



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.

**SITE**

**Property Detail Link:** <https://tvasites.gis.webtechguru.com/?sorting=featured&showpropertyonmap=true&activebasemap2d=Navigation&mapextent=-9830435.417009657.4141937.110876838.-9832336.788088301.4139347.8065436096&mapzoom=15&communitysearch=Prentiss&showfilterwidget&propertytype=Site&county=Alcorn%20County,Prentiss%20County,Tishomingo%20County&PropertyId=3777469510>

**Available Acres:** 907  
**Total Acres:** 907  
**Max Contiguous Acres:** 780  
**Min Subdivide Acres:** 907  
**Divisible:** Yes  
**Phase 1 Environmental Report:** Yes

**SALE/LEASE**

**For Lease:** Yes  
**For Sale:** Yes  
**Lease Type:** Negotiable  
**Negotiable:** Yes

**DETAILS**

**Business/Industrial Park:** Northeast Mississippi Waterfront Industrial Park  
**Expandable to (sqft):** 0  
**Min. Subdivide SqFt:** 907

**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](mailto:dbhenley@tva.gov)  
W: [tvasites.com](http://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:** No

**Size of Main (inches):** 10

### WATER

**Provider:** City of Burnsville

**On-Site:** Yes

**Size of Main (inches):** 8

### NATURAL GAS

**Provider:** City of Burnsville

**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 International:** Huntsville Intl-Carl T Jones Field

**To Nearest International:** 96 Miles

**Nearest Commercial:** Tupelo Regional

**To Nearest Commercial:** 51 Miles

**Airport Zone:** [AirportZone]

### INTERSTATE/HIGHWAY

**Interstate:** I-22

**To Interstate:** 51 Miles

**Nearest Interstate Exit:** US HWY 72

**To Nearest Interstate Exit:** 17 Miles

**US Highway #2:** U.S. Highway 72

**To US Highway #2:** 0.01 Miles

### RAIL

**Rail #1:** Norfolk Southern

**Track #1 Status:** <1 mile

**Access Available:** No

### 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](mailto:dbhenley@tva.gov)

W: [tvasites.com](http://tvasites.com)