



The I-59 South Site is a 383-acre, publicly-owned site strategically located in Jones County along Mississippi Highway 11 and within three miles of I-59. This site offers complete infrastructure to the property boundary and rail connectivity through the Norfolk Southern mainline. The I-59 South Site offers favorable topography within an established industrial park.



## GENERAL SITE OVERVIEW

<b>Location</b>	Lat. 31.577243 / Long. -89.226026
<b>City</b>	Ellisville
<b>County</b>	Jones
<b>Site ownership</b>	Public
<b>Total site acreage</b>	446 acres / 180.49 hectares
<b>Developable acreage</b>	383 acres / 154.99 hectares
<b>Land for purchase or lease</b>	Purchase
<b>Distance to interstate or highway</b>	Site less than 3 miles from I-59
<b>Rail service</b>	Yes (Norfolk Southern)

## SITE UTILITIES

<b>Electric lines serving the site</b>	(Northern Section) Mississippi Power 12.47 kV (Southern Section) Dixie Electric Power Association 12.47 kV
<b>Natural gas</b>	6" line at 60 psi on-site
<b>Water line size serving the site</b>	12"
<b>Water system capacity</b>	1.5 MGD
<b>Excess water capacity</b>	0.5 MGD
<b>Wastewater line size serving the site</b>	10"
<b>Wastewater system capacity</b>	0.98 MGD
<b>Excess wastewater capacity</b>	0.3 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
95,790	7,410	8.0	88,380

Drive Time	2020 Population	2025 Population
30 minutes	142,993	142,858
45 minutes	245,199	246,690
60 minutes	339,017	339,362

**SOURCES:**

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

ESRI-Demo-Inc Profiles: <https://bao.arcgis.com>

EMSI: <http://www.emsi.com>



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