



West Prentiss Site
2100 W Chambers Drive
Booneville, Prentiss County, Mississippi 38829

DESCRIPTION

The West Prentiss Site is located on U.S. Highway 45 in Prentiss County, Mississippi. This industrial park has a total of 70 available acres that can be divided. The property is zoned industrial and all utilities are present at the site. The property has been cleared of trees.

SITE

Property Detail Link: <https://tvasites.giswebtechguru.com/?sorting=featured&showpropertyonmap=true&activebasemap2d=Navigation&mapextent=-9861436.559361693,4122893.3508269074,-9863337.930440336,4120304.046493679&mapzoom=15&communitysearch=Prentiss&howfilterwidget&propertytype=Site&county=Alcorn%20County,Prentiss%20County,Tishomingo%20County&PropertyId=2975865634>

Property Ownership: Public
Topography: 1 ft
Wetlands: 1 ft
Available Acres: 55
Total Acres: 55
Min Subdivide Acres: 10
Divisible: Yes
Parcel: 38,829
Topography: 1 ft
Soil Boring Report Available: Yes
Phase 1 Environmental Report: Yes

SALE/LEASE

For Lease: No
For Sale: Yes
Sale Price: \$5,000
Sale Price/Unit: Acre
Negotiable: Yes

DETAILS

Business/Industrial Park: West Prentiss Industrial Park
Expandable to (sqft): 0
Min. Subdivide SqFt: 10

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, 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
Enterprise: No

ELECTRIC

Provider: Prentiss County Electric Power Association
On-Site: Yes
Phase: 3

SEWER

Provider: City of Booneville
On-Site: No
Size of Main (inches): 8

WATER

Provider: City of Booneville
On-Site: Yes
Size of Main (inches): 12

NATURAL GAS

Provider: City of Booneville
On-Site: Yes
Size of Main (inches): 4

PORT

Nearest: Port of Gulfport
To Nearest: 335 Miles
Port #2: Yellow Creek State Inland Port Authority
To Port #2: 36 Miles

TELECOMMUNICATIONS

Provider: AT&T
On-Site: Yes

AIRPORT

International: Memphis International (MEM)
To International: 100 Miles
International #2: Memphis International (MEM)
To International #2: 100 Miles
Nearest International: Memphis Intl
To Nearest International: 107 Miles
Nearest Commercial: Booneville/Baldwyn Airport
To Nearest Commercial: 9.4 Miles
Airport Zone: [AirportZone]

INTERSTATE/HIGHWAY

Interstate: I-22
To Interstate: 32 Miles
Nearest Interstate Exit: COUNTY HWY 404
To Nearest Interstate Exit: 16 Miles
State Highway #1: MS Highway 4
To State Highway: 0.3 Miles
State Highway #2: Hwy 72
To State Highway #2: 19 Miles

RAIL

Rail #1: Kansas City Southern Railway
Track #1 Status: Not Available
Access Available: No

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