



ACREAGE



174
ACRES

ELECTRIC



161
kV

WATER



12"
MAIN

SEWER



14"
MAIN

GAS



6"
STEEL
LINE



RAIL

- Burlington Northern Santa Fe Rail Spur - On Site
- City Owned



PORT

- Located on the Tennessee Tombigbee Waterway
- 369 miles | 594 km to the Port of Mobile
- 30 ton crane with container on barge capacity



AIRPORT

- Tupelo Regional, 33 miles | 53 km | 36 minute drive
- Golden Triangle Regional, 48 miles | 77 km | < 1 hour drive
- Memphis International, 126 miles | 202 km | < 2 hour drive



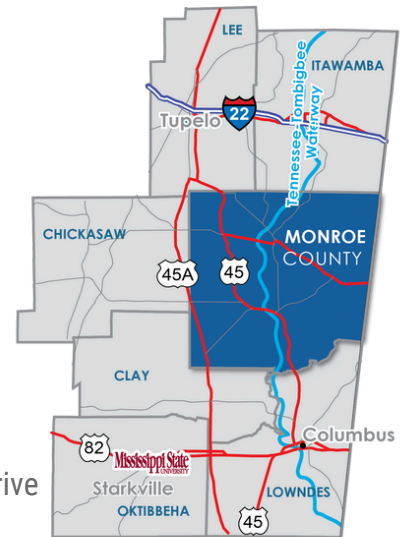
HIGHWAY

- 116 miles | 186 km to Birmingham, AL | < 2 hour drive
- 124 miles | 199 km to Memphis, TN | < 2 hour drive
- 7 miles | 11 km to four-lane State Hwy 45 | 7 minute drive



INTERSTATE

- 22 miles | 35 km to Interstate 22/US Hwy 78 | 32 minute drive



KEY SELLING POINTS

- Environmental Phase I complete
- Wetland Delineation Complete, Endangered Species and Cultural Resource Surveys Complete
- Geotechnical Borings up to 100 feet available
- 385 PSI Natural Gas on-site

INCENTIVES

- Ad valorem tax exemption for ten years
- Free Port tax exemption
- New Market tax credits
- Opportunity Zone
- Sale Price: \$10,000 per acre
- Available for Lease