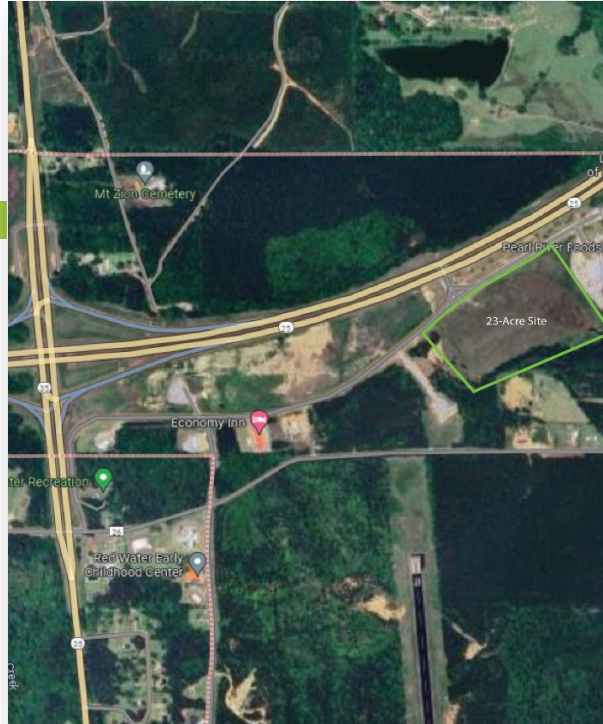


AVAILABLE INDUSTRIAL SITE – 23 ACRE SITE

LEAKE COUNTY BUSINESS PARK
1000 PROGRESS DRIVE
CARTHAGE, MISSISSIPPI 39051

LATITUDE: 32.771845
LONGITUDE: -89.527684

**This 23-acre site is shovel ready and has
has a current Phase I.
Environmental Report, Wetlands
Deleniation Report, Threatened and
Endangered Species Report, and
Cultural Resources Report.**



SITE DETAILS

MIN. AVAILABLE ACRES	23
MAX. AVAILABLE ACRES	23
CONTIGUOUS ACRES	
AVAILABLE FOR DEVELOPMENT	0
ZONED	INDUSTRIAL
FOR SALE	YES
FOR LEASE	YES
PROPERTY OWNER	LEAKE COUNTY
4-LANE HIGHWAY	ADJACENT
MILES TO INTERSTATE	30

UTILITY

ON SITE

PROVIDER

ELECTRIC	YES	CENTRAL ELECTRIC POWER ASSOCIATION
NATURAL GAS	YES	ATMOS ENERGY
WATER	YES	CITY OF CARTHAGE
SEWER	YES	CITY OF CARTHAGE

AVAILABLE REPORTS

YEAR COMPLETE

PHASE I ENVIRONMENTAL	2023
CULTURAL REOURCES	2023
THREATENED AND ENDANGERED SPECIES	2023
WETLANDS DELINEATION	2023
LAND SURVEY	2023

CONTACT INFOMRATION

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Leake County Development Association	pples.lcda@gmail.com