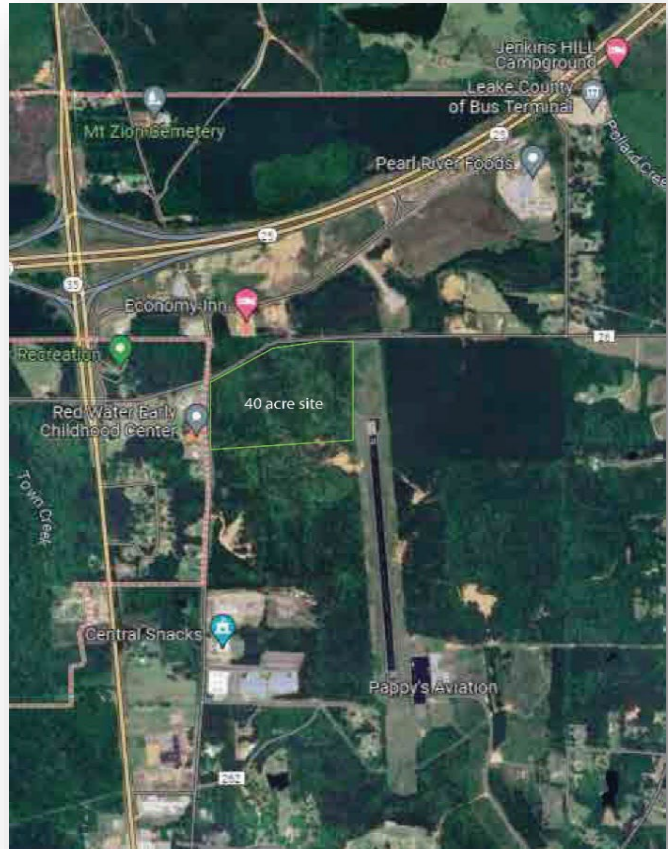


AVAILABLE INDUSTRIAL SITE - 40 ACRE SITE

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 |
| 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

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pples.lcda@gmail.com

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