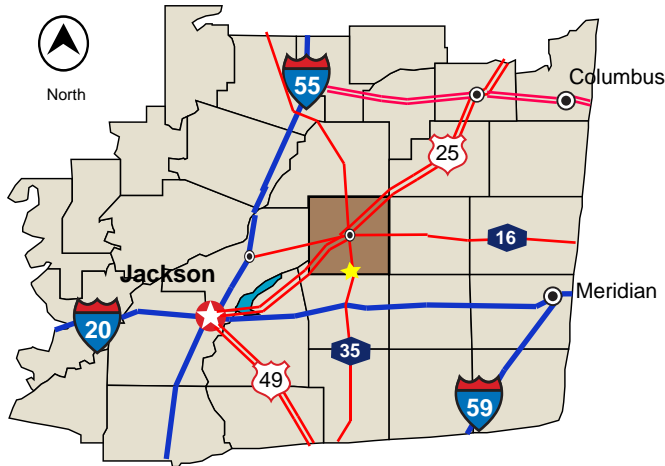


LEAKE COUNTY, MISSISSIPPI

Leake County Industrial Park - Walnut Grove

TOTAL ACREAGE AVAILABLE:	118	Landowners:	
ACREAGE IN LARGEST TRACT AVAILABLE:	112	Town of Walnut Grove	15.4
TOTAL ACREAGE:	125	Leake Co. Dev. Assn.	102.9
STATUS:	Available for Sale or Lease		



LOCATION

Physical Address	MS Hwy 35 South	
Within City Limits	Yes, Town of Walnut Grove	
Zoning Restrictions	None	
Gulf Opportunity Zone	Yes	
Federal Renewal Community	Yes	
Flood Zone	No	
Fire Insurance Rating	Class 8	
Commercial Truck Zone	Yes	
Distance to:	mi	km
Interstate 20 @ Forest	17	27
Interstate 55 @ Canton	41	66
Interstate 55 @ Vaiden	57	95
Interstate 59 @ Meridian	65	105
4-lane MS Hwy 25 @ Carthage	13	21
Carthage-Leake County Airport (3000')	12	19
Jackson International Airport	55	89
Meridian Regional Airport	65	105
Golden Triangle Regional Airport	102	165
Memphis International Airport	190	306
Port of Vicksburg (Miss.)	90	145
Port of Columbus (Tenn-Tom)	96	155
Port of Gulfport (Gulf)	175	282
Rail (KCS-Forest)	17	27

UTILITIES

Electricity	Three-phase electric service is available onsite. The industrial park is served by Central Electric Power Association, a TVA distributor.
Natural Gas	Natural Gas is available onsite. The Town of Walnut Grove has its own Natural Gas Distribution System.
	Diameter of Main: 2 in Pressure: 37 psi
Water	The Town of Walnut Grove Water System has both a well and elevated storage onsite. There are a total of 4 wells and 450,000 gallons storage on the system.
	Diameter of Main: 8 in Pressure: 50 psi Well: 329 gpm Elevated Storage: 250,000 gal
Sewer	The Town of Walnut Grove Sanitary Sewer System has service onsite. Industrial Treatment is available. The system is a lagoon type.
	Diameter of Main: 10 in
Solid Waste	The Town of Walnut Grove provides residential and small commercial solid waste disposal services. BFI and Waste Management provide large commercial solid waste disposal services in the area.

The Right People. The Right Location.

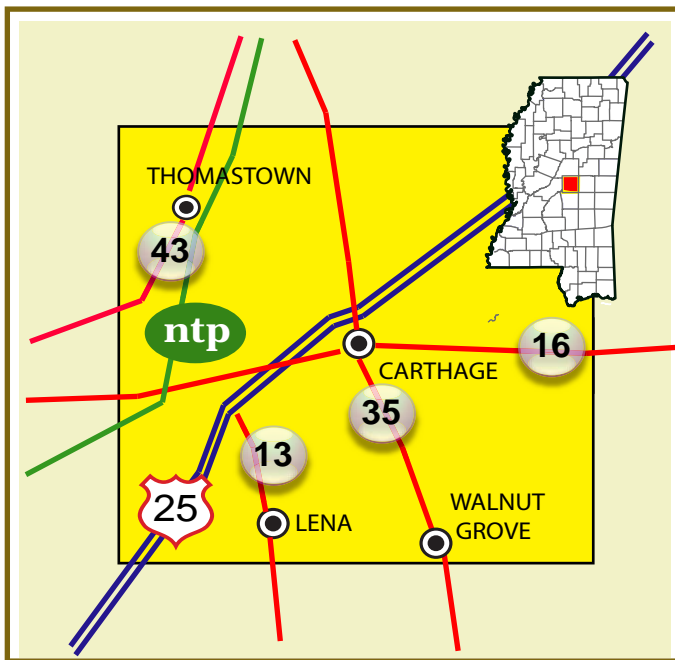
Leake County

Development Association

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

LEAKE COUNTY, MISSISSIPPI

Leake County Industrial Park - Walnut Grove



Tyson Foods state-of-the-art hatchery is the only current occupant in the park.

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