



Marietta Industrial Park
Highway 366 E
Marietta, Prentiss County, Mississippi 38856

DESCRIPTION

Access road for natural gas and water distribution currently being constructed on to site from MS Highway 366. Property is gently sloping 3-5%. Property is located just west of MS Highway 4.

SITE

Property Detail Link: <https://tvasites.gis.webtechguru.com/?sorting=featured&showpropertyonmap=true&activebase map2d=Navigation&mapextent=-9848181.747592939,4097393.4401022512,-9850083.118671583,4094804.1357690226&mapzoom=15&communitysearch=Prentiss&showfilterwidget&propertytype=Site&county=Alcorn%20County,Prentiss%20County,Tishomingo%20County&PropertyId=108578927>

Available Acres: 49.56
Total Acres: 49.56
Max Contiguous Acres: 49.56
Min Subdivide Acres: 49.56
Divisible: Yes
Parcel: 38,829
Soil Boring Report Available: No
Phase 1 Environmental Report: No

SALE/LEASE

For Lease: No
For Sale: Yes
Negotiable: Yes

DETAILS

Business/Industrial Park: Marietta Industrial Park
Expandable to (sqft): 0
Min. Subdivide SqFt: 49.56

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
Opportunity: No

ELECTRIC

Provider: Tombigbee Electric Power Association
On-Site: Yes

SEWER

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

WATER

Provider: Town of Marietta
On-Site: Yes
Size of Main (inches): 6

NATURAL GAS

Provider: Tennessee Gas
On-Site: Yes
Size of Main (inches): 4
Pressure (psi): 30

PORT

Nearest: Port Itawamba
To Nearest: 26 Miles
Port #2: Port of Gulfport
To Port #2: 334 Miles

AIRPORT

Domestic: Booneville/Baldwyn Airport
To Domestic: 17 Miles
Nearest International: Memphis Intl
To Nearest International: 107 Miles
Nearest Commercial: Tupelo Regional
To Nearest Commercial: 31 Miles
Airport Zone: [AirportZone]

INTERSTATE/HIGHWAY

Interstate: I-22
To Interstate: 32 Miles
Nearest Interstate Exit: STATE HWY 371
To Nearest Interstate Exit: 22 Miles
US Highway #2: U.S. Highway 45
To US Highway #2: 12 Miles
State Highway #2: MS Highway 366

RAIL

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

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