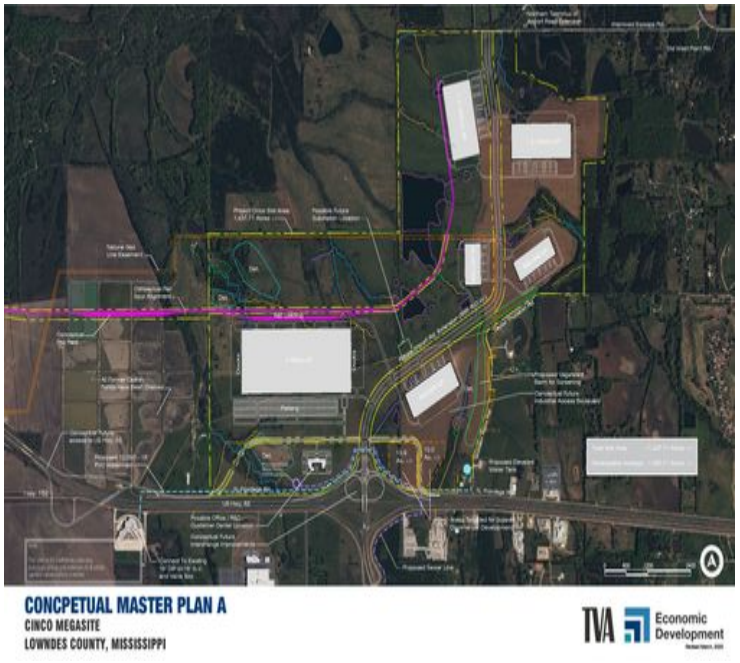
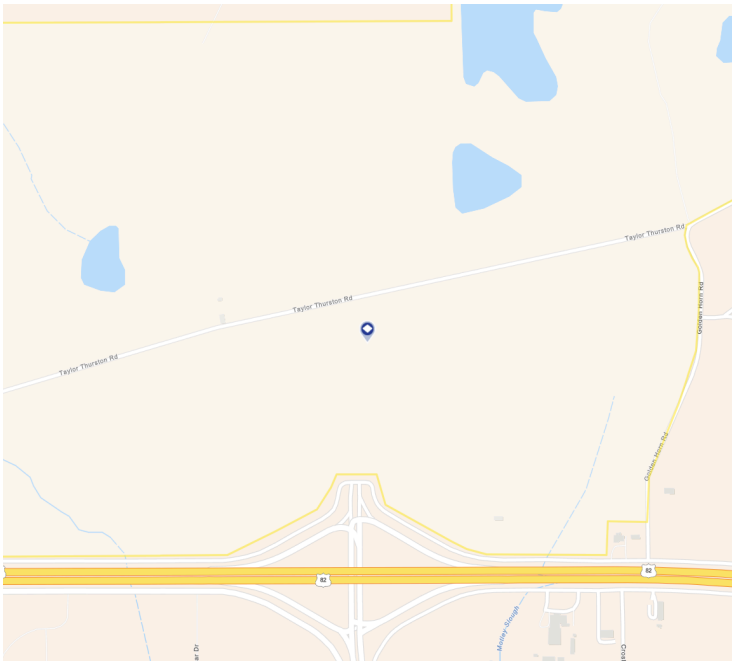




Description

Cinco is a premier industrial development site currently a certified “Mega Site” with TVA. Strategically positioned within Northeast Mississippi’s “Golden Triangle,” Cinco has approximately 1,440 of prime developable land with robust infrastructure plans already in place. Ideal for large-scale or multi-tenant development, Cinco provides a bespoke

solution tailored for growth and the success of your Project.

Economic Development Contact

North Mississippi Industrial Development Association
W: https://nmida.com/

Kim Richardson
Assistant Director
E: krichardson@nmida.com
P: (662) 617 - 4211

Location

- **Property Name:** Cinco Megasite
- **Property Type:** Site
- **Property SubType:** Industrial
- **Property Address:** North Frontage Road
- **Property City:** Columbus
- **Property State:** Mississippi
- **Property County:** Lowndes County
- **Property Zip Code:** 39701
- **Latitude:** 33.487610
- **Longitude:** -88.586764

General

- **Region:** Mississippi
- **County Tax Rate:** 97.03
- **Property Ownership:** Public
- **Wetlands:** No
- **Property in Floodplain:** No
- **Disclaimer:** 3D Building illustration provided for planning purposes only. Please consult with TVA Technical Services to confirm the applicability of a building on this site.
- **Client Property ID:** 170082

Sale / Lease

- **For Lease:** No
- **For Sale:** Yes
- **Negotiable:** Yes

Site

- **Available (acres):** 1,440
- **Total (acres):** 1,440
- **Contiguous Acres Available for Development:** 1,440
- **Contiguous (acres):** 1,440
- **Max Contiguous (acres):** 1,440
- **Buildable (acres):** 1,440
- **Divisible:** Yes
- **Brownfield:** No
- **Soil Boring Report Available:** Yes
- **Topography:** Gently Rolling
- **Phase 1 Environmental Report:** Yes

Incentive / Zoning

- **Federal Opportunity Zone:** Yes
- **Building Zoning:** Heavy Industrial
- **Site Zoning:** Heavy Industrial
- **Foreign Trade Zone:** No
- **Enterprise Zone:** Yes
- **New Market Tax Credit:** Yes

Electric

- **Electric Service Available:** Yes
- **Electric Provider:** 4-County Electric Power Association
- **Electric On-Site:** No
- **Electric Distance Details:** 3.5 miles
- **Electric Details:** 16 MW available, upgradable to 30 MW. TVA currently scoping a future 161kV transmission line for up to 150 MW

Sewer

- **Sewer Service Available:** Yes
- **Sewer Provider:** Prairie Land Water
- **Sewer On-Site:** Yes
- **Sewer Details:** Current excess capacity of 1 MGD; Planned improvements of 750 GPM pump station and force main

Water

- **Water Service Available:** Yes
- **Water Provider:** Lowndes County Industrial Develoment Authority
- **Water On-Site:** Yes
- **Distance to Water (ft):** On-Site
- **Water Details:** Current capacity of 2.0MGD; Future improvements (1MG elevated water tank, two 1500 GPM wells, water treatment plant) will increase capacity to 4.3 MGD
- **Water Excess Capacity:** 2.0 MGD

Gas

- **Natural Gas Service Available:** Yes
- **Natural Gas Provider:** Atmos
- **Natural Gas On-Site:** Yes
- **Natural Gas Details:** Currently under construction on-site
- **Natural Gas Size of Main (inches):** 12
- **Natural Gas Pressure (psi):** 500

Airport

- **Nearest International Airport:** Birmingham-Shuttlesworth International Airport
- **Distance to Nearest International Airport:** 132 Miles
- **International Airport:** Birmingham-Shuttlesworth International Airport
- **Distance to International Airport:** 132 Miles
- **International Airport #2:** Jackson International Airport
- **Distance to International Airport #2:** 140 Miles
- **Nearest Domestic Airport:** Golden Triangle Regional Airport
- **Distance to Nearest Domestic Airport:** 2 Miles
- **Nearest Commercial Airport:** Golden Triangle Regional Airport
- **Distance to Nearest Commercial Airport:** 2 Miles

Rail

- **Rail Access Available:** Yes
- **Rail Carrier:** CPKC
- **Rail #1 Track Status:** Not Specified
- **Spur Available:** Yes

Port

- **Nearest Port:** Lowndes County Industrial Port Authority - West Bank
- **Distance to Nearest Port:** 8.2 Miles
- **Port #2:** Lowndes County Industrial Port Authority - East Bank
- **Distance to Port #2 :** 12.3 Miles
- **Port #3:** Port of Clay County
- **Distance to Port #3:** 21 Miles

Attachments

- Cinco_Mega_Site_Brochure.pdf

Cinco Megasite
North Frontage Road
Columbus, Lowndes County, Mississippi, 39701

Property Detail Link: View Details

Property Detail QR Code