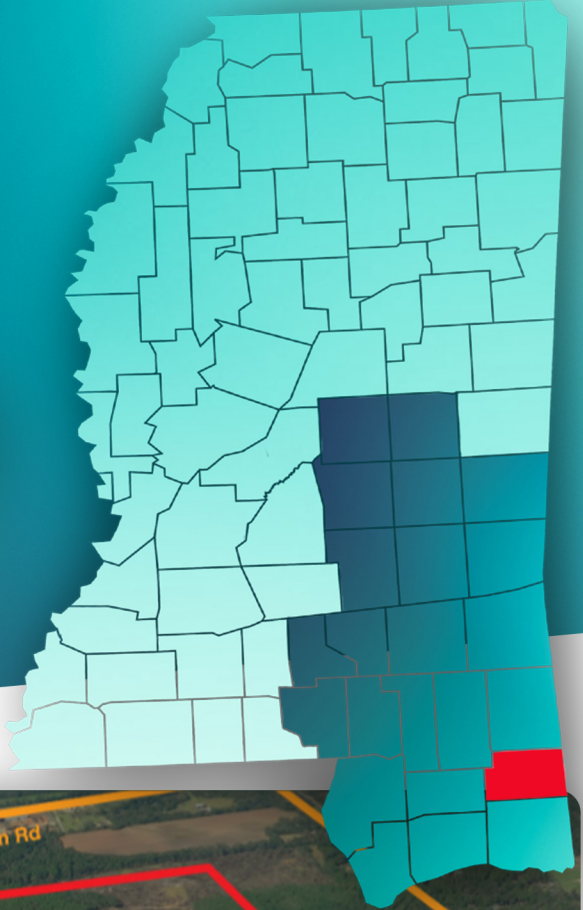


# South Mississippi Industrial Rail Site

► Lucedale, MS 39452



Located within the 1,200-acre George County Industrial Park, this site is 353 certified acres owned by the Mississippi Export Railroad and adjacent to the industrial park. The MS 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, CPKC 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.

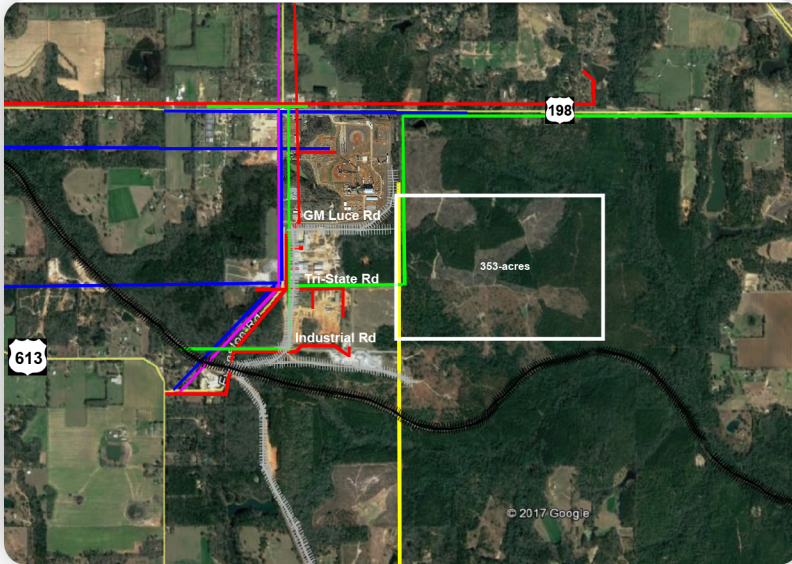
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## General Site Overview

- **Location:** Lat. 30.916806 / Long. -88.538775
- **City:** Lucedale
- **County:** George
- **Site ownership:** Private
- **Site acreage:** 1,200-acres / 485.62 hectares
- **Certified acreage:** 353-acres / 142.85 hectares
- **Land for purchase/lease:** Purchase or lease
- **Distance to interstate/highway:** 2.5 miles from Highway 98
- **Rail service:** Yes (Mississippi Export Railroad)

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## Site Utilities



- ▶ **Electric lines:** Mississippi Power 12.47 kV
- ▶ **Water line size:** 12"  
**Water system capacity:** 0.72 MGD  
**Excess water capacity:** 0.62 MGD
- ▶ **Wastewater line size:** 6"  
**Wastewater system capacity:** 0.5 MGD  
**Excess wastewater capacity:** 0.25 MGD

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## Workforce Data

- **Civilian Labor Force:** 276,305
- **Unemployed:** 7,678
- **Unemployment Rate:** 4.3
- **Employed:** 268,627

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## Technical Studies and Reports:

- Phase I Environmental Survey Assessment
- Endangered species
- Cultural resources
- Geotechnical Report
- Wetlands Report