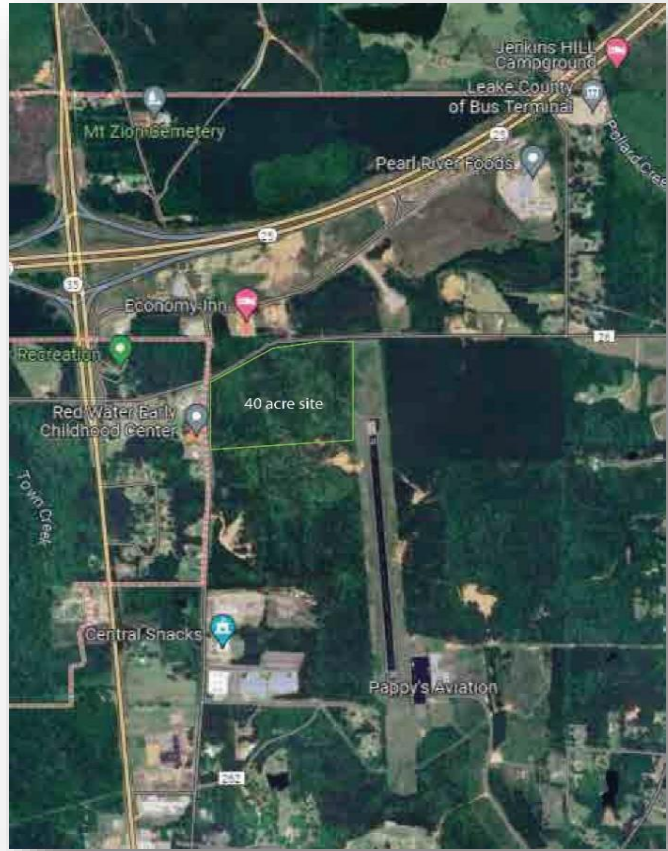


AVAILABLE INDUSTRIAL SITE - 40 ACRE SITE

LEAKE COUNTY BUSINESS PARK
1010 PROGRESS DRIVE
CARTHAGE, MISSISSIPPI 39051

LATITUDE: 32.764552
LONGITUDE: -89.534438

This 40-acre site has a current Phase I. Environmental Report, Wetlands Delineation Report, Threatened and Endangered Species Report, and Cultural Resources Report.



SITE DETAILS

MIN. AVAILABLE ACRES	40
MAX. AVAILABLE ACRES	80
CONTIGUOUS ACRES AVAILABLE FOR DEVELOPMENT	40
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 RESOURCES	2023
THREATENED AND ENDANGERED SPECIES	2023
WETLANDS DELINEATION	2023
LAND SURVEY	2024
TOPOGRAPHIC SURVEY	2024

CONTACT INFORMATION

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Leake County Development Association	pples.lcda@gmail.com