



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

<b>Location</b>	Lat. 30.916806 / Long. -88.538775
<b>City</b>	Lucedale
<b>County</b>	George
<b>Site ownership</b>	Private
<b>Site acreage</b>	1,200 acres / 485.62 hectares
<b>Developable acreage</b>	353 acres / 136.78 hectares
<b>Land for purchase or lease</b>	Purchase or lease
<b>Distance to interstate or highway</b>	2.5 miles from Highway 98
<b>Rail service</b>	Yes (Mississippi Export Railroad)

## SITE UTILITIES

<b>Electric lines serving the site</b>	Mississippi Power 12.47 kV
<b>Water line size serving the site</b>	12"
<b>Water system capacity</b>	0.72 MGD
<b>Excess water capacity</b>	0.62 MGD
<b>Wastewater line size serving the site</b>	6"
<b>Wastewater system capacity</b>	0.5 MGD
<b>Excess wastewater capacity</b>	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
270,271	18,678	6.8	251,593

Drive Time	2016 Population	2021 Population
30 minutes	43,031	44,461
45 minutes	155,101	158,635
60 minutes	606,344	616,804

**SOURCES:**

MDES Labor: <http://mdes.ms.gov/media/63181/prinalf2016.pdf>

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



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