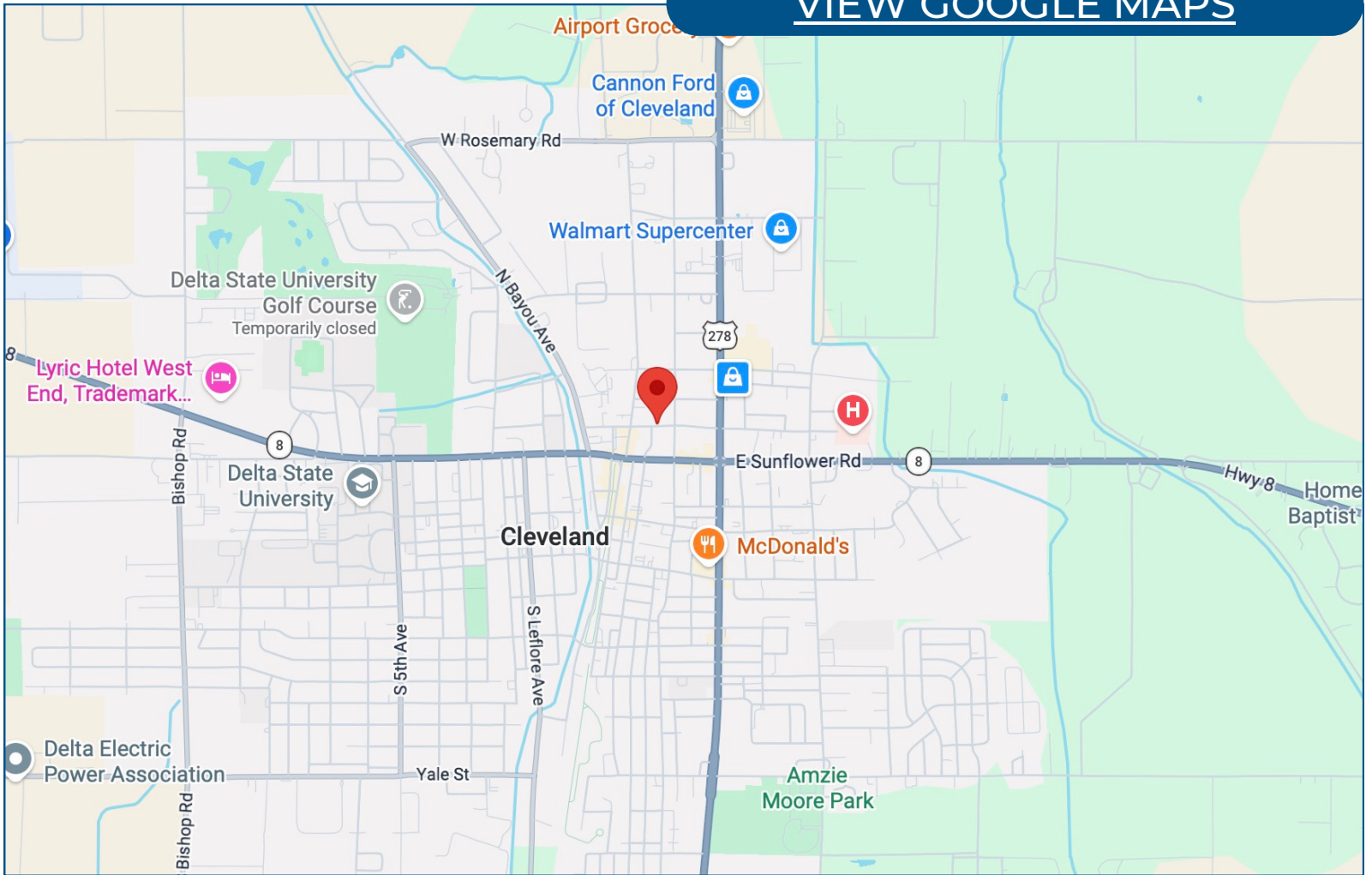
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Directional Map

[VIEW GOOGLE MAPS](#)



Directions from US-61 & MS-8, Cleveland, MS 38732

Travel North on Highway 61 for .1 Miles, Next, take a left onto First Street.
After .2 Miles, the property is on the right.

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Listing Agent



Anthony Steen
ALC, Realtor & Land Specialist

Anthony was born in Bolivar County, but his family moved shortly after to Clarksdale, MS. He spent his primary educational and athletic years attending and playing sports at Lee Academy. As a child, he played baseball, football, basketball, soccer and even threw shot put and disc for track. After graduating in 2009, Anthony continued his education and athletic career for the next five years at the University of Alabama on a football scholarship. He majored in Health Environmental Science and completed his bachelor's degree and was a part of two SEC Championship and three National Championship teams with the Crimson Tide. After college, Anthony played for the Arizona Cardinals and the Miami Dolphins in the National Football League for 4 years until he decided to retire and come back to the Mississippi Delta where he grew up.

Growing up, Anthony was an avid hunter and fisherman who loved spending time helping his grandfather on the farm growing cotton and soybeans. His father and grandfather helped instill the importance of and a love for taking care of the land and wildlife around him. He enjoys all types of hunting from deer, duck, and turkey, to hogs, frogs, and pheasant. After retiring from the NFL, Anthony knew he wanted to come back home to the land he loved so much as a child.

Anthony currently resides in Tallahatchie County where he farmed soybeans with his family for a few years. After much deliberation and praying, Anthony knew it was time to start a new career path. He was certain he wanted to find a way to share his passion for the outdoors with others while staying true to his country roots. As a college athlete, Anthony learned hard work, dedication, discipline, trust, and how to work with others. These traits along with Anthony's personality, honesty, and knowledge of the land make him the perfect agent for you.

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**CALL ANTHONY STEEN
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