



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
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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