



PCA Site
100 Front St
Iuka, Tishomingo County, Mississippi 38852

DESCRIPTION

The 29-acre site has several open buildings once used by Packaging Corporation of America for a wood drying operation. No hazardous chemicals were used on the site. The rail spur has been removed but the rail spur bed is still in place and adjacent to the Norfolk Southern Railroad. There is a dedicated access road from four lane highway. The site borders the Corps property which is adjacent to the Tennessee-Tombigbee Waterway. A power substation is adjacent to the site. The site is fenced.

SITE

Property Detail Link: <https://tvasites.gis.webtechguru.com/?sorting=featured&showpropertyonmap=true&activebase map2d=Navigation&mapextent=-9828848.557668397.4142915.329631691.-9830749.928747041.4140326.0252984622&mapzoom=1.5&communitysearch=Prentiss&howfilterwidget&propertytype=Site&county=Alcorn%20County,Prentiss%20County,Tishomingo%20County&PropertyId=1237559366>

Property in Floodplain: Yes
Available Acres: 29
Total Acres: 29
Max Contiguous Acres: 29
Min Subdivide Acres: 29

SALE/LEASE

For Lease: Yes
For Sale: Yes
Negotiable: Yes

DETAILS

Business/Industrial Park: No
Expandable to (sqft): 0
Min. Subdivide SqFt: 29

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

Site: Industrial - Light
Opportunity: Yes

ELECTRIC

Provider: Tishomingo County
Electric Power
Association
On-Site: Yes

SEWER

Provider: City of Burnsville
On-Site: No
Size of Main (inches): 12

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): 8
Pressure (psi): 30

PORT

Nearest: Port of Gulfport
To Nearest: 22 Miles
Port #2: Yellow Creek State
Inland Port
Authority
To Port #2: 359 Miles

TELECOMMUNICATIONS

Provider: AT&T

AIRPORT

Domestic: Iuka Airport
To Domestic: 11 Miles
Nearest International: Huntsville Intl-Carl
T Jones Field
To Nearest International: 96 Miles
Nearest Commercial: Tupelo Regional
To Nearest Commercial: 61 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: 1 Miles
State Highway #2: MS Highway 25
To State Highway #2: 7 Miles

RAIL

Rail #1: Norfolk Southern
Track #1 Status: <1500 ft
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
W: tvasites.com