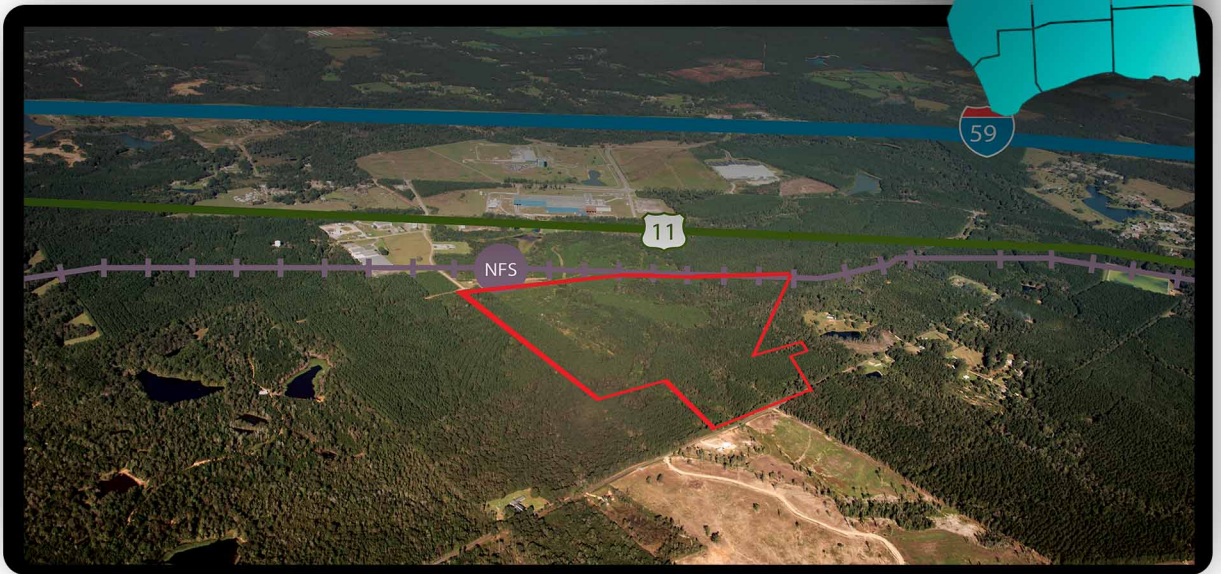
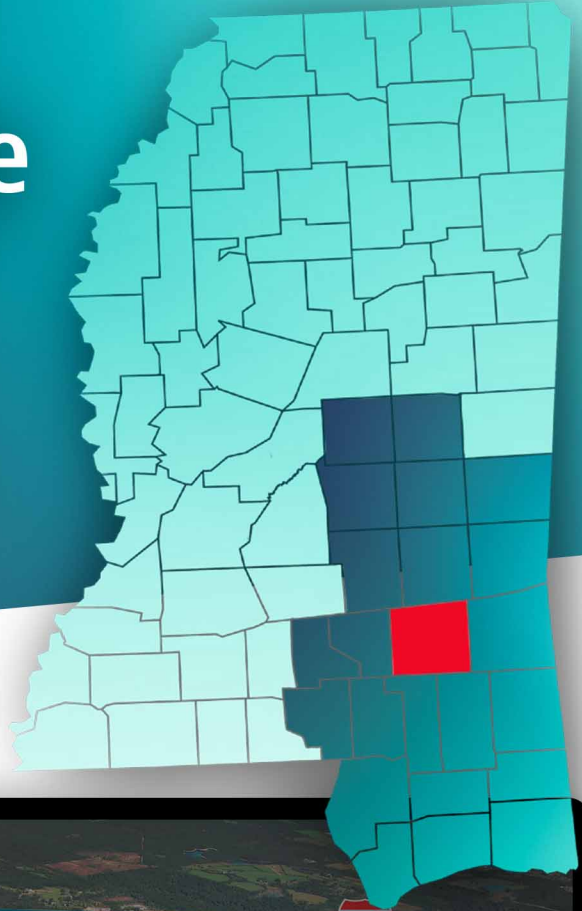


I-59 South Site

▶ Ellisville, MS 39437

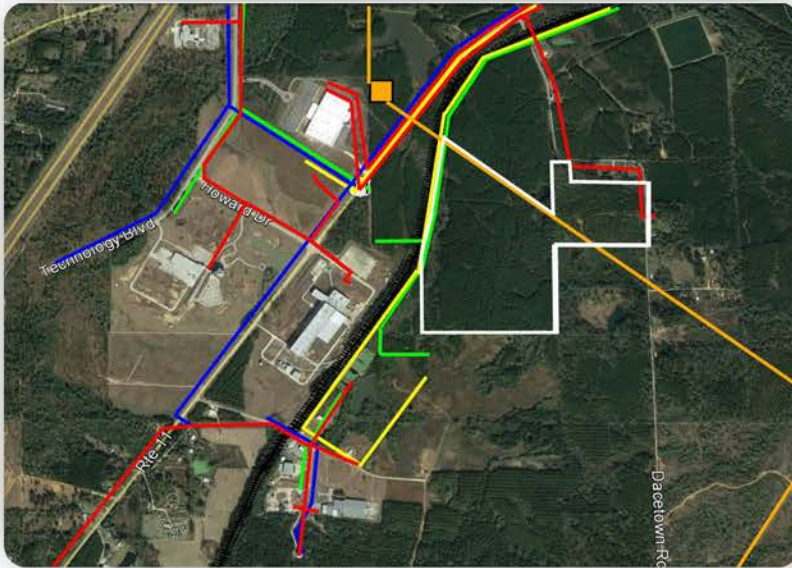


The I-59 South Site is a 140-acre, publicly-owned site strategically located in Jones County along Mississippi Highway 11 and within three miles of I-59. This site offers complete infrastructure to the property boundary and rail connectivity through the Norfolk Southern mainline. The I-59 South Site offers favorable topography within an established industrial park.

General Site Overview

- **Location:** Lat. 31.577243 / Long. -89.226026
- **City:** Ellisville
- **County:** Jones
- **Site ownership:** Public
- **Site acreage:** 180 acres / 72.84 hectares
- **Developable acreage:** 180 acres / 72.84 hectares
- **Land for purchase/lease:** Purchase
- **Distance to interstate/highway:** Site less than 3 miles from I-59
- **Rail service:** Yes (Norfolk Southern)

Site Utilities



- ▶ **Electric lines:**
(Northern Section) Mississippi Power 12.47 kV
(Southern Section) Dixie Electric Power Association 12.47 kV Long. -89.086617
- ▶ **Natural gas:**
6" line at 60 psi on-site
- ▶ **Water line size:**
12"
Water system capacity:
1.5 MGD
Excess water capacity:
0.5 MGD
- ▶ **Wastewater line size:**
10"
Wastewater system capacity:
0.98 MGD
Excess wastewater capacity:
0.3 MGD

Workforce Data

- **Civilian Labor Force:** 94,340
- **Unemployed:** 3,880
- **Unemployment Rate:** 4.4
- **Employed:** 90,460

Technical Studies and Reports:

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