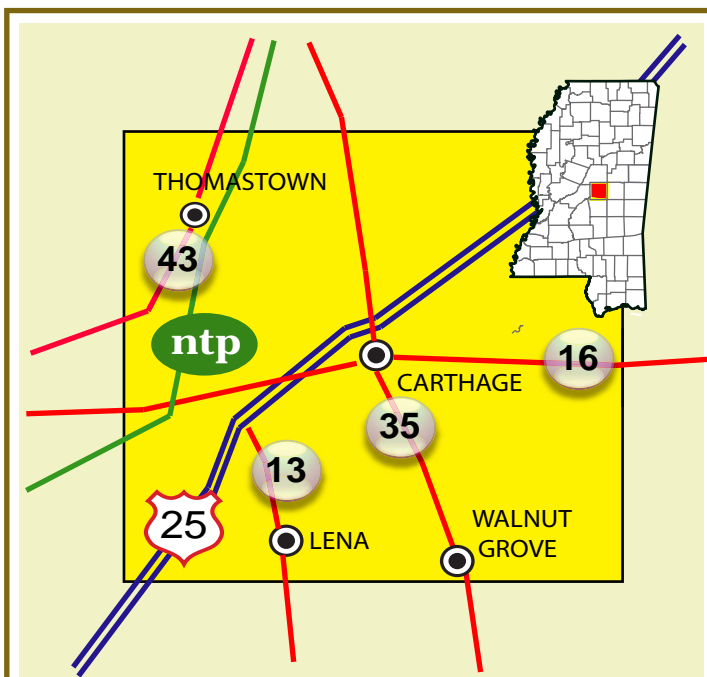
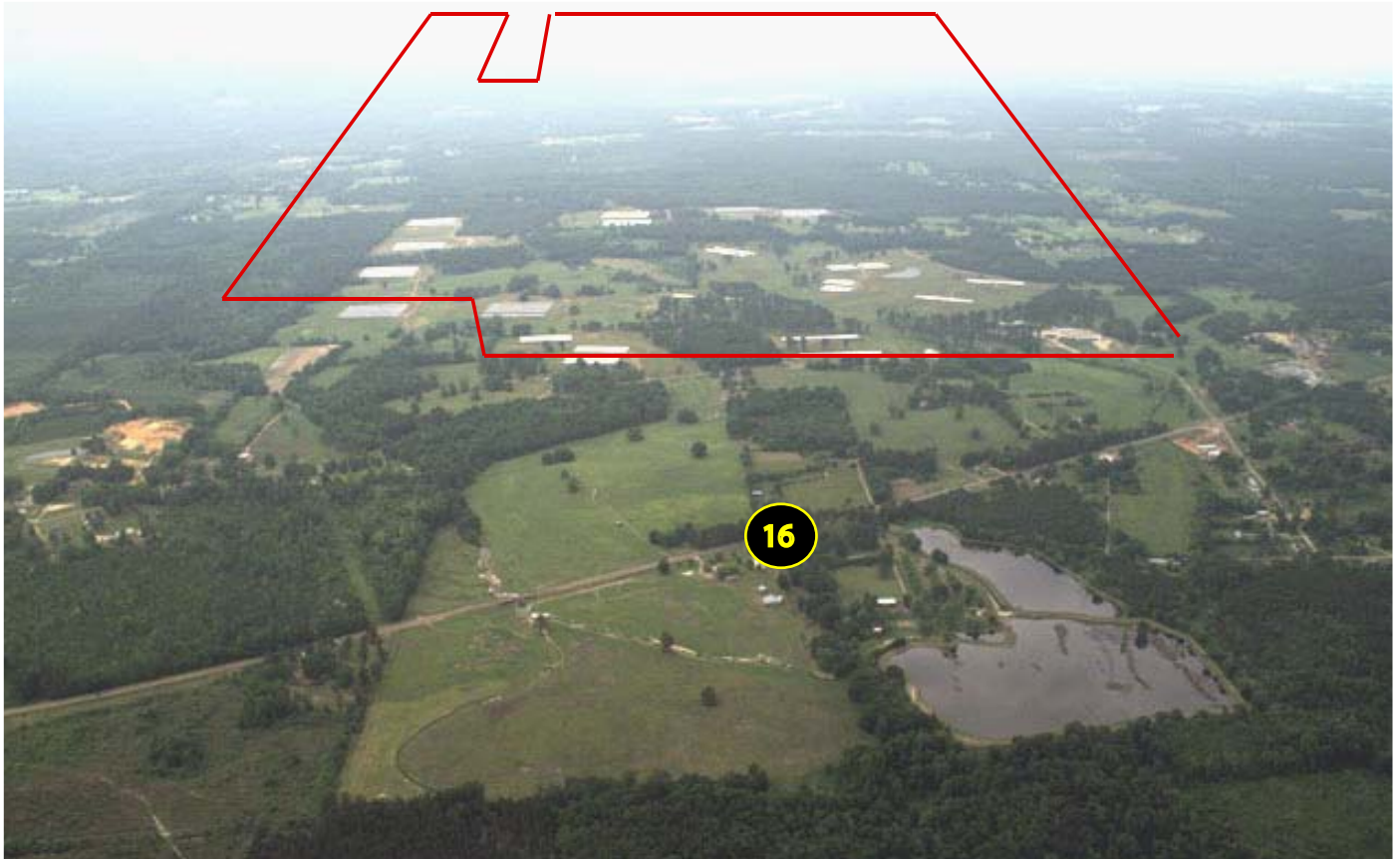


# LEAKE COUNTY, MISSISSIPPI

## Arbor Acres - Carthage



Arbor Acres Site is located just north of Highway 16 East and just South of Highway 25 near Carthage,.

*The Right People. The Right Location.*

**Leake County**  
Development Association

Post Office Box 209 - Carthage, Mississippi 39051  
Phone: (601) 267-7161 Email: [info@leakeida.com](mailto:info@leakeida.com)

# LEAKE COUNTY, MISSISSIPPI

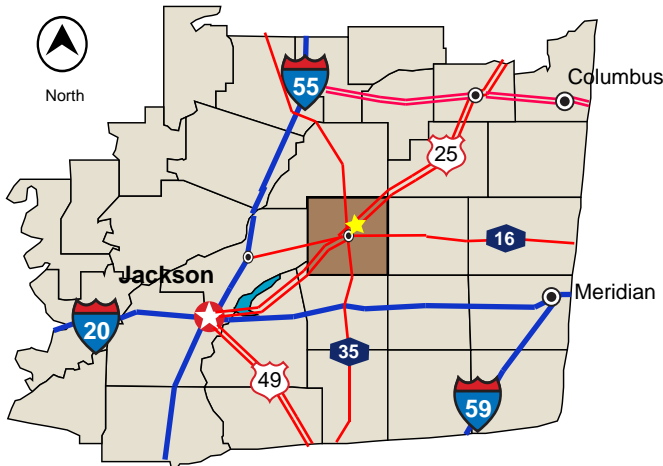
## Arbor Acres - Carthage

**TOTAL ACREAGE AVAILABLE:**  
**STATUS:**

**298**  
**Available for Sale**

Landowner:

Chris Wade  
4989 County Line Rd  
Carthage, MS 39051  
601.267.3186  
cwade@netdoor.com



### LOCATION

**Physical Address** 1980 E Franklin

<b>Within City Limits</b>	No
<b>Zoning Restrictions</b>	No
<b>Gulf Opportunity Zone</b>	Yes
<b>Federal Renewal Community</b>	No
<b>Flood Zone</b>	No
<b>Fire Insurance Rating</b>	Class 7
<b>Commercial Truck Zone</b>	Yes

**Distance to:**

	mi	km
<b>Interstate 20 @ Forest</b>	30	48
<b>Interstate 55 @ Canton</b>	33	53
<b>Interstate 55 @ Vaiden</b>	44	71
<b>Interstate 59 @ Meridian</b>	80	129
<b>4-lane MS Hwy 25 @ Carthage</b>	2	3.22
<b>Carthage-Leake County Airport (3000')</b>	1	1.61
<b>Jackson International Airport</b>	50	81
<b>Meridian Regional Airport</b>	80	129
<b>Golden Triangle Regional Airport</b>	75	144
<b>Memphis International Airport</b>	163	262
<b>Port of Vicksburg (Miss.)</b>	101	162
<b>Port of Columbus (Tenn-Tom)</b>	82	132
<b>Port of Gulfport (Gulf)</b>	190	306
<b>Rail (KCS-Forest)</b>	27	43

### UTILITIES

<b>Electricity</b>	Three-phase electric service is available onsite. The site is served by Central Electric Power Association, a TVA distributor.
<b>Natural Gas</b>	Natural Gas is available adjacent to the site. Atmos Energy is the service provider.  Diameter of Main: 2 in Pressure: 30 psi (max 60)  Diameter of Main: 4 in Pressure: 275 psi
<b>Water</b>	Goshen Water Association provides water to the area.  Diameter of Main: 6 in Pressure: 45 psi
<b>Sewer</b>	Septic Sewer is used in this area.
<b>Solid Waste</b>	Waste Management and BFI provide solid waste disposal to commercial and industrial customers in Leake County. Leake County provides for small commercial and residential solid waste disposal.

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