



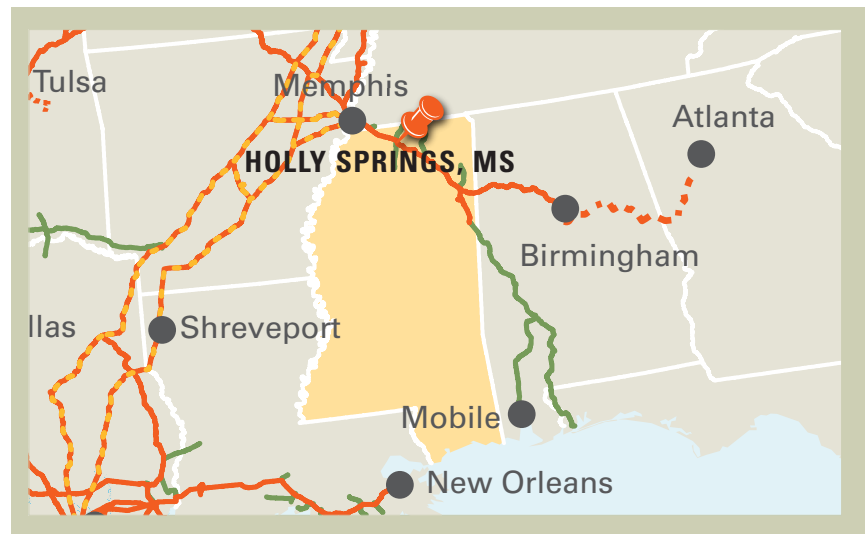
The Springs Industrial Park is 1,200-acre site located northwest of Holly Springs, MS. The site has access to BNSF Railway and has received certification as part of BNSF Railway's Site Certification program. BNSF certification ensures a site is ready for rapid acquisition and development through a comprehensive evaluation of existing and projected infrastructure, environmental and geotechnical standards, utility evaluation and site availability.

SELECTING A CERTIFIED SITE CAN:

- Reduce development time
- Increase speed to market
- Reduce upfront development risk of rail-served industrial sites

PROPERTY DETAILS

The site is approximately 1,220 acres slightly northwest of Holly Springs, MS, just outside of municipal city limits. The land is almost exclusively vacant with minimal improvements over time. The site lies just north of Highway 22 and about 40 miles southeast of Memphis International Airport.



Site Details:

- 1,200 acres available for development
- Direct access to BNSF Railway
- Industrial zoning

CONTACT INFORMATION

BNSF Regional Manager

Mallory Estes

817.352.3341

mallory.estes@bnsf.com

Executive Director of the Marshall County
Industrial Development Authority

Justin Hall

662.252.3916

jhall@marshallcoms.org



SITE PROFILE

Land Area	1,200 acres
Zoning	I-1 Light Industrial
Price	\$10,000-\$12,500 per acre

UTILITIES

Electric	City of Holly Springs/TVA
Gas	City of Holly Springs
Water	City of Holly Springs
Wastewater	City of Holly Springs
Telecommunications	AT&T

DEMOGRAPHICS

Holly Springs is a community in Marshall County Mississippi. As of the 2010 census, the population was 36,000.

POPULATION

City of Holly Springs	
5 mile radius	9,660
10 mile radius	18,629
15 mile radius	36,980
20 mile radius	78,647

WORKFORCE

City of Holly Springs	
Total Employment	2,418
Annual Avg. Wage	\$44,479

BNSF PREMIER PARKS, SITES AND TRANSLOAD PROGRAM

BNSF Certified Sites are a part of the Premier Parks, Sites and Transload program which is a strategic approach to addressing the increasing demand for customer site locations by developing various types of facilities across the BNSF network. BNSF Certified Sites have been reviewed by an industry expert in order to ensure accurate, reliable data. Our goal is to provide an inventory of rail-served sites that are available for immediate development.*

* In order to ensure a safe, efficient and economical switch operation, BNSF will want to review and approve the engineering plans to serve each tenant facility.