

Gateway Industrial Park

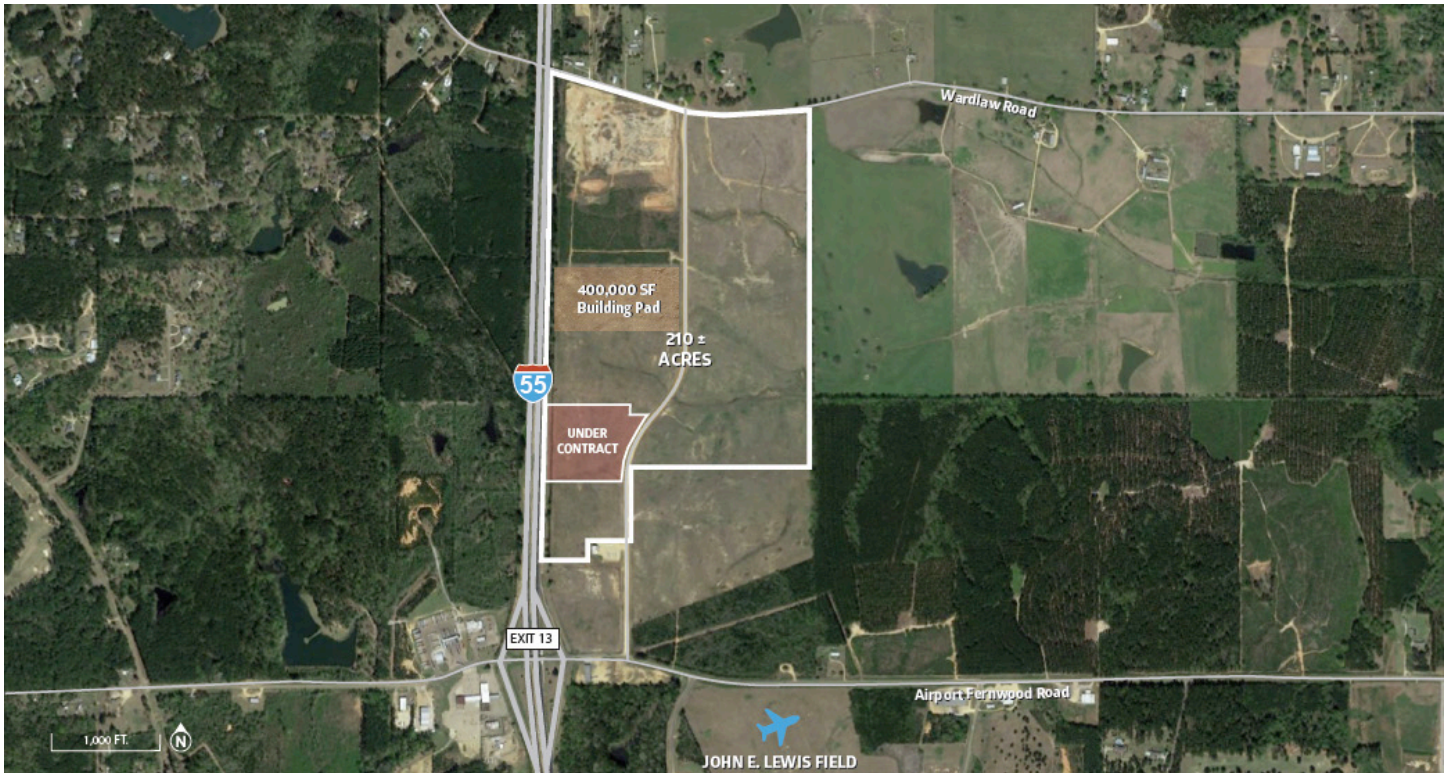


ECONOMIC
DEVELOPMENT

Airport Fernwood Road McComb, Mississippi 39648
31.191731, -90.483999

PROPERTY OVERVIEW

The Gateway Industrial Park is a 170 ± acre site located in Pike County, Mississippi, approximately 3 miles south of the city of McComb. This publicly owned site has Interstate 55 frontage and qualifies for New Markets Tax Credits and Opportunity Zone funds.



Acreage
210 Total Acres



Property Type
I-1 Industrial



Ownership
Publicly Owned

Site Information

- **Total Acres:** 210
- **Ownership:** Publicly Owned
- **Zoning:** I-1 Industrial
- **Topography:** Gently Rolling
- **Flood Plain:** No
- **Reports & Surveys Available:** Phase 1 Environmental, Geotechnical Report, Wetlands, T&E survey, and Archeological and Historical Investigation
- **Property Advantages:** Cleared, grubbed and ready for construction; Adjacent to Interstate 55; Qualifies for New Markets Tax Credit and Opportunity Zone funds; Phase I Environmental Study complete

Transportation

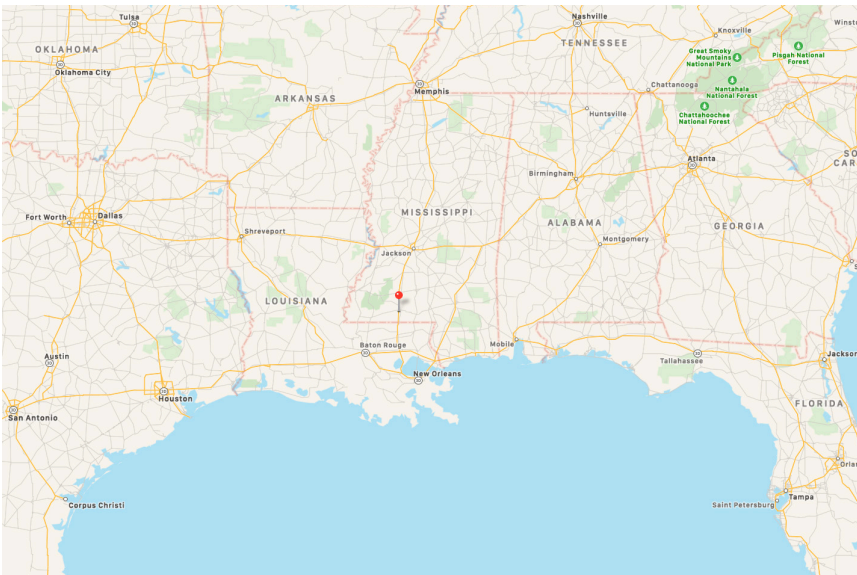
- **Interstate Name:** I-55 (adjacent); I-10 (65.3 miles)
- **Highway Name:** U.S. Hwy 98 (2 miles); US Hwy 51 (2 miles)
- **Airports:** Louis Armstrong New Orleans International Airport ((MSY) 84.5 miles); Jackson-Medgar Wiley Evers International Airport ((JAN) 80.9 miles)
- **Port:** Port of New Orleans (107 miles) Natchez-Adams County Port (61.2 miles)
- **Rail:** Canadian National (2.2 miles)

Utilities

- **Electric Provider:** Cooperative Energy/Magnolia Electric
- **Transmission Voltage:** 115kV
- **Distance to Nearest Substation:** 4 miles
- **Electric Capacity (without upgrades):** 8MW
- **Natural Gas Provider:** Centerpoint
- **Gas Main Size:** 4" - 1000-1300 cubic feet of gas through the park; 6" main to the perimeter of the park - 4500-5000 cubic feet of gas
- **Water Provider:** Sunny Hill Water Association
- **Water Main Size:** 12" PVC line running through the park; 6" to the perimeter of the park
- **Water Tank Capacity:** 250,000 gallon nominal capacity
- **Sewer Provider:** City of McComb
- **Sewer Main Size:** 4" through the park; 10" to the perimeter of the park
- **Sewer Pump Station Capacity:** 200,000 GPD
- **Telecommunications Provider:** AT&T, Cable One & CSpire

Documents

- **Economic Overview:** Gateway Industrial Park 45 minute drive-time
- **Electrical Infrastructure Map**
- **Utilities Map**



Contact

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