



Located within the 1,200-acre George County Industrial Park, this county-owned, 75-acre site offers rail connectivity through the Mississippi Export Railroad, which allows for easy connections to Canadian National, CSX, Kansas City Southern and Norfolk Southern railways. The Mississippi Export Railroad offers a 42-mile shortline railroad that extends from the George County Industrial Park to the Port of Pascagoula. This site is located within five miles of Mississippi Highway 63 and less than three miles from the U.S. Highway 98 corridor, which provides easy access to four Metropolitan Statistical Areas in the region.



GENERAL SITE OVERVIEW

| | |
|--|-----------------------------------|
| Location | Lat. 30.906447 / Long. -88.544202 |
| City | Lucedale |
| County | George |
| Site ownership | Public |
| Site acreage | 75 acres / 30.35 hectares |
| Developable acreage | 75 acres / 30.35 hectares |
| Land for purchase or lease | Purchase |
| Distance to interstate or highway | 2.8 miles from Highway 98 |
| Rail service | Yes (Mississippi Export Railroad) |

SITE UTILITIES

| | |
|--|-------------------------------|
| Electric lines serving the site | Mississippi Power 12.47 kV |
| Water line size serving the site | 6" |
| Water system capacity | 0.72 MGD |
| Excess water capacity | 0.62 MGD |
| Wastewater line size serving the site | 6" |
| Wastewater system capacity | 0.5 MGD |
| Excess wastewater capacity | 0.25 MGD |

TECHNICAL STUDIES AND REPORTS

The Phase I Environmental Survey Assessment, endangered species, cultural resources, geotechnical and wetlands reports have been completed and are available upon request.

WORKFORCE DATA

| Civilian Labor Force | Unemployed | Unemployment Rate | Employed |
|----------------------|------------|-------------------|----------|
| 271,083 | 14,257 | 8.0 | 256,826 |

| Drive Time | 2020 Population | 2025 Population |
|------------|-----------------|-----------------|
| 30 minutes | 44,082 | 45,203 |
| 45 minutes | 210,522 | 214,2445 |
| 60 minutes | 585,631 | 594,229 |

SOURCES:

MDES Labor: <http://mdes.ms.gov/media/173124/prinalf2020.pdf>

ESRI-Demo-Inc Profiles: <https://bao.arcgis.com/esriBAO/index.html?portal=ccim.maps.arcgis.com#>



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