

# SENATOBIA

INDUSTRIAL PARK

TATE COUNTY • MISSISSIPPI



***Ready for  
Development***

- Control of Land ..... ✓
- Site Assessments ..... ✓
- Transportation Infrastructure  
Improvements ..... ✓
- Utility Infrastructure  
Improvements ..... ✓
- Annexation and Zoning ..... ✓
- Detailed Development Plan ... ✓



ENTERGY MISSISSIPPI  
**Certified ✓ Site**



# SENATOBIA MISSISSIPPI

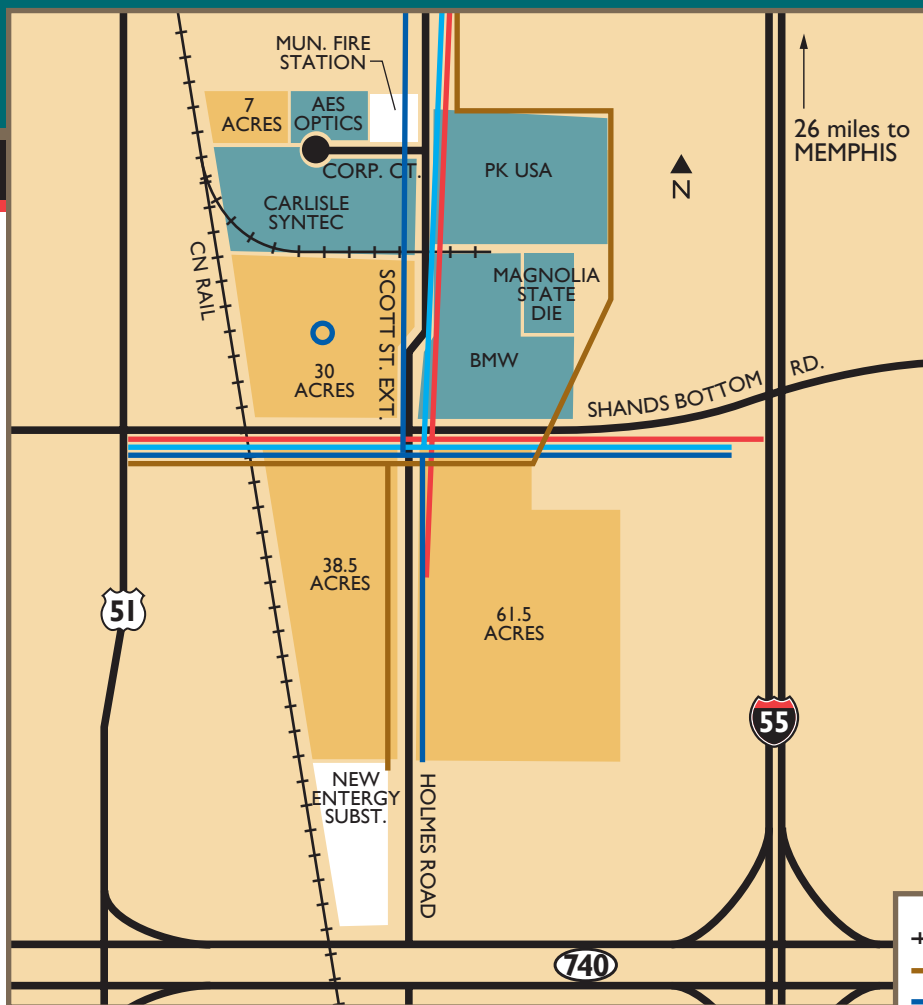
## Profile

The Senatobia Industrial Park is located just 25 minutes south of **Memphis**. It is a publicly owned park and has fully developed infrastructure. There are several sites available, the largest being 61 acres. Other sites are adjacent to the park and total 384 acres.

## Labor

	60 mi. radius	Tate Co.
<b>Total Population</b>		
2007 .....	1,539,213 .....	26,627
<b>Labor Force</b>		
2007 .....	779,389 .....	13,217
<b>Unemployment</b>		
2007 .....	72,117 .....	1,151
<b>Unemployment Rate</b>		
2007 .....	9.3% .....	8.7%

\*Decision Data



## Location Advantages

### Opportunities:

A Tier 1 supplier to the new Toyota plant near Tupelo has located in the Senatobia Industrial Park, and other suppliers are locating within the northwest Mississippi area. The entire Memphis area is also considered one of the best distribution hubs within the U.S. Labor training is conducted by Northwest Community College located in Senatobia. The Senatobia public schools are highly rated. The University of Memphis and University of Mississippi are less than a 1-hour drive.

### Metro Proximity:

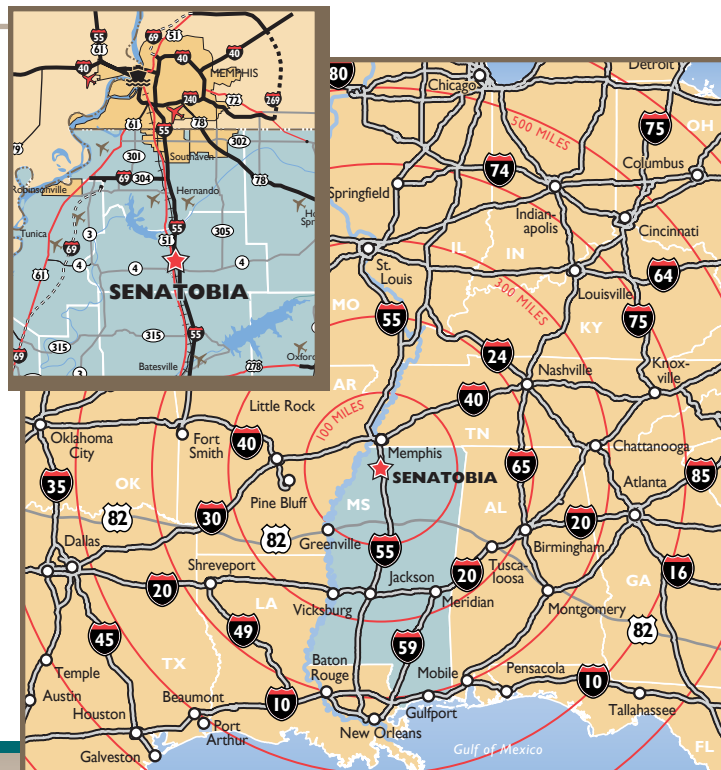
Senatobia and Tate County have the benefit of the Metro Memphis area labor force within a 50 mile radius. The quality of life, educational network, and infrastructure all support a high growth environment.

### Transportation:

Located at the intersection of I-55 and Hwy 740, the park is a 30-minute drive from the Memphis International Airport, Port of Memphis, and I-40. The Canadian National Railroad forms the western boundary of the park. New I-69 and soon to be opened I-22 are also within a 30-minute proximity.

### Topography:

The park's topography and that of surrounding sites offer less development cost per acre. The industrial land is very competitively priced.



For more information on this and other Entergy Mississippi Certified Sites contact:  
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