

# Mississippi River Energy Complex



ECONOMIC  
DEVELOPMENT

Lower Woodville Road, Natchez, Mississippi 39120  
31.51725, -91.42186

## PROPERTY OVERVIEW

The Mississippi River Energy Complex is a 80± acre site located in Adams County, MS, approximately 3 miles southwest of the city of Natchez. The site was formerly home to International Paper Company. It has a rail spur on-site and access to the Natchez-Adams Port. The site is publicly owned and qualifies for New Markets Tax Credits and GAP Incentives.



### Acreage

80 Total Acres



### Property Type

Heavy Industrial



### Ownership

Publicly Owned



### Rail

On-Site

## Site Information

- **Total Acres:** 80
- **Ownership:** Publicly Owned
- **Zoning:** Heavy Industrial
- **Previous Use:** Former International Paper Company facility
- **Topography:** Flat
- **Flood Plain:** No
- **Reports and Surveys Available:** Phase 1 Environmental, Soil Borings Report
- **Property Advantages:** Rail spur on-site; Access to the Natchez-Adams Port; New Market Tax Credits Eligible; On-site wastewater treatment facility; Eligible for GAP incentives; New electric substation at entrance to the site

## Transportation

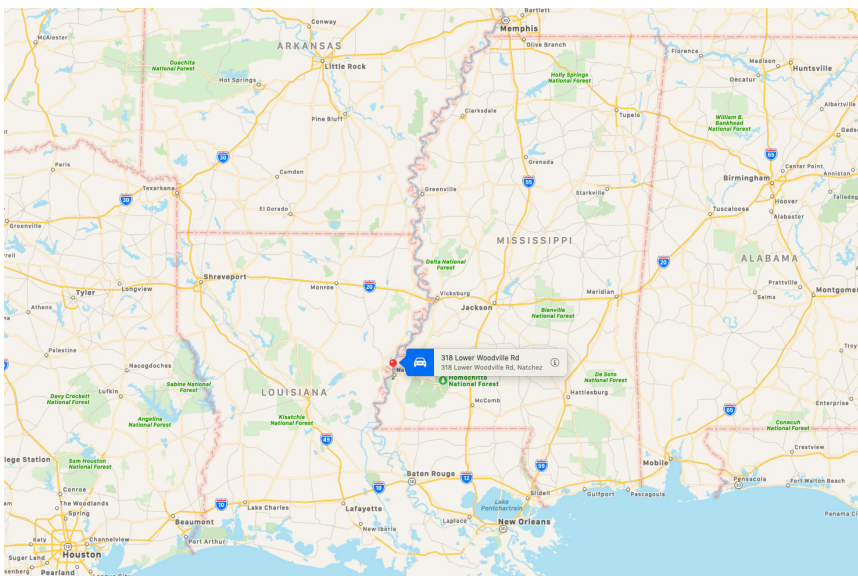
- **Interstate Name:** I-55 (59.8 miles); I-20 (66.8 miles)
- **Highway Name:** U.S. Hwy 61 (6.3 miles); US Hwy 84 (8.3 miles)
- **Airports:** Baton Rouge Metropolitan Airport ((BTR) 66.5 miles); Jackson-Medgar Wiley Evers International Airport ((JAN) 102.3 miles)
- **Port:** Natchez-Adams County Port (3 miles)
- **Rail:** Natchez Railway (on-site) which connects the spur of Canadian National Railroad in Brookhaven, MS.

## Utilities

- **Electric Provider:** Cooperative Energy/Southwest Mississippi Electric
- **Transmission Voltage:** 115kV
- **Distance to Nearest Substation:** On-site
- **Electric Capacity (without upgrades):** 8MW (additional 25MW with second transformer)
- **Natural Gas Provider:** American Midstream
- **Gas Main Size:** 12 inch high pressure line
- **Water Provider:** Natchez Water Works
- **Water Main Size:** 8 inch
- **Sewer Provider:** Natchez Water Works
- **Sewer Main Size:** Wastewater Treatment Facility (25 MGD total capacity) and 48" diameter discharge line available on-site
- **Telecommunications Provider:** AT&T & Sparklight

## Documents

- **Economic Overview:** [MS River Energy Complex 45 minute drive-time](#)
- **Site Map**
- **Electrical Infrastructure Map**
- **Utilities Map**



## Contact

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