



Zoning:	Industrial-Light
Topography:	Flat 0-10% slope
Setting:	Industrial Park
Within City Limits:	No
Lease Rate Note:	negotiable
Last Updated:	Apr 14, 2023

Economic Development Contact

Donna McKay
Choctaw County Economic Development District
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Realtor/Owner Contact

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Property and Area Description

The Red Hills Ecoplex is an industrial ecology project comprised of 121 acres, created to build a network of environmentally friendly industries around the anchor tenants, the Red Hills Power Plant and the Red Hills Mine, to maximize community benefits. Companies that locate in the Red Hills Ecoplex will participate in exchange of by-products, whereby one company's by-product becomes another company's source of energy or another product. By working together, the community of businesses sees a collective benefit that is greater than the sum of individual benefits each company would realize by only optimizing its individual performance. The Red Hills Ecoplex is located near Ackerman in Choctaw County, adjacent to the power plant and mine to maximize the efficiency of transferring energy and materials between the facilities. The Ecoplex is located about six miles north of Ackerman, west of Mississippi Highway 9, and about 13 miles south of Highway 82, which provides direct four-lane access to Interstate 55. The Ecoplex is adjacent to and east of Pensacola Road, a paved road providing access from Mississippi Highway 9 to the power plant, mine and ecoplex property. A gas burning power plant is on 61 acres adjacent to the Ecoplex, and may provide further opportunities for by-product exchange. The primary components of the infrastructure installed in the Ecoplex include: * 3,200 linear feet of roadway * 6,150 linear feet of 10 inch industrial water main with fully operational fire hydrants and cutoffs * 2,400 linear feet of sewer lines, a pump station and force main * Has 110 usable acres after roads and right-of-ways, 30 acres of cleared and ready for use * 2015 completed reports show that soils on the property will support any types foundations without special adjustments * Cultural resources and environmental Phase I surveys show no restrictions for construction

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

- Nearest Highway: U.S. Highway 82 (13.00 mi.)
- Nearest Interstate: Interstate 55 (41.00 mi.)
- Nearest Airport: Ackerman - Choctaw County Airport (8.00 mi.)
- Nearest Commercial Airport: Golden Triangle Regional Airport (37.00 mi.)
- Rail Served: No
- Rail Served By: CPKC Railway
- Rail Accessible: Unknown
- Rail Infrastructure in Place: No
- Rail Contact: Chris Carucci
- Rail Contact Phone: (816)983-1544

Rail Contact Email: chris.carucci@cpkcr.com

Utilities

Electric: 4-County EPA

Natural Gas: Town of Weir

Water: Choctaw Water Association

Sewer: N/A

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