



South Corinth Industrial Park Rail Site  
Tecumseh Way  
Corinth, Alcorn County, Mississippi 38834

**DESCRIPTION**

This premier, 15-acre, rail adjacent site is owned by The Alliance, the local economic development entity in Corinth & Alcorn County. It is located in an established and vibrant industrial park with great access to US Highway 45. The Kansas City Southern Railroad borders the eastern edge of the site.

**SITE**

**Property Detail Link:** <https://tvasites.giswebtechguru.com/?sorting=featured&showpropertyonmap=true&activebase map2d=Navigation&mapextent=-9852524.432248274,4152576.9453747766,-9854425.803326918,4149987.641041548&mapzoom=15&communitysearch=Prentiss&showfilterwidget&propertytype=Site&county=Alcorn%20County,Prentiss%20County,Tishomingo%20County&PropertyId=1102421618>

**Property Ownership:** Public  
**Available Acres:** 15  
**Total Acres:** 50.1  
**Min Subdivide Acres:** 15  
**Phase 1 Environmental Report:** Yes

**SALE/LEASE**

**For Lease:** No  
**For Sale:** Yes  
**Sale Price:** \$12,500  
**Negotiable:** Yes

**DETAILS**

**Business/Industrial Park:** South Corinth Industrial Park Rail Site  
**Expandable to (sqft):** 0  
**Min. Subdivide SqFt:** 15

**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  
**New Market Tax Credit:** Yes

### ELECTRIC

**Provider:** Alcorn County Electric Power Association  
**On-Site:** Yes  
**Phase:** 3  
**Voltage:** 277

### SEWER

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

### WATER

**Provider:** Corinth Gas & Water Sept.  
**On-Site:** Yes  
**Size of Main (inches):** 12  
**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):** 95

### PORT

**Nearest:** Yellow Creek Port  
**To Nearest:** 22 Miles

### TELECOMMUNICATIONS

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

### AIRPORT

**International:** Memphis International (MEM)  
**To International:** 90 Miles  
**International #2:** Memphis International (MEM)  
**To International #2:** 90 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:** 45 Miles  
**Interstate #2:** I-40  
**To Interstate #2:** 55 Miles  
**Nearest Interstate Exit:** US HWY 72  
**To Nearest Interstate Exit:** 3.0 Miles  
**US Highway:** U.S. Highway 72  
**To US Highway:** 3 Miles  
**US Highway #2:** U.S. Highway 45  
**To US Highway #2:** 1 Miles

### RAIL

**Rail #1:** Kansas City Southern Railway  
**Track #1 Status:** <500 ft  
**Access Available:** Yes

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