

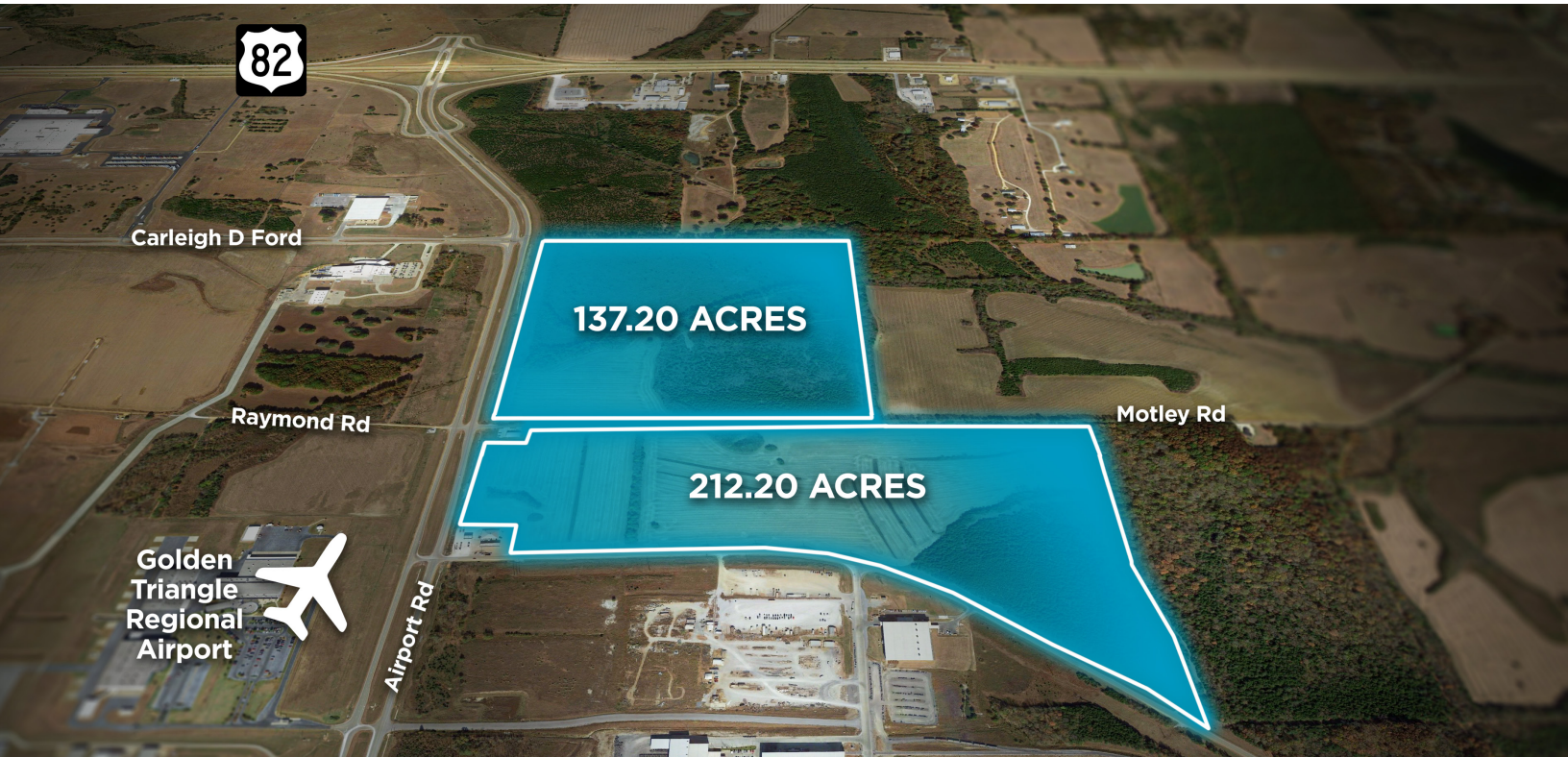
LAND FOR SALE

Columbus, MS



350+/- Acres

INDUSTRIAL SUBMARKET



Property Highlights

- +/-350 acres available
 - Close proximity/direct access to highway
 - Located near Columbus-Lowndes County Airport
 - Opportunity to build distribution facility/warehouse up to 2 msf
 - Strong water supply with 16" line
 - Located in the Golden Triangle region, offering prime development potential
- Multi-modal destination with water, rail, road and air
- Most robust and redundant power in North MS (through TVA)



Property Area 350+/- Acres

Asking Price \$32,500 per acre for the full parcel

Subdivision pricing TBD on a case by case basis

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EGS

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INDUSTRIAL SUBMARKET



Region Highlights

- Located in the Golden Triangle Industrial area - the "triangle" is formed by the cities of Columbus, Starkville, and West Point
- Centrally located for access to the automotive corridor
- The three counties are home to a population of over 128,000 and 500,000 workers are within 60 miles of the region
- Focus regionally on workforce training programs through training centers and local universities
- Successful economic development region - GTR has attracted \$5.9 billion in capital investment since 2008

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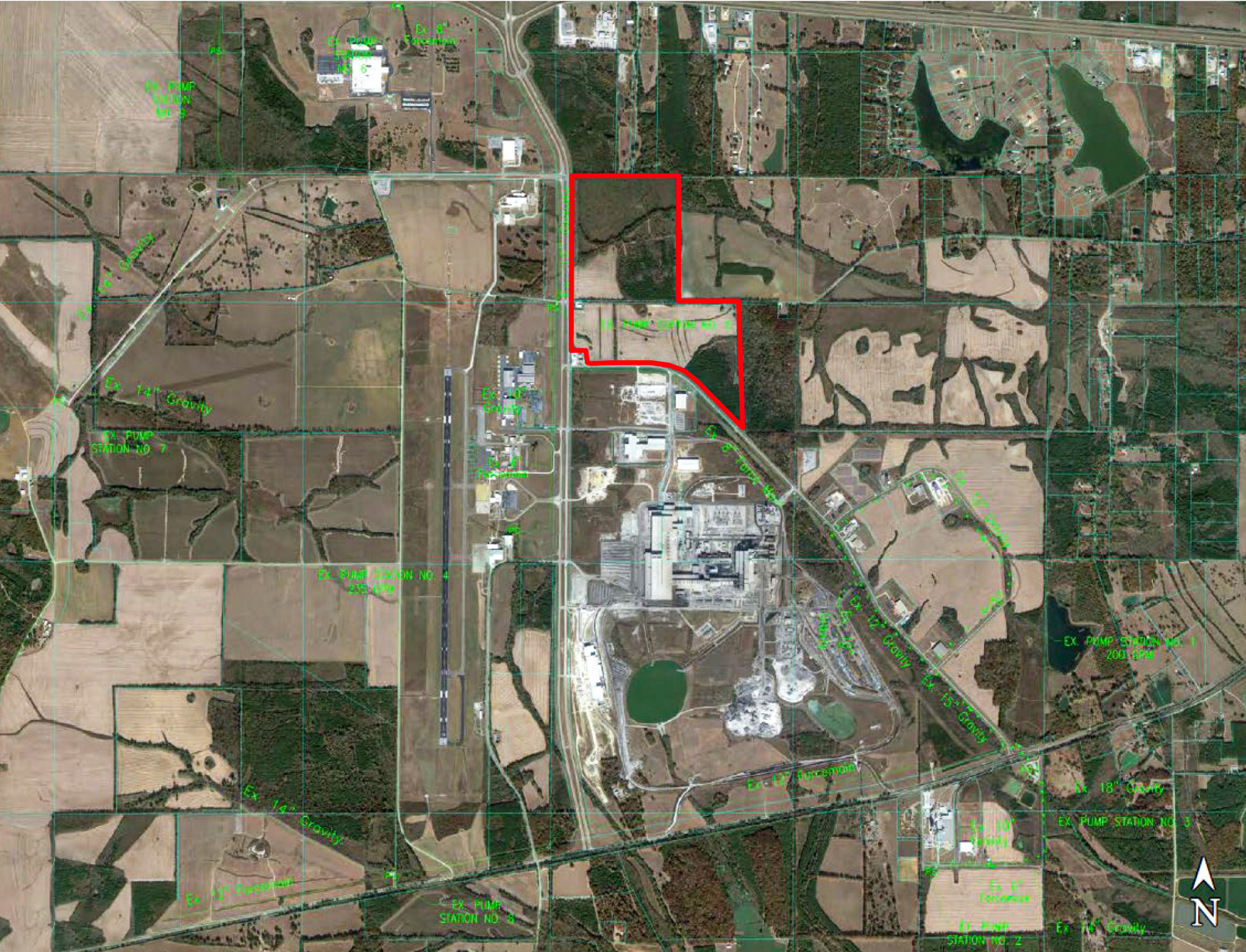
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SEWER MAP



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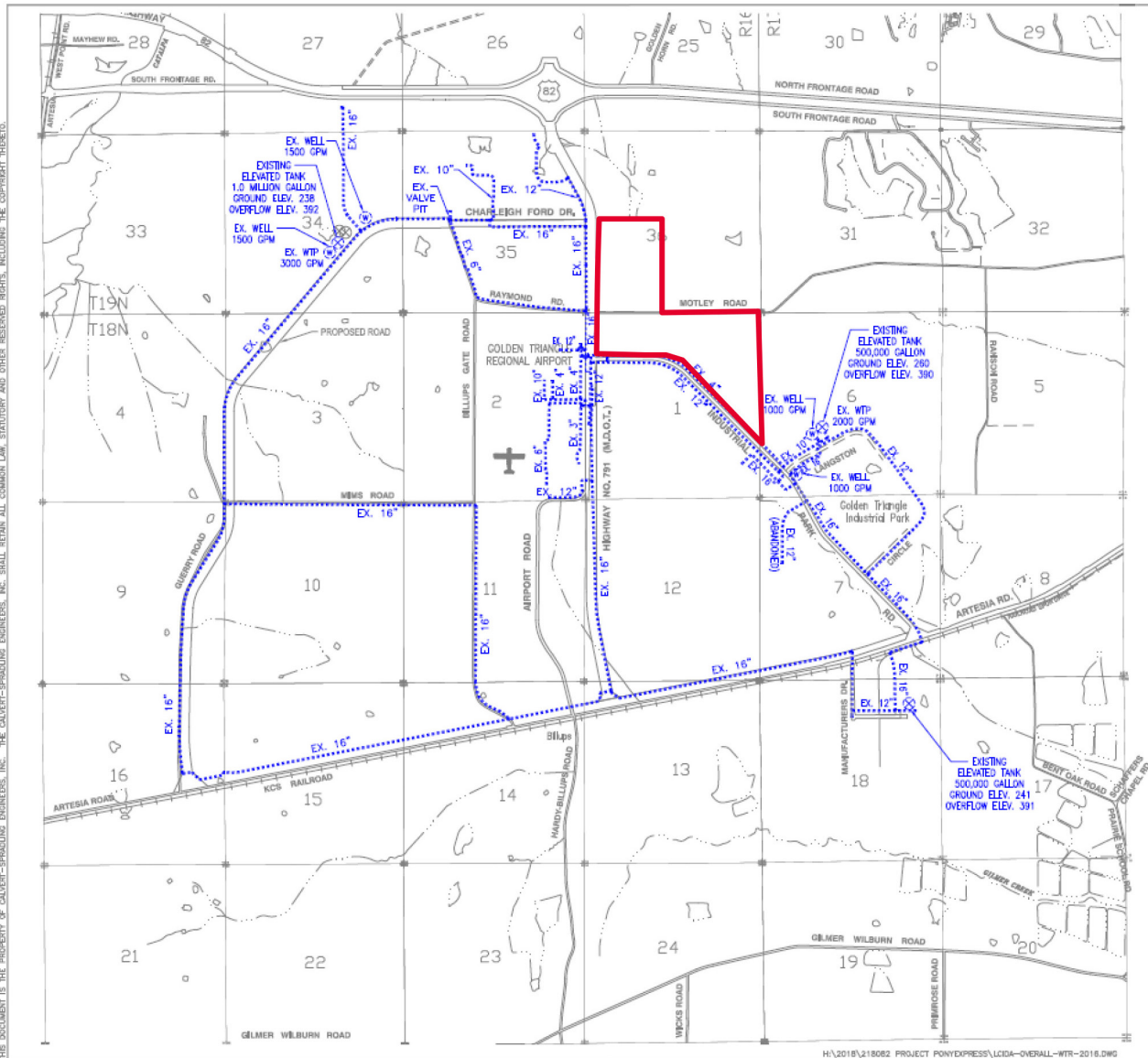
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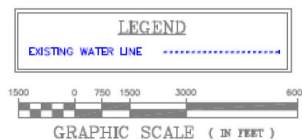
350+/- Acres

INDUSTRIAL SUBMARKET

UTILITIES



Water = 16" Line



CALVERT - SPRADLING ENGINEERS, INC. Consulting Engineers P. O. Box 1078 • Plains (866) 464-7101 West Point, Mississippi 39773		OVERALL WATER SYSTEM LAYOUT	
LOWNDEN COUNTY INDUSTRIAL DEVELOPMENT AUTHORITY LOWNDEN COUNTY, MS.		DESIGNED/SURVEYED BY DRAWN BY: WSJ & ESB CHECKED BY: CHL DATE: 05-24-2018	SHEET NO. 1

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