

**Rosedale Industrial Park**

LOCATED AT RUSSELL CRUTCHER DR. CLEVELAND MS 38769  
 IN BOLIVAR COUNTY, MISSISSIPPI



**CHARACTERISTICS**

Total Acres	<b>250</b>
Largest Contiguous Acres	<b>141</b>
Topography/Slope	<b>Flat</b>
Current Zoning	<b>Agriculture (can change)</b>
Ownership	<b>Public</b>
City Limits	<b>No</b>

**UTILITIES**

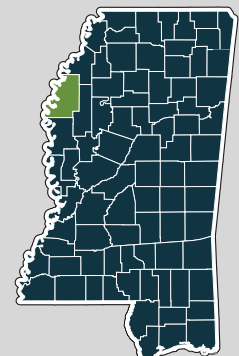
Electricity	<b>Entergy</b>
Distance to 3-Phase	<b>On site</b>
Water	<b>Port of Rosedale</b>
Distance to Main	<b>On site</b>
Diameter of Main	<b>10"</b>
Waste Treatment	<b>Port of Rosedale</b>
Distance to Nearest	
Sanitary Sewer	<b>On site</b>
Diameter of Main	<b>10"</b>
Natural Gas	<b>Atmos Energy</b>
Distance	<b>On Site</b>
Diamter of Line	<b>4 inch</b>
Fiber-Optic	<b>On Site</b>

**DEMOGRAPHICS (45 Minute Drive)**


Population	<b>55,894</b>
Manufacturing Employment	<b>2,646</b>
Median Manuf. Wage	<b>\$30,249</b>
Median H.H Income	<b>\$33,488</b>
Cost of Living	<b>88.4</b>

Educational Attainment	
Highschool /GED	<b>30.5%</b>
Some College / Associate	<b>27.1%</b>
4 Year +	<b>24%</b>

Educational Institutions	<b>Delta State Univ. (18mi)</b>
	<b>MS Delta CC (49mi)</b>
	<b>Coahoma CC (49mi)</b>



**PROPERTY DETAILS**

 Coordinates: 33.83845, -91.018174

Rosedale Industrial Park presents an unparalleled opportunity for industrial development. An expansive 250 acres of greenfield space offers opportunity for seasoned corporations or emerging enterprises. Strategically positioned a mere 0.9 miles from the Port of Rosedale, this industrial site provides seamless access to regional and global markets. All initial environmental studies have been performed with no significant findings, and all utilities are conveniently located adjacent to the site. Qualified for both New Market Tax Credits and the Growth and Prosperity Program (GAP), this development hub offers lucrative incentives to fuel economic growth and incentivize investment.

FOR MORE INFORMATION »

**HANNAH AGUZZI**

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