



WAYNE COUNTY

Economic Development District



MEADOWLANDS INDUSTRIAL PARK

WAYNESBORO, WAYNE COUNTY, MISSISSIPPI **31.640558N -88.593761W**

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PROPERTY ADVANTAGES:

- I. Publicly Owned
- II. 147 Acres
- III. 4-laned US Highway 45 Direct Access
- IV. Halfway between Mobile, AL, & Meridian, MS
- V. Shovel Ready, 5 acre site has pad in place



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II. Aerial Map



Tenants Located in Park:
A. Kelley Companies
B. T&C Specialty Distributors
C. 5-acre Pad Ready Site



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III. Infrastructure Map



Table of Contents:

- Red= Property Boundary**
- Green= Proposed Industrial Access Road**
- Blue = 3 Phase Electric**
- Purple = 6" Natural Gas (70 psi)**
- Orange= 4" Natural Gas**
- Maroon= Water (Planned)**
- Gray= Sewer (Planned)**
- Black= AT&T Fiber**



WAYNE COUNTY

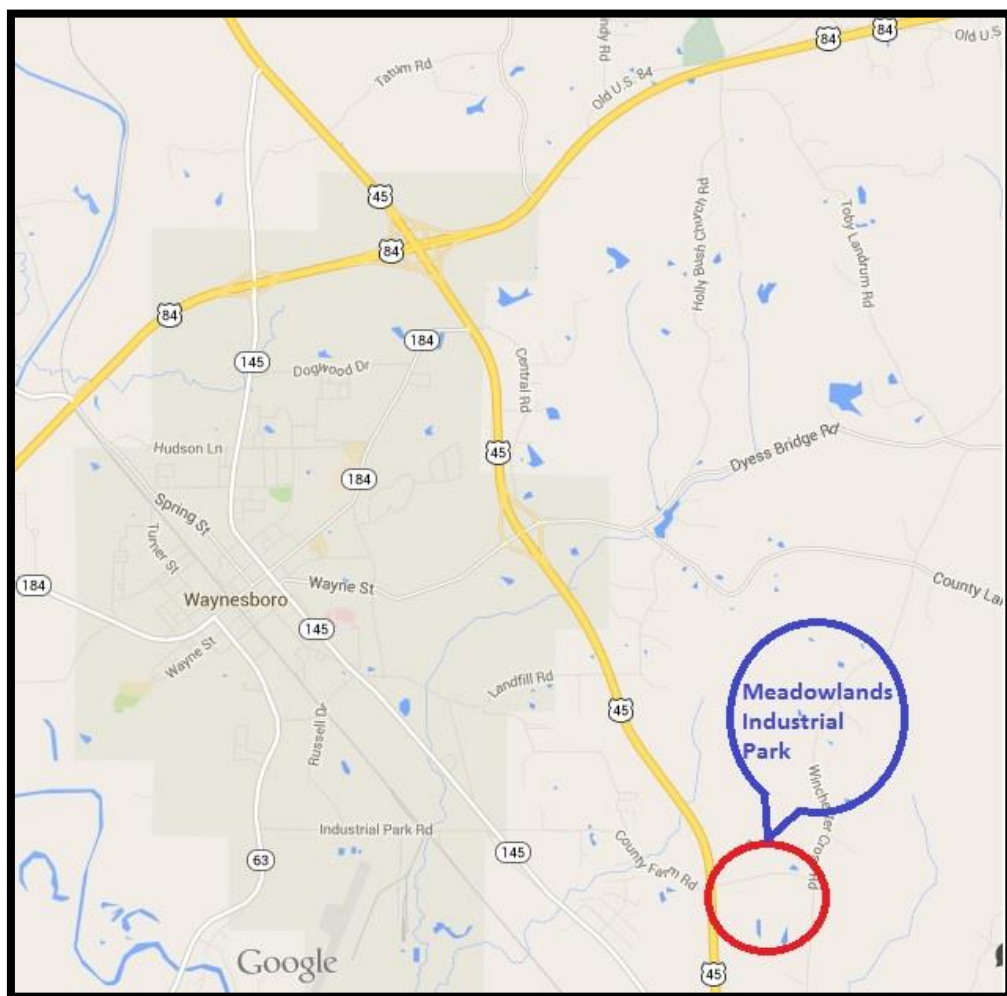
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IV. Local Map





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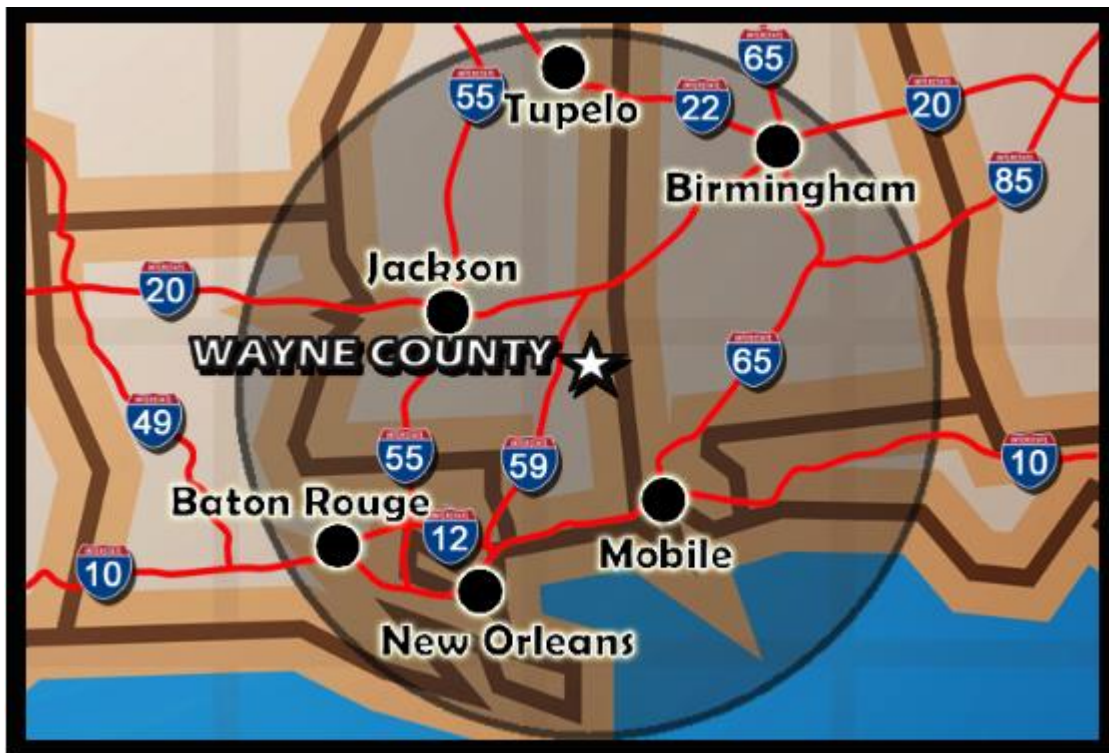
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V. Regional Map





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VI. Data

Identity

Sites Name: Meadowlands Industrial Park
Address:
Owner Broker: County
Contact: Sean Dunlap
Phone: 601-735-6056
Publicly or Privately Owned: Publicly Owned
Prior Use: Agricultural
Other Tenants Around Site: Kelly Companies and T&C Specialty Distributors

Zoning/Acreage/Topography

Acreage: 147
100 Year Floodplain: COM_BUILDINGSITES_SITES_FL
Total Property Taxes Paid Last Year: None, owned by County
Describe Site's Topography: Gently Rolling
Phase 1 Environmental Complete: Yes

Electric

Provider: Dixie Electric Power
Transmission Voltage To Location: 3 Phase
Is Dual Feed Available from 1 Substation?: No
Is Dual Feed Available from 2 Substation?: No

Natural Gas

Provider: Chickasawhay Natural Gas
Gas Main Size: 6"
Distance in Feet from Location to Gas Main: Adjacent to Site
Gas Pressure: 70 psi

Telecommunications

Local Exchange Carrier: AT&T
ADSL available from C.O. (Analog or Digital): No
C.O. on a Fiber Ring: No
Can Dual Service Be Provided from 2 Central Offices: No
Fiber Available: No
SDP Available from C.O.: No

Sewer

Provider: City of Waynesboro
Sewer Main Size: TBD
Is Use of Lift Required?: No

Water

Provider: Hiwanee Water Association
Water Main Size: TBD
Is a Booster Pump Required?: Unspecified
Is an Elevated Water Storage Tank onsite?: Unspecified

Transportation

Describe Highway Access: Adjacent to US 45 (4-laned)
Has Rail Access: No
Main Line or Short Line Rail?: Unspecified
Has River Access: No

Protective Services

Distance to Nearest Police Station: 4 miles
Distance to Nearest Fire Station: 2 miles
Distance to Nearest Hospital: 2 miles

Lease/Sales

Sales Price: \$6,000 per acre, negotiable based on number of jobs