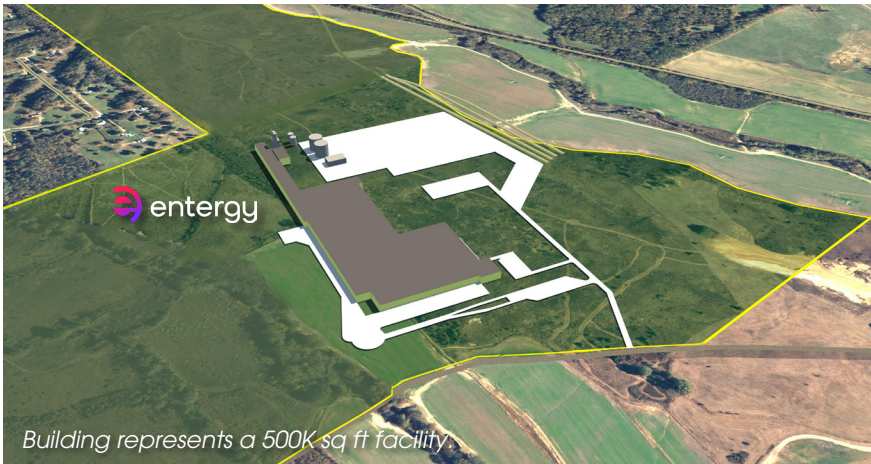


450-Acre Entergy® Rail Site



Lat: 33°50'51.2"N
89°49'42.8"W

SITE DETAILS:

Entergy®:
40 MWA SubStation on-site

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.

A Site Development grant in the amount of \$4,356,576 from the Mississippi Development Authority (MDA) is earmarked to create a 100-acre pad for rail development for an on-site rail connection to this 200-acre site.