



Tri-State Commerce Park
751 CR 989
Iuka, Tishomingo County, Mississippi 38852

DESCRIPTION

The Tri State Site is located near Iuka in northeast Mississippi. This site is owned by Tishomingo County. All utilities are located on this 3500 acre site. The largest tract of land that can be leased is 300 . Numerous buildings and pad ready building pads ranging in size from 4000 square feet to 160000 square feet are located on this property. The site is surrounded by Pickwick Lake on 3 sides and has 24 hour security 7 days a week. Additionally there is an on onsite fire engine. Railroad and rail yard. Barge dock and access to the Tenn-Tom Waterway and Tennessee River. Dual feed electric power.

SITE

Property Detail Link: <https://tvasites.gis.webtechguru.com/?sorting=featured&showpropertyonmap=true&activebasemap2d=Navigation&mapextent=-9817923.885480927,4159135.364219836,-9819825.256559571,4156546.0598866073&mapzoom=15&communitysearch=Prentiss&showfilterwidget&propertytype=Site&county=Alcorn%20County,Prentiss%20County,Tishomingo%20County&PropertyId=3109154241>

Property Ownership: Public
Available Acres: 3,500
Total Acres: 3,500
Min Subdivide Acres: 3,500
Divisible: Yes
Soil Boring Report Available: Yes
Phase 1 Environmental Report: No

SALE/LEASE

For Lease: Yes
For Sale: No
Lease Type: Negotiable
Negotiable: Yes

DETAILS

Business/Industrial Park: Tri-State Commerce Park
Expandable to (sqft): 0
Min. Subdivide SqFt: 3,500

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
Opportunity: No

ELECTRIC

Provider: Tishomingo County Electric Power Association
On-Site: Yes
Phase: 3
Amps: 5,000

SEWER

Provider: Tri-State Commerce Park
On-Site: No
Size of Main (inches): 8

WATER

Provider: Short-Coleman Water Association
On-Site: Yes
Size of Main (inches): 10

NATURAL GAS

Provider: Burnsville Gas Company
On-Site: Yes
Size of Main (inches): 1

PORT

Nearest: Port of Mobile
To Nearest: 343 Miles
Port #2: Port of Gulfport
To Port #2: 371 Miles

TELECOMMUNICATIONS

Provider: AT&T

AIRPORT

Domestic: Iuka Airport
To Domestic: 14.3 Miles
Nearest International: Huntsville Intl-Carl T Jones Field
To Nearest International: 100 Miles
Nearest Commercial: Northwest Alabama Regional Airport (MSL)
To Nearest Commercial: 48.4 Miles
Airport Zone: [AirportZone]

INTERSTATE/HIGHWAY

Interstate: I-22
To Interstate: 54.1 Miles
Interstate #2: I-40
To Interstate #2: 81 Miles
Nearest Interstate Exit: COUNTY HWY 700
To Nearest Interstate Exit: 28 Miles
US Highway: U.S. Highway 78
To US Highway: 54.1 Miles
US Highway #2: U.S. Highway 72
To US Highway #2: 12.7 Miles

RAIL

Rail #1: Tishomingo Railroad
Track #1 Status: Not Available
Access Available: Yes

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