



Northeast Waterfront Industrial Site 50 Industrial Drive Burnsville, Tishomingo County, Mississippi 38833

### **DESCRIPTION**

The Northeast Waterfront Industrial Site is located in Burnsville Mississippi. This site has a total of over 1,000 acres, most of which are currently available for lease or purchase. The largest tract of land is 780 acres or the property can be divided into several parcels. All utilities are on site or adjacent. This property is owned by Yellow Creek Port Authority. This industrial site is located in the city limits and is 59 miles north of Tupelo. There is a barge dock in place. Rail Spur is on site. Environmental assessments completed-no findings. Tenn-Tom waterway on site. Located on four-lane highway halfway between Memphis and Huntsville.

Property Detail Link: https://tvasites.gis webtechguru.com/

> sorting=featured& showpropertyonma p=true&activebase map2d=Navigation &mapextent=-983 0435.417009657,4 141937.11087683 8,-9832336.78808 8301,4139347.806 54<u>36096&mapzoo</u> m=15&community search=Prentiss&s howfilterwidget&pr opertytype=Site&c ounty=Alcorn%20C ounty, Prentiss%20 County, Tishomingo %20County&Prope rtyld=3777469510

**Available Acres:** 907 **Total Acres:** 907

**Max Contiguous** 

780 Min Subdivide Acres: 907 Divisible:

Phase 1 **Environmental** 

Report: Yes

# SALE/LEASE

For Lease: Yes For Sale: Lease Type: Negotiable

Negotiable: Yes

# **DETAILS**

Business/Industrial Northeast Mississippi Waterfront Industrial Park

**Expandable to** (sqft):

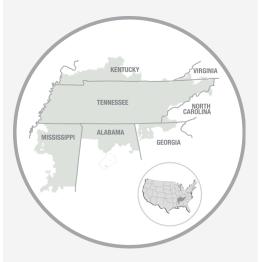
Min. Subdivide

SqFt:

907

0

### 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

C: (601) 750 - 5768 dbhenley@tva.gov W: tvasites.com



#### ZONING

**Opportunity:** Yes

#### **ELECTRIC**

**Provider:** Tishomingo County

Electric Power Association

On-Site: Yes Phase: 3 Amps: 5,000

### **SEWER**

Provider: City of Burnsville

On-Site: Size of Main (inches): 10

#### WATER

Provider: City of Burnsville

On-Site: Size of Main (inches): 8

### **NATURAL GAS**

City of Burnsville Provider:

On-Site: Yes Size of Main (inches): 10

# **PORT**

Nearest: Port of Mobile To Nearest: 329 Miles Port #2: Port of Gulfport **To Port #2:** 358 Miles

# **TELECOMMUNICATIONS**

Provider: AT&T

#### **AIRPORT**

Domestic: Northwest

Alabama Regional Airport

To Domestic: 43.9 Miles

Nearest Huntsville Intl-Carl International: T Jones Field

To Nearest

International: 96 Miles

Nearest

Commercial: Tupelo Regional

To Nearest

Commercial: 51 Miles Airport Zone: [AirportZone]

# **INTERSTATE/HIGHWAY**

Interstate: 1-22 To Interstate: 51 Miles

Nearest

US HWY 72 Interstate Exit:

To Nearest

Interstate Exit: 17 Miles

US Highway #2: U.S. Highway 72

To US Highway

0.01 Miles #2:

Rail #1: Norfolk Southern

Track #1 Status: <1 mile Access Available: No

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