

## Charles W. Dean Industrial Park

LOCATED AT DELTA COUNCIL DR. CLEVELAND MS 38732  
IN BOLIVAR COUNTY, MISSISSIPPI



### CHARACTERISTICS

Total Acres	<b>145</b>
Largest Contiguous Acres	<b>130</b>
Topography/Slope	<b>Flat</b>
Zoning Classification	<b>Industrial</b>
Ownership	<b>Mostly Public</b>
City Limits	<b>No</b>

### UTILITIES

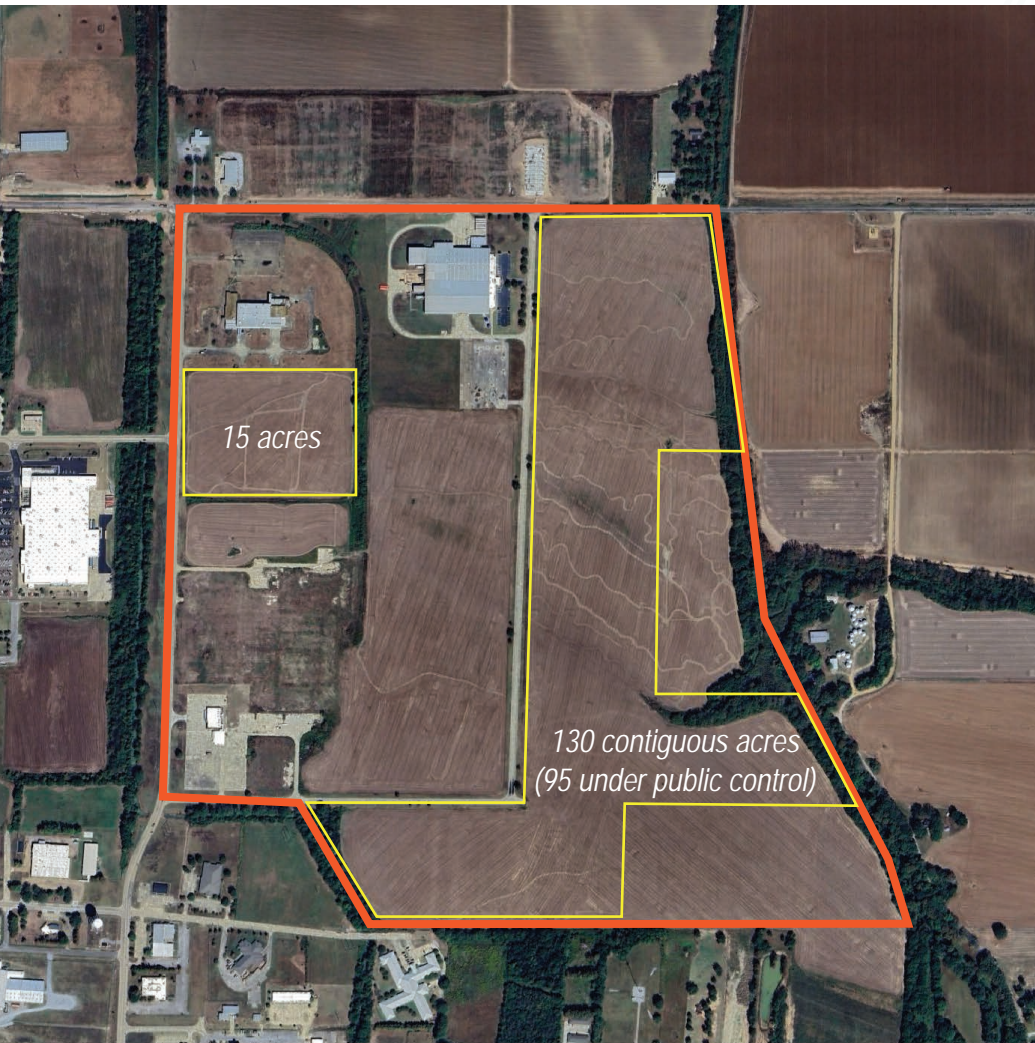
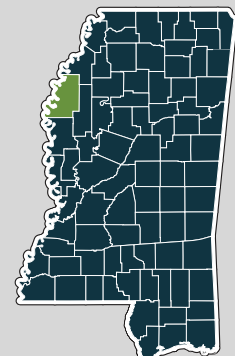
Electricity	<b>Entergy</b>
Distance to 3-Phase	<b>On site</b>
Water	<b>City of Cleveland</b>
Distance to Main	<b>On site</b>
Diameter of Main	<b>12"</b>
Waste Treatment	<b>City of Cleveland</b>
Distance to Nearest	
Sanitary Sewer	<b>On site</b>
Diameter of Main	<b>(2) 12 Inch</b>
Natural Gas	<b>Atmos Energy</b>
Distance to Nearest Main	<b>1 mile</b>
Diameter of Main	<b>4 inch</b>
Fiber-Optic	<b>On Site</b>

### DEMOGRAPHICS (45 Minute Drive)

Population	<b>85,106</b>
Manufacturing Employment	<b>3,048</b>
Median Manuf. Wage	<b>\$30,249</b>
Median H.H Income	<b>\$35,892</b>
Cost of Living Index	<b>88.4</b>

Educational Attainment	
Highschool /GED	<b>30%</b>
Some College / Associate	<b>29.2%</b>
4 Year +	<b>22.8%</b>

Educational Institutions	<b>Delta State Univ. (2.3mi)</b>
	<b>MS Delta CC (39mi)</b>
	<b>MS Delta CC Capp ctr (26)</b>



### PROPERTY DETAILS



Coordinates: 33.75986, -90.70240

Nestled adjacent to the vibrant city limits of Cleveland, Mississippi, lies the Charles W. Dean Industrial Park, offering 145 acres of developable greenfield land. Proudly owned by the Cleveland-Bolivar County Chamber of Commerce, this industrial area has had all initial environmental studies performed with no significant findings. An earthwork project is scheduled to begin very soon to further prepare the land for future development. The Park has comprehensive utility services located adjacent to the property, a new access road connecting the property to MS Hwy 61, and Port access just 20 miles away. Property is eligible for New Market Tax Credits and the Growth and Prosperity Program (GAP).

FOR MORE INFORMATION »

**HANNAH AGUZZI**

EXECUTIVE DIRECTOR

662-843-2712

AGUZZI@CLEVELANDMSCHAMBER.COM

CLEVELAND-BOLIVAR COUNTY CHAMBER OF COMMERCE