

8.02± ACRES
BOLIVAR COUNTY, MS
\$400,000



ST
SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425

THE BOLIVAR 8.02

PROPERTY PROFILE

LOCATION:

- US-61
Boyle, MS 38730
- Within the City Limits
- Bolivar County
- 55± Miles W of Grenada
- 105± Miles S of Memphis
- 110± Miles NW of Jackson

PROPERTY USE:

- Development
- Commercial
- Agriculture
- Investment

COORDINATES:

- 33.70574, -90.72017

PROPERTY INFORMATION:

- 8.02± Acres
- 505'± Frontage on Highway 61
- 550'± Depth
- City Water & Sewer
- Traffic Count: 15,000 VPD
- Will Divide to Suit
- Owner/Agent

TAX INFORMATION:

2024 - \$269.35

- Parcel: 33-33-900-00-05100
- Parcel: 33-33-900-00-05102



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 8.02

IDEALLY SUITED FOR RETAIL, GAS STATIONS, COMMERCIAL SERVICES, AGRICULTURE, OR A LONG-TERM INVESTMENT, THIS 8.02± ACRE PROPERTY IS WORTH CONSIDERING! The Bolivar County commercial tract is located within the city limits of Boyle, Mississippi, less than three miles south of Cleveland, which is home to Delta State University, shopping centers, restaurants, and healthcare facilities. Positioned along the west side of US Highway 61 just north of the Hwy 61 and Hwy 446 intersection, providing easy regional access, the land offers approximately 505 feet of total frontage with outstanding visibility and access. Nearby established businesses such as Dollar General, John Deere, and other ag service providers confirm the area's strong commercial viability. With city water and sewer available along with a high traffic count of roughly 15,000 vehicles per day (MDOT), the property checks many boxes.

**To schedule a showing and learn more, contact
Billy Carpenter or Henry Mosco today!**

Owner/Agent



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BOLIVAR COUNTY, MISSISSIPPI



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8.02± ACRES **BOLIVAR COUNTY, MISSISSIPPI**



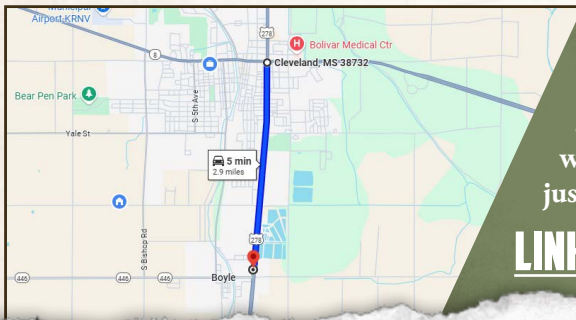
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701 W. Sunflower Rd - Cleveland, MS 38732 | O: 662-846-1425 | smalltownproperties.com Information is believed to be accurate but not guaranteed.

8.02± ACRES **BOLIVAR COUNTY, MISSISSIPPI**

land id. LINK



Directions From the Intersection of Highway 8 & 61: Travel 2.9 miles south on Highway 61. The property will be on the right side of the highway, just past Dollar General.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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