

# Gateway Industrial Park

Airport Fernwood Road McComb, Mississippi 39648  
31.191731, -90.483999



ECONOMIC  
DEVELOPMENT

## 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

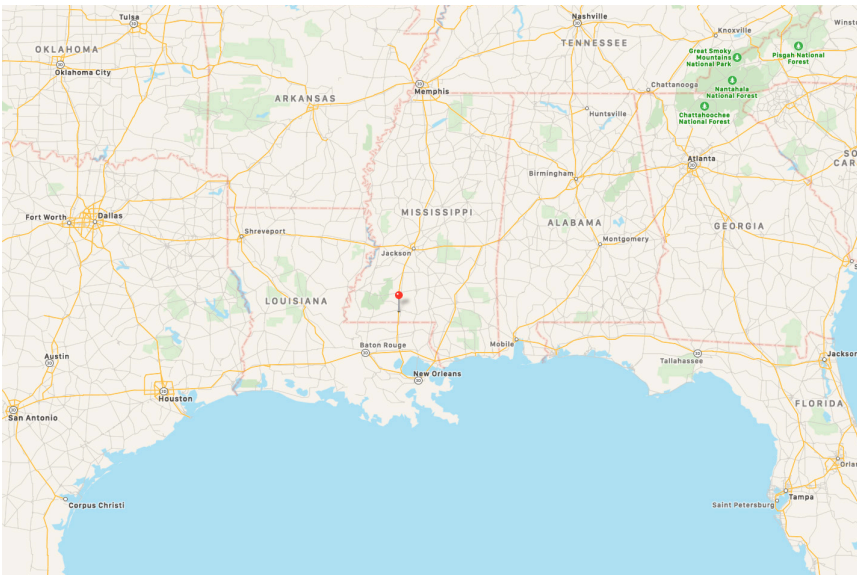
- **Interstate Name:** I-55 (adjacent); I-10 (65.3 miles)
- **Highway Name:** U.S. Hwy 98 (2 miles); US Hwy 51 (2 miles)
- **Airports:** Louis Armstrong New Orleans International Airport ((MSY) 84.5 miles); Jackson-Medgar Wiley Evers International Airport ((JAN) 80.9 miles)
- **Port:** Port of New Orleans (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
- **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
- **Site Map**
- **Electrical Infrastructure Map**
- **Utilities Map**



## Contact

### Jill Busby

Pike County Economic Development  
District  
601.465.0255  
jbusby@pikeinfo.com

### Mitch Stringer

Cooperative Energy  
601.705.1349  
mstringer@cooperativeenergy.com