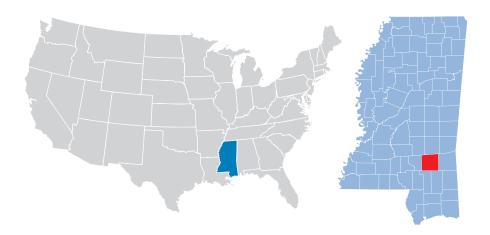


## I-59 SOUTH SITE ELLISVILLE, MS 39437

383 acres / 154.99 hectares





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	
Location	Lat. 31.577243 / Long89.226026
City	Ellisville
County	Jones
Site ownership	Public
Total site acreage	446 acres / 180.49 hectares
Developable acreage	383 acres / 154.99 hectares
Land for purchase or lease	Purchase
Distance to interstate or highway	Site less than 3 miles from I-59
Rail service	Yes (Norfolk Southern)

SITE UTILITIES	
Electric lines serving the site	(Northern Section) Mississippi Power 12.47 kV (Southern Section) Dixie Electric Power Association 12.47 kV
Natural gas	6" line at 60 psi on-site
Water line size serving the site	12"
Water system capacity	1.5 MGD
Excess water capacity	0.5 MGD
Wastewater line size serving the site	10"
Wastewater system capacity	0.98 MGD
Excess wastewater capacity	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



