

U.S. Highway 98 Site

Highway 27 North Tylertown, Mississippi
31.133143, -90.137691



ECONOMIC
DEVELOPMENT

PROPERTY OVERVIEW

The U.S. Highway 98 Site provides a location in the heart of Southwest Mississippi for commercial or industrial development. Walthall County purchased the 30-acre property in 2019. The site is adjacent to U.S. Highway 98, and all utilities are on-site. All environmental due diligence studies are complete, and no significant hindrances to development were identified.



Acreage

30± Total Acres



Property Type

Commercial/Light
Industrial



Ownership

Publicly Owned

Site Information

- **Total Acres:** 30 ±
- **Ownership:** Publicly owned
- **Zoning:** Commercial/Light Industrial
- **Topography:** Gently sloping
- **Flood Plain:** No
- **Reports & Surveys Available:** Phase I Environmental, Cultural Resources Survey, Wetland Delineation, and Threatened and Endangered Species Survey
- **Property Advantages:** New Market Tax Credit eligible area

Transportation

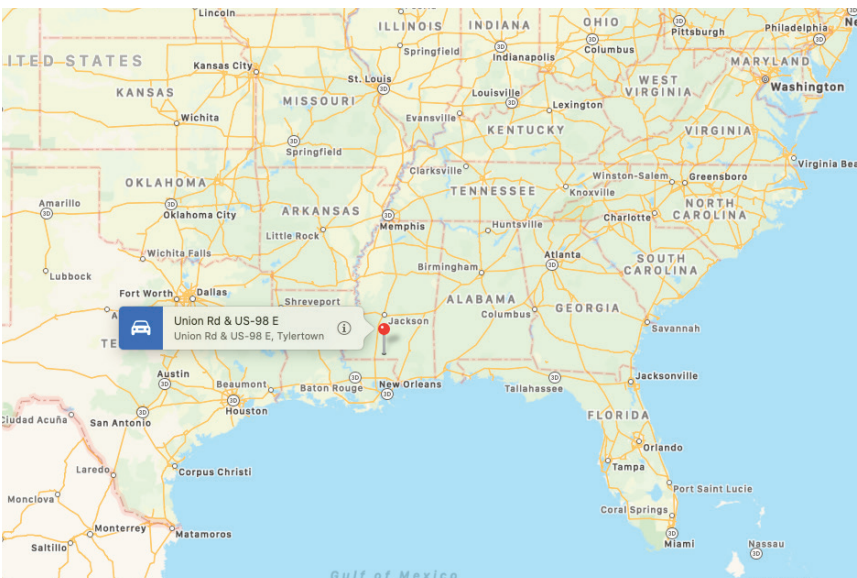
- **Interstate Name:** I-55 (22 miles)
- **Highway Name:** U.S. Highway 98 (adjacent)
- **Airports:** Jackson Medgar-Wiley Evers International Airport ((JAN) 105 miles); New Orleans International Airport ((MSY) 105 miles); Hattiesburg-Laurel Regional Airport ((PIB) 61 miles); Walthall County Airport (1.7 miles)
- **Port:** Port of New Orleans, Louisiana (92 miles); Natchez-Adams County Port (96 miles); Port of Gulfport, Mississippi (110 miles)

Utilities

- **Electric Provider:** Cooperative Energy/Magnolia Electric
- **Transmission Voltage:** 115kV
- **Electric Distribution Voltage:** 13.2kV
- **Distance to Nearest Substation:** 2.5 miles
- **Natural Gas Provider:** Southeast Utilities
- **Water Provider:** Town of Tylertown
- **Water Main Size:** 6"
- **Water Pressure:** 75 psi
- **Sewer Provider:** Town of Tylertown
- **Sewer Main Size:** 6"
- **Telecommunications Provider:** AT&T

Documents

- **Economic Overview:** U.S. Highway 98 Site 45 minute drive-time
- **Electrical Infrastructure Map**
- **Utilities Map**



Contact

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