

# 180-Acre Tallahatchie Valley EPA Rail Site



**Lat: 33°50'27.7"N**  
**89°49'31.9"W**

## SITE DETAILS:

*TVA Substation:*  
**12 MW available**

*Atmos Gas:*  
**6-inch main with 100 PSI**

*Columbia Gas Pipeline:*  
**36 inch main with 1,000 PSI**  
**2.4 GW of potential power**

*City of Grenada*  
**12-inch Sewer main: 3.4M GPD**

*City of Grenada*  
**14-Inch Water main: 3.0M GPD**

*A new 500,000-gallon water tank*

*Three fiber / telecommunication providers on site: ATT, CSpire, Cable One*

**Grenada Rail Spur**

**Divisibility: Yes**  
**Zoning: Industrial**  
**Site type: Pad Ready**



Situated in the heart of the Magnolia State, Grenada, Mississippi, offers a flourishing market characterized by a lively community and a consistent flow of tourists, providing an ideal backdrop for a nurturing business environment.

Grenada's strategic location provides convenient access to major transportation routes, ensuring efficient distribution and logistical support for products or services. We're surrounded by a diverse mix of businesses, and our customer base expands a wide range of opportunities to cater to various consumer preferences, from intimate boutiques to bustling centers of activity. Furthermore, Grenada boasts an affordable cost of living and business-friendly policies that make it an enticing choice to entrepreneurs.

With a population exceeding 400,000 within a sixty-mile radius, Grenada is a vibrant micropolitan hub for industrial, commercial, educational, and recreational activities. Renowned as the top crappie fishing destination in the nation, Grenada Lake draws hundreds of thousands of tourists each year.