



ACREAGE



ELECTRIC



WATER



SEWER



GAS



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
- Golden Triangle Regional, 48 miles | 77 km
- Memphis International, 126 miles | 202 km



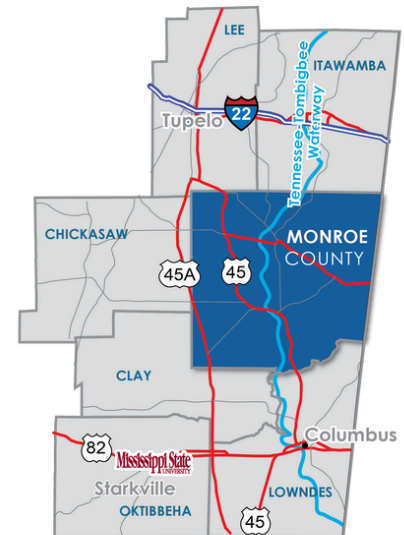
HIGHWAY

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



INTERSTATE

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



KEY SELLING POINTS

- Environmental Phase I complete
- Wetland Delineation 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
- Sale Price: \$14,000 per acre
- Available for Lease