












# 700+/-ACRE OVERALL INDUSTRIAL SITES WITH UTILITIES



## UTILITIES ON SITE:

-  entergy 40 MW Substation
-  TV 12 MW Substation
-  ATMOS energy Gas: 6-inch main with 100 PSI
-  Columbia Pipeline Gas Pipeline: 36-inch main with 1,000 PSI; 718,000 Dth/day Available Now; 2.4 GW of potential power
-  GT&Y Utility District A new 500,000-gallon water tank is available.
-  14-Inch Water main: 3.0M GPD available  
12-inch Sewer main: 3.4M GPD available
-  cspire  AT&T /  Sparklight
- Up to 1TB Fiber Telecommunication

### UTILITIES KEY:

-  Waterline
-  Gasline
-  Gravity Sewer
-  Underground Communication

















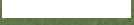
# MASTER PLAN WITH UTILITIES



## UTILITIES ON SITE:

-  entergy 40 MW Substation
  -  TELEMATCHIE VALLEY TV 12 MW Substation
  -  ATMOS energy Gas: 6-inch main with 100 PSI
  -  Columbia Pipeline Gas Pipeline: 36-inch main with 1,000 PSI; 718,000 Dth/day Available Now; 2.4 GW of potential power
  -  GT&Y Utility District A new 500,000-gallon water tank is available.
  -  14-Inch Water main: 3.0M GPD available  
12-inch Sewer main: 3.4M GPD available
  -  cspire  AT&T /  Sparklight
- Up to 1TB Fiber Telecommunication

## UTILITIES KEY:

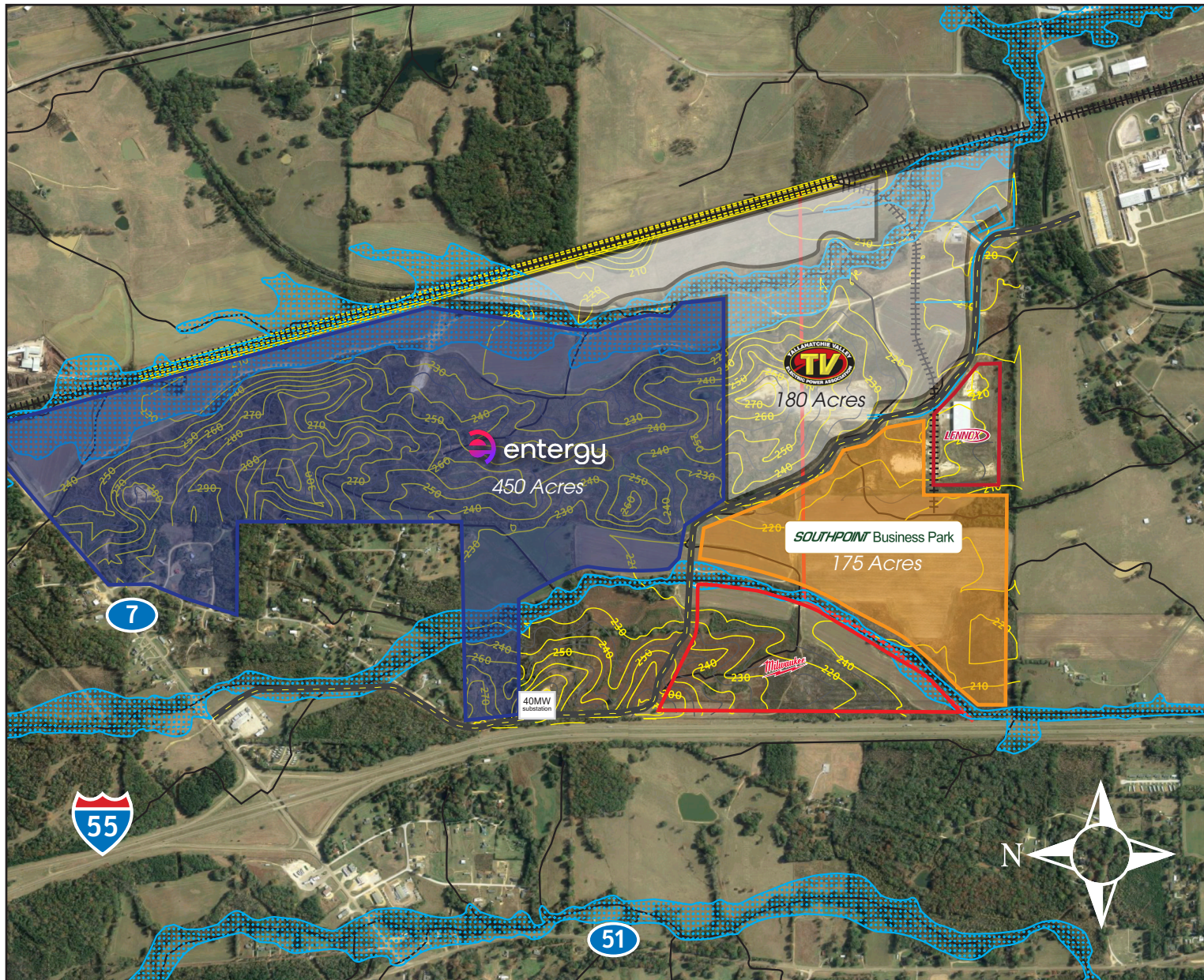
-  Waterline
-  Gasline
-  Gravity Sewer
-  Underground Communication










51



# PROPOSED SITES: FLOOD PLAIN MAP



## MAP KEY:

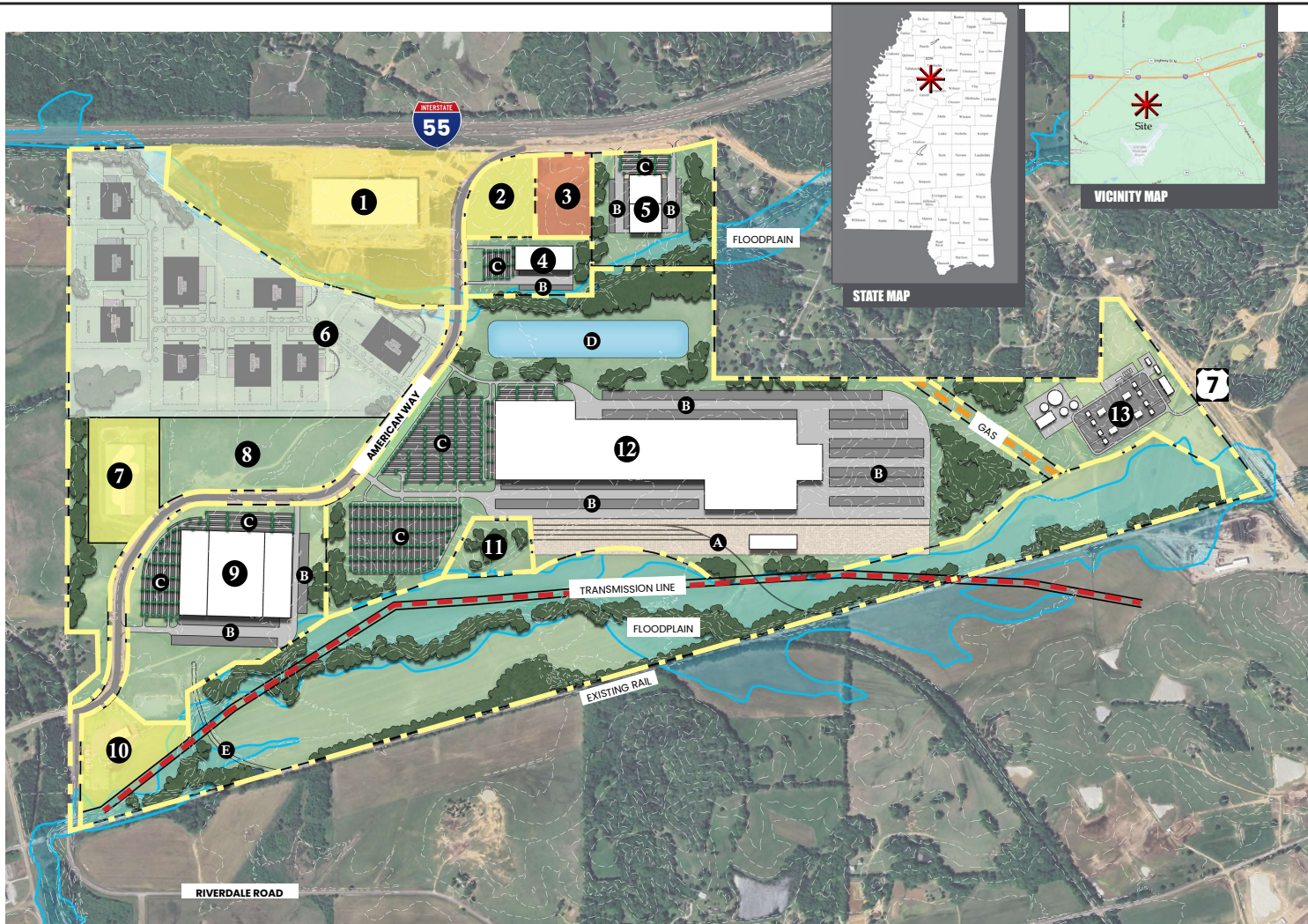
-  Property lines
-  Southpoint Site: 175 acres
-  Entergy Site: 450 acres
-  TVA Site: 180 acres
-  Flood Zone A (-1%)
-  Railroad
-  Topo Map



GREATER GRENADA  
PARTNERSHIP



# PROPOSED SITES: CONCEPTUAL DESIGN



## SITE DATA

- 1 Parcel 1: Milwaukee Tools
- 2 Parcel 2: 12 Ac. +/- 50,000 sf spec building parcel
- 3 Parcel 3: 12 Ac. +/- 40MW Entergy Substation
- 4 Parcel 4: 18 Ac. +/-
- 5 Parcel 5: 35 Ac. +/- 200,000 sf of building shown
- 6 Parcel 6: 133 Ac. +/- Southpoint Business Park
- 7 Parcel 7: 20 Ac. +/- ADP Distribution Center
- 8 Parcel 8: 36 Ac. +/-
- 9 Parcel 9: 80 Ac. +/- 1,000,000 sf of building shown
- 10 Parcel 10: 17 Ac. +/- MS Sales & Service
- 11 Parcel 11: 10 Ac. +/- Common Parcel
- 12 Parcel 12: 300 Ac. +/- 2,200,000 sf of building shown
- 13 Parcel 13: 55 Ac. +/- Potential Gas Power Plant Site

- A Proposed rail spur
- B Tractor trailer docking and parking
- C Vehicular parking
- D Retention pond
- E Existing rail spur

**Disclaimer**  
 This drawing is conceptual only and for the convenience of reference. It should not be relied upon as representation express or implied, of the final size, location or dimensions of any lot or building area. The developer expressly reserves the right to make any modifications, revisions, and changes it deems desirable by law or governmental bodies.





# GRENADA, MISSISSIPPI PROPOSED SITES



## UTILITIES ON SITE:

-  entergy 40 MW Substation
-  12 MW Substation
-  Gas: 6-inch main with 100 PSI
-  Gas Pipeline: 36-inch main with 1,000 PSI
-  A new 500,000-gallon water tank is available.
-  14-Inch Water main: 3.0M GPD available  
12-inch Sewer main: 3.4M GPD available
-   
- Up to 100G Fiber Telecommunication
- Grenada Rail Spur  
Divisibility: Yes / Pad-Ready  
Zoning: Industrial