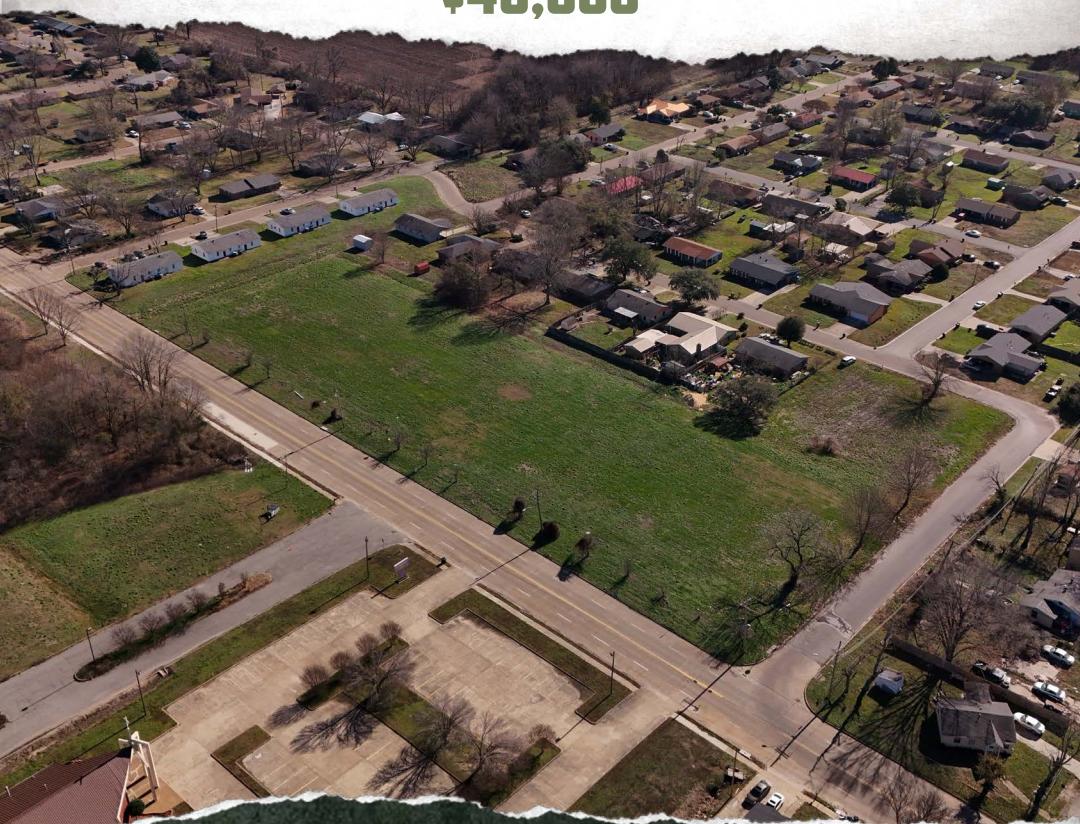




**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

**3.27± ACRES**  
**WASHINGTON COUNTY, MS**  
**\$40,000**



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# THE WASHINGTON 3.27

## PROPERTY PROFILE

### LOCATION:

- East Alexander Street  
Greenville, MS 38703
- Washington County
- 35± Miles SW of Cleveland
- 115± Miles NW of Madison
- 150± Miles S of Memphis, TN

### COORDINATES:

- 33.4062, -91.0161

### PROPERTY USE:

- Potential Residential
- Development
- Investment

### PROPERTY INFORMATION:

- 3.27± Acres
- 625'± Frontage on  
East Alexander Street
- 350'± Frontage on Adrian Drive
- 140'± Frontage on Gillis Street
- Utilities Available
- Will Divide

### TAX INFORMATION:

- Parcel: 12923200000
- Parcel: 12923800000
- Parcel: 12924400000
- \$1,472.64 (2024)



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**BILLY CARPENTER**

LAND SPECIALIST

C: 662-820-2007

O: 662-846-1425

billy@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

[smalltownproperties.com](http://smalltownproperties.com)

Information is believed to be accurate but not guaranteed.

# WELCOME TO THE WASHINGTON 3.27

**WELCOME TO THE WASHINGTON 3.27, A RARE IN-TOWN OPPORTUNITY OF PRIME RESIDENTIAL LAND IN GREENVILLE, MISSISSIPPI.** The 3.27± acre Washington County property offers exceptional frontage with 625± feet on East Alexander Street, 350± feet on Adrian Drive, and 140± feet on Gills Street, providing multiple access points and excellent flexibility for future development.

Utilities are available, and the property will divide, making it ideal for a new home site, residential subdivision, or long-term investment. Conveniently located within the city limits and just minutes from local amenities, this tract also enjoys easy regional access—approximately 35 miles southwest of Cleveland, 115± miles northwest of Madison, and 150± miles south of Memphis, Tennessee.

Whether you are a builder, investor, or homeowner looking for space and location, this property presents an outstanding opportunity in the Greenville market.

**Contact Billy Carpenter today to schedule a private showing and experience #TheSmallTownWay!**



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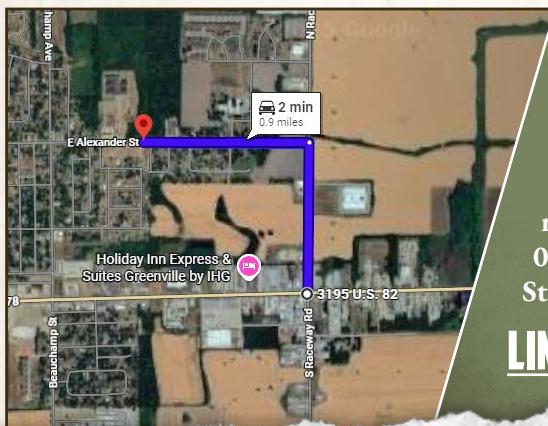
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3.27± ACRES

WASHINGTON COUNTY, MISSISSIPPI

land **id.** **LINK**



**Directions From Cleveland, MS:**  
Travel on US-278 W/US-61 S for 24.5 miles. Turn right toward Old Hwy 61 and then immediately turn left onto Old Hwy 61. Continue for 2.2 miles. Turn right onto US-278 W/US-82 W and proceed for 6 miles. Turn right onto S Raceway Road and travel for 0.4 miles. Turn left onto East Alexander Street to arrive at your destination.

**[LINK TO GOOGLE MAP DIRECTIONS](#)**



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