



Alliance US Hwy 45 Site  
U.S. Highway 45 / Camp Warriner Road  
Corinth, Alcorn County, Mississippi 38834

**DESCRIPTION**

The property offers outstanding visibility as it borders U.S. Highway 45. Approximately 47 acres of the property is ready for building. A TVA 161 kV transmission line borders the property to the north. The property is owned by the Alliance the economic development agency for Alcorn County. It is a greenfield site.

**SITE**

**Property Detail Link:** <https://tvasites.giswebtechguru.com/?sorting=featured&showpropertyonmap=true&activebasemap2d=Navigation&mapextent=-9856207.660240153,4150117.430486777,-9858109.031318797,4147528.1261535482&mapzoom=15&communitysearch=Prentiss&howfilterwidget&propertytype=Site&county=Alcorn%20County,Prentiss%20County,Tishomingo%20County&shareid=14450&PropertyId=1600933820>

**Property Ownership:** Public  
**Topography:** Flat  
**Wetlands:** Flat  
**Available Acres:** 50  
**Total Acres:** 50  
**Min Subdivide Acres:** 10  
**Divisible:** Yes  
**Topography:** Flat  
**Shovel Ready Certified:** Yes  
**Phase 1 Environmental Report:** Yes

**SALE/LEASE**

**For Lease:** No  
**For Sale:** Yes  
**Negotiable:** Yes

**DETAILS**

**Business/Industrial Park:** No  
**Expandable to (sqft):** 0  
**Min. Subdivide SqFt:** 10

**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, 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](mailto:dbhenley@tva.gov)  
W: [tvasites.com](http://tvasites.com)

### ZONING

**Opportunity:** Yes  
**New Market Tax Credit:** No

### ELECTRIC

**Provider:** Alcorn County Electric Power Association  
**On-Site:** Yes  
**Phase:** 3  
**Voltage:** 161

### SEWER

**Provider:** Corinth Sewer Department  
**On-Site:** No  
**Size of Main (inches):** 3

### WATER

**Provider:** Alcorn Water Assoc/Corinth Gas & Water  
**On-Site:** Yes  
**Size of Main (inches):** 8  
**Waste Water Excess Capacity:** 4  
**Water Excess Capacity:** 6

### NATURAL GAS

**Provider:** Corinth Gas & Water  
**On-Site:** Yes  
**Size of Main (inches):** 4  
**Pressure (psi):** 32

### PORT

**Nearest:** Yellow Creek State Inland Port Authority  
**To Nearest:** 24 Miles  
**Port #2:** Port of Gulfport  
**To Port #2:** 349 Miles

### TELECOMMUNICATIONS

**Provider:** AT&T  
**On-Site:** Yes  
**Fiber Available:** Yes  
**DSL Available:** Yes

### AIRPORT

**International:** Memphis International (MEM)  
**To International:** 92 Miles  
**International #2:** Memphis International (MEM)  
**To International #2:** 92 Miles  
**Nearest International:** Memphis Intl  
**To Nearest International:** 92 Miles  
**Nearest Commercial:** Roscoe Turner Airport  
**To Nearest Commercial:** 6 Miles  
**Airport Zone:** [AirportZone]

### INTERSTATE/HIGHWAY

**Interstate:** I-22  
**To Interstate:** 43 Miles  
**Interstate #2:** I-40  
**To Interstate #2:** 60 Miles  
**Nearest Interstate Exit:** COUNTY HWY 404  
**To Nearest Interstate Exit:** 1.5 Miles  
**US Highway:** U.S. Highway 72  
**To US Highway:** 3 Miles  
**US Highway #2:** U.S. Highway 45

### RAIL

**Rail #1:** Kansas City Southern Railway  
**Track #1 Status:** Not Available  
**Access Available:** No

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