



East Baldwin Rail Site
Robert Coggins Drive
Baldwyn, Prentiss County, Mississippi 38824

DESCRIPTION

This site consists of approximately 80 located within an existing industrial park. The Kansas City Southern Railway runs adjacent to the property. The property owned by the Prentiss County Board of Supervisors is available as a whole or can be subdivided. The site is two miles from 4-lane US Hwy 45.

SITE

Property Detail Link: <https://tvasites.giswebtechguru.com/?sorting=featured&showpropertyonmap=true&activebase map2d=Navigation&mapextent=-9864590.129216375,4100994.448085184,-9866491.500295019,4098405.1437519556&mapzoom=15&communitysearch=Prentiss&howfilterwidget&propertytype=Site&county=Alcorn%20County,Prentiss%20County,Tishomingo%20County&PropertyId=3914230760>

Available Acres: 80
Total Acres: 80
Max Contiguous Acres: 80
Min Subdivide Acres: 20
Divisible: Yes
Soil Boring Report Available: Yes
Phase 1 Environmental Report: No

SALE/LEASE

For Lease: No
For Sale: Yes
Sale Price: \$4,000
Sale Price/Unit: Acre
Negotiable: Yes

DETAILS

Business/Industrial Park: Charles M. Gordon Industrial Park
Expandable to (sqft): 0
Min. Subdivide SqFt: 20

THE VALLEY ADVANTAGE



WHO WE ARE

Tennessee Valley Authority (TVA) is a large economic development organization and public power company representing seven states in the southeastern United States: Tennessee, parts of Alabama, Mississippi, Kentucky, Georgia, Virginia, and North Carolina. The service area of TVA is commonly referred to as, "the Valley."

TVA focuses on assisting companies that are seeking to locate and invest in the United States and the Valley by offering location advisory services. **TVA is a mission-based organization and all services are offered at no cost to the company.**

HOW WE ASSIST COMPANIES

In addition to competitively priced and reliable power, companies considering the Valley have access to a host of resources to aid their location decisions including market analysis and research, real estate services, conceptual engineering, site evaluation, project management, and incentive programs.

ABOUT TVA

- Nation's largest public power provider
- Among lowest industrial rates of peer utilities
- 99.999% power reliability
- Diverse generation mix of nuclear, hydro, fossil, renewables
- Nearly 60% carbon-free generation
- Renewable programs and resources available

FOR MORE INFORMATION ABOUT THIS SITE, CONTACT:

Bryant Henley
Regional Consultant
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C: (601) 750 - 5768
E: dbhenley@tva.gov
W: tvasites.com

ZONING

Site: Industrial - Heavy
Opportunity: No
Enterprise: No
Foreign Trade: No

ELECTRIC

Provider: Prentiss County Electric Power Association
On-Site: Yes
Phase: 3

SEWER

Provider: City of Baldwin
On-Site: No
Size of Main (inches): 8

WATER

Provider: City of Baldwin
On-Site: Yes
Size of Main (inches): 6

NATURAL GAS

Provider: City of Baldwin
On-Site: Yes
Size of Main (inches): 2

PORT

Nearest: Port of Gulfport
To Nearest: 325 Miles
Port #2: Port of Itawamba
To Port #2: 35 Miles

TELECOMMUNICATIONS

Provider: AT&T

AIRPORT

Domestic: Booneville/Baldwyn Airport
To Domestic: 6 Miles
Nearest International: Memphis Intl
To Nearest International: 111 Miles
Nearest Commercial: Tupelo Regional
To Nearest Commercial: 26 Miles
Airport Zone: [AirportZone]

INTERSTATE/HIGHWAY

Interstate: I-22
To Interstate: 20 Miles
Nearest Interstate Exit: COUNTY HWY 1670
To Nearest Interstate Exit: 15 Miles
US Highway #2: U.S. Highway 45
To US Highway #2: 2 Miles

RAIL

Rail #1: Kansas City Southern Railway
Track #1 Status: <1500 ft
Access Available: Yes

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