



Alliance NE MS RailHub-South
County Road 220 (Barnstable Road, South Site)
Corinth, Alcorn County, Mississippi 38834

DESCRIPTION

The Northeast Mississippi RailHub-South site is a 200-acre site featuring immediate on-site dual rail accessibility. The site is situated between Norfolk Southern's mainline railroad and Pioneer Railroads short line. RailHub-South is adjacent to U.S. Highway 72 (divided four-lane highway) and is accessed from the Kimberly Clark Parkway. RailHub-South lies approximately 0.7 miles from a TVA site.

SITE

Property Detail Link: <https://tvasites.gis.webtechguru.com/?sorting=featured&showpropertyonmap=true&activebase map2d=Navigation&mapextent=-9846546.798231658,4150946.528099438,-9848448.169310302,4148357.2237662096&mapzoom=1.5&communitysearch=Prentiss&showfilterwidget&propertytype=Site&county=Alcorn%20County,Prentiss%20County,Tishomingo%20County&PropertyId=59400970>

Property Ownership: Public
County Tax Rate: 116.21
Topography: Pad Ready
Wetlands: Pad Ready
Property in Floodplain: No
Available Acres: 200
Total Acres: 200
Min Subdivide Acres: 20
Additional Acres: 145
Topography: Pad Ready
Phase 1 Environmental Report: Yes

SALE/LEASE

For Lease: No
For Sale: Yes
Negotiable: Yes

DETAILS

Most Recent Use Of Space: Timber
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
P:
C: (601) 750 - 5768
E: dbhenley@tva.gov
W: tvasites.com

ZONING

Opportunity: Yes
New Market Tax Credit: Yes

ELECTRIC

Provider: Alcorn County Electric Power Association
On-Site: No
Voltage: 161

SEWER

Provider: Corinth Sewer Department
On-Site: No

WATER

Provider: Corinth Gas & Water
On-Site: No
Size of Main (inches): 36
Waste Water Excess Capacity: 4
Water Excess Capacity: 6

NATURAL GAS

Provider: Corinth Gas & Water
On-Site: No
Size of Main (inches): 4

PORT

Nearest: Yellow Creek State Inland Port Authority
To Nearest: 18 Miles

TELECOMMUNICATIONS

Provider: AT&T; C-Spire

AIRPORT

International: Memphis International (MEM)
To International: 94 Miles
International #2: Memphis International (MEM)
To International #2: 94 Miles
Nearest International: Memphis Intl
To Nearest International: 95 Miles
Nearest Commercial: Roscoe Turner Airport
To Nearest Commercial: 9 Miles
Airport Zone: [AirportZone]

INTERSTATE/HIGHWAY

Interstate: I-22
To Interstate: 51 Miles
Interstate #2: I-40
To Interstate #2: 65 Miles
Nearest Interstate Exit: US HWY 72
To Nearest Interstate Exit: 6.8 Miles
US Highway: U.S. Highway 72
To US Highway: 0.8 Miles
US Highway #2: U.S. Highway 78
To US Highway #2: 51 Miles

RAIL

Rail #1: Norfolk Southern
Rail #2: Kansas City Southern
Track #2 Status: Not Available

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