

# Eagle One Mega Site

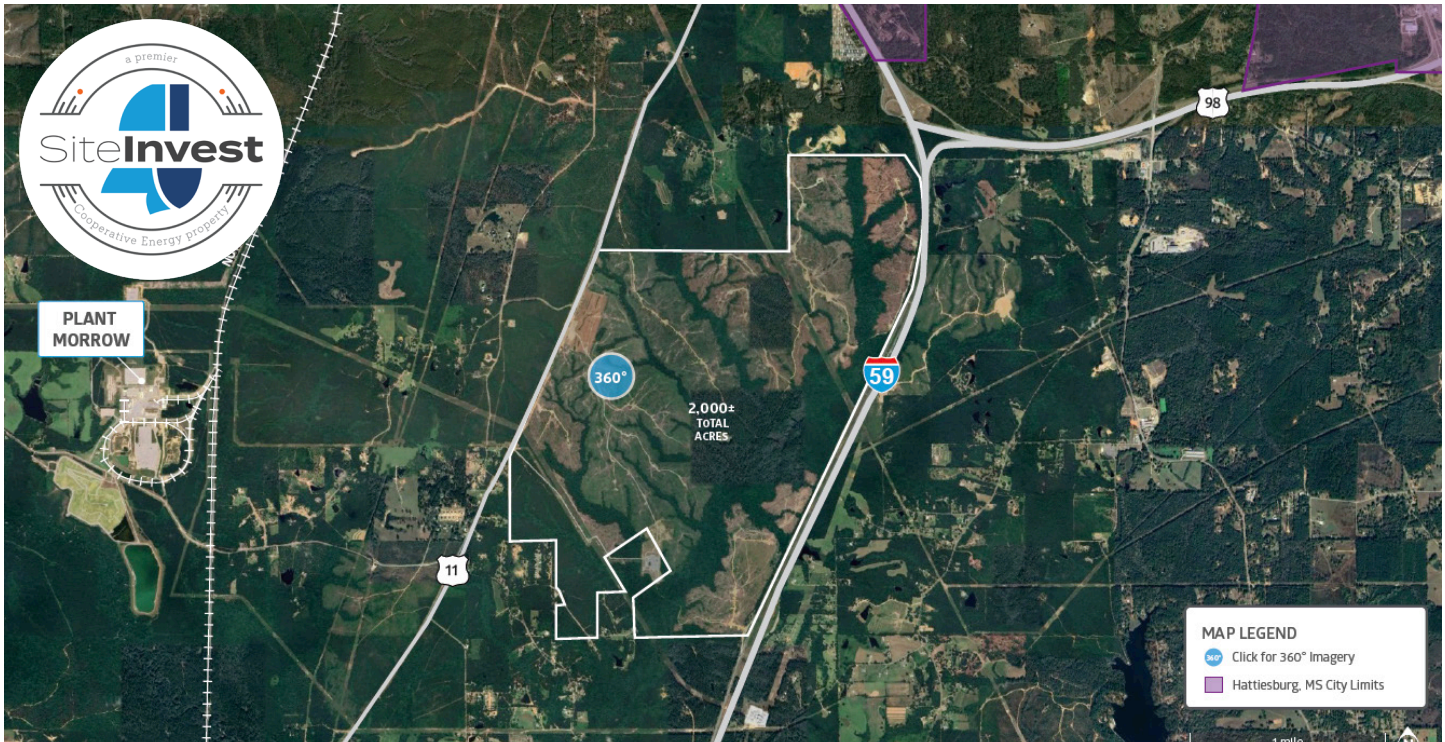


ECONOMIC  
DEVELOPMENT

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 spans approximately 2,000± acres and is just minutes from the Hattiesburg city limits. Designated as a [Cooperative Energy SiteInvest Premier Property](#), this site offers exceptional readiness and infrastructure to support large-scale industrial development. Greater Hattiesburg, with a population nearing 150,000, was recently ranked as the 50th fastest-growing metropolitan statistical area (MSA) in the nation. The Eagle One Mega Site is ideally suited for major industrial users planning significant capital investments and large employment operations.



### Acreage

2,000± Total Acres



### Property Type

Heavy Industrial



### Ownership

Publicly Owned



### Site Video

[Click to View](#)

## Site Information

- **Total Acres:** 2,000±
- **Ownership:** Publicly Owned
- **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:** [Cooperative Energy SiteInvest Premier Property](#); 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

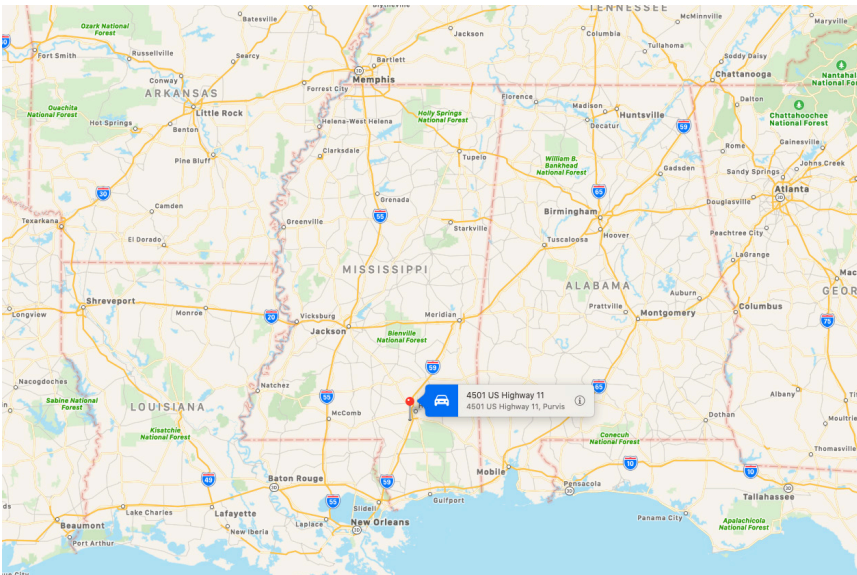
- **Interstate Name:** I-59 (2.2 miles)
- **Highway Name:** US Hwy 11 (0 miles); US Hwy 98 (2.2 miles); U.S. Hwy 49 (6.3 miles)
- **Airports:** Gulfport-Biloxi International Airport ((GPT) 67.3 miles); Hattiesburg-Laurel Regional Airport ((PIB) 17.9 miles); Jackson-Medgar Wiley Evers International Airport ((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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