



Located within the 1,200-acre George County Industrial Park, this site offers 353 developable acres owned by the Mississippi Export Railroad. The Mississippi Export Railroad offers a 42-mile shortline railroad that extends from the George County Industrial Park to the Port of Pascagoula. This is a rail-served site with connections to Canadian National, CSX, Kansas City Southern and Norfolk Southern. All utilities extend to the site boundaries along with a completed rail spur. This site is within five miles of Mississippi Highway 63 and less than three miles from the U.S. Highway 98 corridor which connects to four Metropolitan Statistical Areas in the region.



GENERAL SITE OVERVIEW

Location	Lat. 30.916806 / Long. -88.538775
City	Lucedale
County	George
Site ownership	Private
Site acreage	1,200 acres / 485.62 hectares
Developable acreage	353 acres / 136.78 hectares
Land for purchase or lease	Purchase or lease
Distance to interstate or highway	2.5 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	12"
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	214,244
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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