

# Eagle One Mega Site

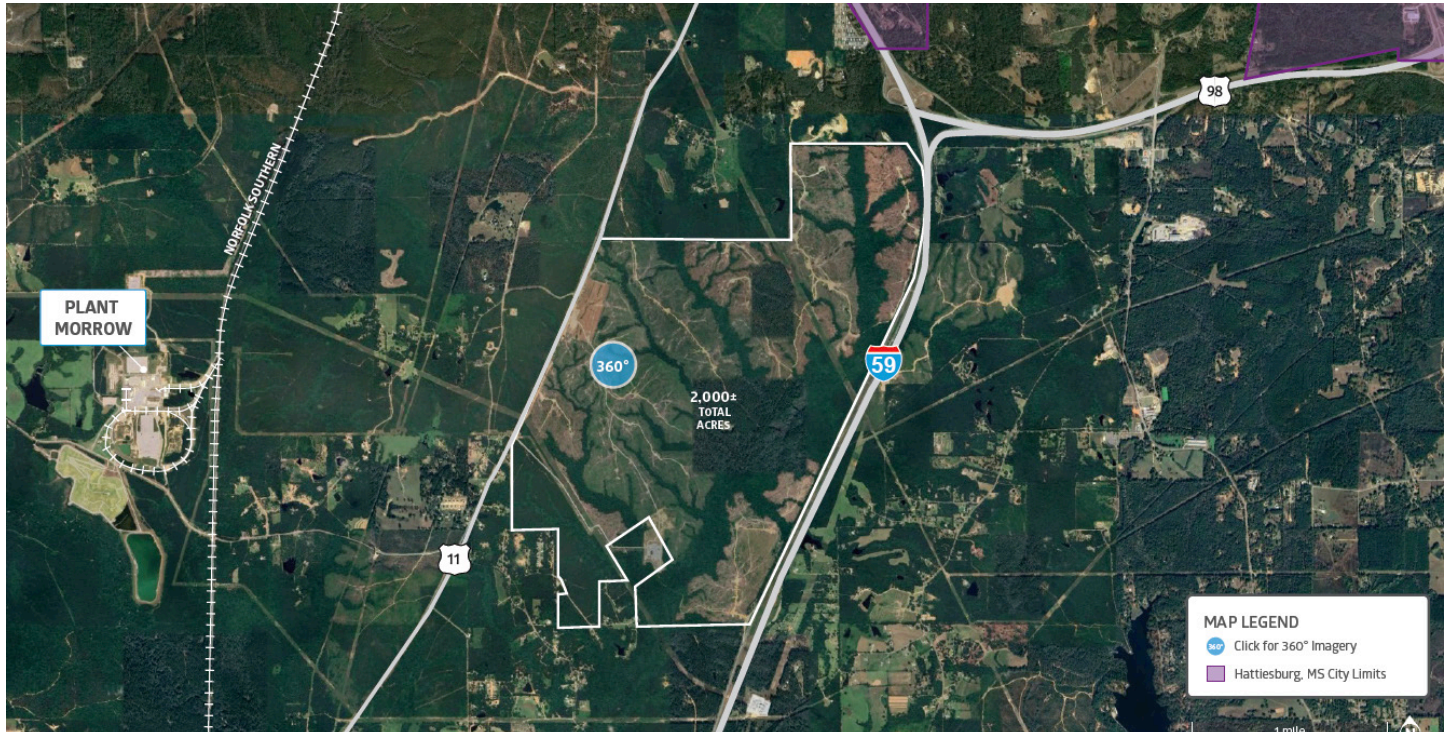


ECONOMIC  
DEVELOPMENT

U.S. 98 Bypass & Interstate 59, Hattiesburg, Mississippi  
31.21994, -89.34097

## PROPERTY OVERVIEW

Located in unincorporated Forrest and Lamar Counties, the Eagle One Mega Site is approximately 2,000± acres and just minutes away from the Hattiesburg city limits. Greater Hattiesburg has a population of nearly 150,000 and was recently ranked as the 50th fastest growing MSA in the nation. The site is intended for large industrial land users considering substantial facilities requiring major capital expenditures and significant employment levels.



### Acreage

2,000± Total Acres



### Property Type

Heavy Industrial



### Ownership

Privately Owned, Under Option



### Site Video

Click to View

## Site Information

- **Total Acres:** 2,000±
- **Ownership:** Privately Owned; Under Option
- **Zoning:** Heavy Industrial
- **Flood Plain:** No
- **Reports & Surveys Available:** Phase 1 Environmental Study, Soil Borings, Wetlands Delineation/Jurisdictional Determination, Phase 1 Cultural Resources Study, Threatened and Endangered Species Study
- **Property Advantages:** New Market Tax Credit Eligible; 30 acres cleared; Less than 5 minutes from I-59 and U.S. 98; Located in the Hattiesburg MSA; All environmental due diligence complete.

## Transportation

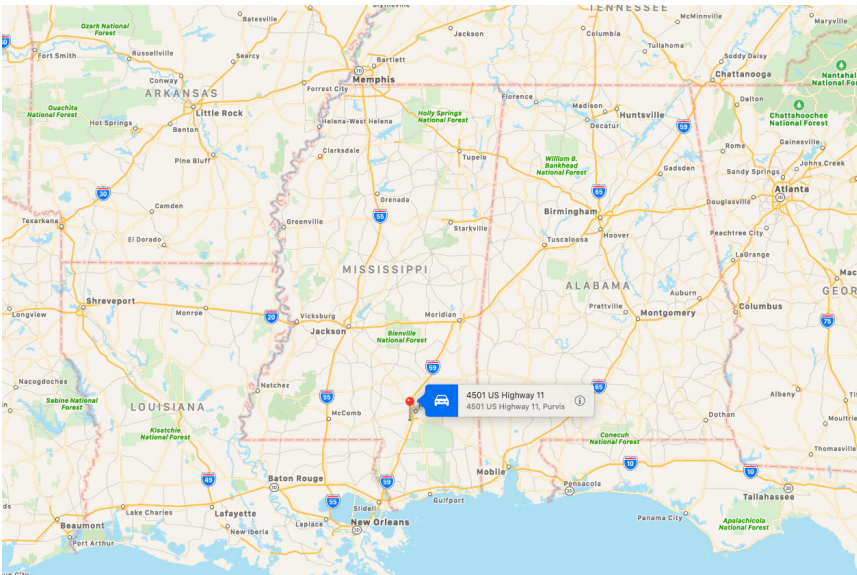
- **Interstate Name:** I-59 (2.2 miles)
- **Highway Name:** US Hwy 11 (0 miles); US Hwy 98 (2.2 miles); U.S. Hwy 49 (6.3 miles)
- **Airports:** Gulfport-Biloxi International Airport ((GPT) 67.3 miles); Hattiesburg-Laurel Regional Airport ((PIB) 17.9 miles); Jackson-Medgar Wiley Evers International Airport ((JAN) 98.4 miles)
- **Port:** Port of Gulfport (70.2 miles); Port of Mobile (95.9 miles); Port of New Orleans (109.5 miles)
- **Rail:** Norfolk Southern (2 miles)

## Utilities

- **Electric Provider:** Cooperative Energy/Pearl River Valley Electric Power Association
- **Transmission Voltage:** 161kV
- **Natural Gas Provider:** Spire Energy
- **Gas Main Size:** 6 inch (will be constructed to fit the needs of the customer)
- **Gas Pressure:** 175 psig
- **Water Provider:** Dixie Water Association/North Lamar Water Association
- **Water Main Size:** Will be constructed to fit the needs of the customer
- **Sewer Provider:** City of Hattiesburg
- **Sewer Main Size:** Will be constructed to fit the needs of the customer
- **Telecommunications Provider:** AT&T

## Documents

- **Economic Overview:** [Eagle One Mega Site 45 minute drive-time](#)
- **Site Map**
- **Electrical Infrastructure Map**



## Contact

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