

Open to Possibilities

Our annual list of megasites with mega potential.

by **ADAM BRUNS**
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For the eighth year in a row, Site Selection has scoured North America and beyond for land tracts measuring at least 1,000 acres (405 hectares) which are open to

potential industrial development by a single corporate end user.

Enough preamble. Here's the data:

State	Nearest City or Cnty	Site Name	Acreage	Notes	Contact
Alabama	Athens	Limestone Co. I-65/Hwy 31	2,010	possible dual rail; no zoning required; 2 private owners	Tom Hill (256) 232-2386 www.edpa.org
		Pryor/I-65	1,323	Ag zoning, Hunstville MSA; fronts I-65; possible interstate access for a mega project. Possible dual rail service from CSX & Norfolk Southern; \$45K/acre negotiable	
	Atmore Bay Minette	Tisdale Property	1,790	Ag zoning, utilities not in place; 4 mi. to I-65, 45 mi. to I-10;	www.edpa.org
		Logan site	1,400	Water, dual power in place, gas and sewer not yet; CSX rail adjacent, spur possible; 8 mi. to I-65, 28 mi. to I-10; \$45K/acre	www.edpa.org
		Copper Station I-65 site	1,981	forested; \$25,000/acre negotiable	www.edpa.org
	Boligee	S. Alabama Megasite	3,009	Certified by McCallum Sweeney; chosen site of HK Motors project, but open to alternatives pending HK project financing; wetlands, wildlife, cultural & archaeological clearances.	www.southalabamamegasite.com
			1,240	No zoning; 1 mi. from I-59/I-20 interchange; located in a state Favored Geographic Area and within a Renewal Community; \$10,000/acre negotiable; A&G Railroad Co. spur.	www.edpa.org
	Calera Childersburg	Shelby Co. Megasite	1,539	Birmingham-Hoover MSA; ag zoning; \$8,000/acre; 1 mi. to I-65.	www.edpa.org
			2,001	large water capability; two Ala. Power substations on site; dual rail, but spur removed; sewer installed in portion of park; under public ownership; within an Enterprise Zone.	L. Calvin Miller (256) 245-8332

SUPER SITES

State	Nearest City or Cnty	Site Name	Acreage	Notes	Contact
Alabama (cont.)	Citronelle	County Rd. 41/I-65	1,900	forested; 14 mi. to I-65; Mobile MSA; \$6,500/acre neg.	www.edpa.org
	Creola	Creola Mobile River @I-65	1,800	Mobile MSA; forested site on last undeveloped high bluff north of Mobile; 1 mi. to I-65; red clay soil on much of property; sewer coming in 2009, but no natural gas; \$13K/acre neg.	www.edpa.org
	Decatur	Hwy. 20/I-65 North Site	1,493	Huntsville MSA; ag zoning; dual rail; gas more than 1 mi. from site; under 5 mi. to port on Tenn. River; \$50K/acre neg.	www.edpa.org
	Huntsville	Sewell Site	1,322	Ag zoning; NS rail and gas w/in 1 mi.; \$25K/acre neg.	Tom Hill, 256-232-2386
	Loxley	Magnolia North	15,114	forested site; I-10 and Magnolia Farms; 5.5 miles of I-10 frontage, active A&G railroad; Perdido River frontage; existing private Interstate overpass; wetlands delineation and Phase 1 ESA available; \$3,047/acre neg., subdivision possible.	www.edpa.org
		Golden Triangle	2,718	Business & commercial PUD, but willing to consider single end user; all utilities in place but gas	www.edpa.org
	Mobile	Tensaw Tract	3,467	zoned heavy industrial; river port; rail	Green Suttles (251) 431-8648
	North Courtland	Hood Harris	1,000	Ag zoning; just west of Intl. Paper property; power, but no other utilities; Decatur MSA; NS rail w/in 1 mi.; on Tenn. River, no dock; \$15K/acre neg.	www.edpa.org
	Opelika	NE Opelika Industrial Park	1,093	partially cleared; dual electric; rail	Al Cook (334) 705-5114
	Winfield	Black Creek Megasite	1,800	Portions of site in cities of Winfield and Brilliant; NS and BNSF rail; all utilities in place, including dual electric (co-op); intersection of State Highway 129 and US 78 (Future I-22 Corridor); \$10K/acre, \$1K/acre lease.	www.edpa.org
Arkansas	Carlisle	I-40 Industrial Site	1,925	Entergy Certified Site; all utilities	Beth Plafcan (870) 552-3436 bplafcan@carlislear.org
	Helena/W. Helena	HEL001	4,000	Hwy. 20; rail spur; slack water harbor; all utilities in place;	Martin Chaffin (870) 338-8327
	Hensley	I-530 Megasite	2,045	Industrial; FTZ and Enterprise Zone status	Paul Doramus (501) 315-0027 pgdoramus@sbcglobal.net
	Jefferson	Bioplex	1,500	Pine Bluff Arsenal land deeded to The Economic Development Alliance of Jefferson Co. by DOD in 2001. FDA labs nearby	Lou Ann Nisbett (870) 535-0110; mrocha@pinebluffchamber.com
	Marion	Entergy Site	1,750	Site "A" approx. 607 acres; Site "B" approx. 840 acres.	Russell Harris (501) 377-4089
	Mississippi Co.	Entergy Site 34	2,000	Situated adjacent to these 1,500 acres are the FDA's National Center for Toxicological Research, the FDA's Arkansas Regional Laboratory, and the Army's Pine Bluff Arsenal	Russell Harris (501) 377-4089
	Osceola	Great River Super Site	1,313	Owned by corp.; industrial zoning; utilities; www.greatriversupersite.com	Clif Chitwood (870) 532-6084 tej26@sbcglobal.net
		OSC008	10,200	Industrial on US Hwy. 61; Owned by individual, \$15K/acre	Clif Chitwood (870) 532-6084
	Walnut Ridge	WALN003	1,750	Industrial; owned by W. Ridge Airport Commission	Kathy Bradley (870) 886-3232
	West Memphis	AEP Property	1,000	cleared greenfield, limited MS River frontage; approx. 5 mi. to I-40 and I-55; some wetlands, FTZ sub-zone eligible;	Ward Wimbish (870) 732-7500 wimbish@westmemphis.com
California	Victorville	So. Calif. Logistics Airport	4,000	master planned for industrial and business park development; logistics hub integrating ground, rail and air; BNSF intermodal	Collette Hanna, City of Victorville (760) 243-6324
	Apple Valley	North Apple Valley Industrial	5,100	NE of Victorville; pre-zoned for industrial; recently certified 80-acre site as part of site cert. pilot program initiated by Southern Cal. Edison	Orlando Acevedo OAcevedo@applevalley.org
Colorado	Fountain	Christian Ranch Ind. Park	2,800	I-25 access; rail on the way; to be annexed into city as planned industrial district	Lisa Cochrun (719) 322-2056
	Fruita	Fruita Greenway Bus. Park	1,750	farmland; all utilities in place; dual rail, and three spurs; zoned industrial; 9 land owners; borders state park, Colo. River, I-70; 15 mi. east of Utah state line	Clint Kinney, Fruita City Manager, (970) 858-3663
	Limon	I-70 Econ. Dev. Area	200,000	"pre-zoned" industrial/commercial; BNSF rail	Van W. Sands (720) 344-3792
Florida	Jacksonville	Cecil Commerce Center	1,300	rail, I-10 interchange, Hillwood now master developer; redevelopment of a 17,000-acre former Navy Master Jet Base	www.cfdc.org/home/locator/details.aspx?id=40 Lindsey Ballas, 904-630-2940
	Bartow	Clear Springs Land Co.			Jura Zibas or David Royal (863) 534-1292
	Immokalee	Florida Tradeport	1,400+	2 runways; FIS facility; permitting almost complete; utilities	Theresa Cook (239) 642-7878
	Crawfordville	Opportunity Park	2,200	partially cleared; partial industrial zoning	W.T. Gaupin (850) 926-7811
	Auburndale	Polk Commerce Center	2,000	access road to I-4	Mark McDuff (863) 534-2513
	Fort Pierce	St. Lucie Co.	1,650	Infrastructure for 800+ acres with expansion to rest of park planned; zoned for research and agriculture	Don Root, EDC of St. Lucie Co.
	Madison Co.	Research & Education Park	1,246	On I-10; water & sewer to site; road access to site between two I-10 exchanges; within county enterprise zone; broadband service expected by end of Jan. 2012.	Dennis Lee, 1-800-222-5253 www.madisonfldevelopment.com
	Palatka	Williams Property	1,202	on-site wells and treatment req.; 35 miles from Interstate	C.W. Larson (386) 328-1503
	Williston	Williston Municipal Airport & Industrial Park	2,000+	2-runway general aviation airport; equidistant from Ocala and Gainesville	James Coleman (352) 528-3060
	Jacksonville	Woodstock	1,515	Agriculture zone; Interstate Dev. Node; 2 mil frontage on I-10 eligible for expedited permit review process	bizrelo@jacksonvillechamber.org
	Newton	Wakulla County	1,347	triangular parcel includes point at juncture of Highways 267 and 98.	Fountain Investments, (850) 424-3240
Panama City	West Bay Sector	4,000	Adj. to new airport under construction, opening May 2010; sector plan calls for 27,000 residential units and 37 million sq. ft. commercial/industrial	Rod Wilson (850) 231-6550, rod.wilson@joe.com; Billy Buzzett, (850) 231-6410	
Crestview	Shoal River Ranch	11,000	adjacent to Eglin Air Force base; CSX rail	Larry Sassano (850) 651-7374	

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Georgia	Augusta	Augusta Corp. Park	1,794	All utilities to site including rail; 500,000-gallon elevated water tank on site; infrastructure funds available for grading, etc.; NS mainline on south boundary.	Walter Sprouse (706) 821-1321
	Effingham Co. (Savannah)	Research Forest Tract	2,577	preliminary planning stage; targeting aerospace, high-tech and defense industries	John A. Henry, JD, CEO Effingham County IDA; jahenry@effinghamcounty.com
	Effingham Co. (Savannah)	Interstate 16 Northern Tract	1,556	targeting logistics and light manufacturing; just northwest of I-16/I-95 interchange; 60 acres in Chatham Co.	John A. Henry, JD, CEO Effingham County IDA; jahenry@effinghamcounty.com
	Midway/Liberty Co.	Tradeport West	2,900	Georgia Power pre-qualified shovel-ready site; industrial; rail; near I-95; 30 minutes to Port of Savannah; FTZ; most zoned industrial.	Anna Chafin (912) 368-3356 www.lcda.com
	Midway/Liberty Co.	Tradeport East	1,450	Georgia Power pre-qualified shovel-ready site; industrial; rail; near I-95; 30 minutes to Port of Savannah; FTZ; zoned industrial; 502,854-sq.-ft. LEED-Silver spec building on site.	Anna Chafin (912) 368-3356 www.lcda.com
Illinois	Hennepin	H&H Farms Site	2,000	EZ status; gas and power on site, water/sewer 1 mi. west; NS/Conrail spur to property	Illinois Valley Area CC & Econ. Dev. (815) 223-0227
	Fithian	Fithian Site	1,192	dual rail access; I-74 immediately to north; 15 minutes to U of I; near Ind. state line; state permits done	Vicki Haugen or Tracy Wahlfeldt (217) 442-6201
	Dupo	Discovery Business Park	2,000	new I-255 interchange; near St. Louis; TIF, FTZ, EZ incentives; UP Intermodal; barge port	Tom Hutfless hutfless@claycorp.com
	Rochelle	Rochelle Industrial Park & Commerce Center	3,000	dual rail; I-39 and I-88 proximity; 30 minutes to Rockford; UP Intermodal; EZ pending on expansion	Jason Anderson (815) 562-7595
	Zion	Trumpet Park	1,200	main grid, but adjacent methane gas generation; Phase I now being dev. on 500 acres; new road in spring 2008	Rick Delisle (847) 812-8180
Indiana	South Bend	New Carlisle Dev. Area	5,295	rail; foreign trade zone may be extended into park	John Devereaux (574) 234-6590 www.hughesdevelopmentllc.com
	Charlestown	former rocket plant site	1,546	zoned heavy industrial; formerly part of Indiana Army Ammunition plant; 15 mi. of roads; some utilities;	Steve Witt, President, Terre Haute EDC, (812) 234-2524 ext. 13, switt@terrehauteedc.com
	Terre Haute	Chinook megasite	7,000	Near Terre Haute International Airport - Hulman Field; I-70 adjacent; two owners; 2,000 acres farmland, 5,000 acres reclaimed surface mine; certified by CSX/McCallum Sweeney; served by a Hoosier Energy REC affiliate; Vectren: natural gas; short-line rail.	George Harben (270) 575-6633
Kentucky	Paducah	RiverportWest Intermodal Park	1,800	on Ohio River; industrial zoning; 3 rail carriers serve the site, water, electricity and natural gas on site.	Jim Fallin (270) 927-6121
	Lewisport Hawesville	Lewisport - Site 091-003 Hawesville - Site 091-004	1,108 1,020	Located on Ohio River; zoned Agriculture; water at site. Located on Ohio River; zoned Agriculture; CSX railroad runs through site.	Jim Fallin (270) 927-6121
	Henderson	American Elec. Power (AEP) Secondary Site 101-008	4,705	Located on Ohio River; within close proximity to three National Truck Network routes; water at site.	Kevin Sheilley (270) 826-7505
	Glendale	Glendale - Site 093-005	1,551	Prime industrial site for one manufacturing, processing or assembly plant; I-1 zoning; adjacent rail; adjacent to Interstate; utility estimate/line extension plan available.	Rick Games (270) 737-0300
	Calvert City	Marshall County Calvert City Industrial Park	1,855	Located on Tennessee River; Paducah & Louisville Railway adjacent to site.	Bill Butler (270) 527-2009
	Hopkinsville	Interstate 24 Industrial Park	2,098	TVA Mega Site with infrastructure; I-24 interchange Exit 86 and Exit 89 on eastern and western boundary of site; water and sewer at site; gas estimate/extension plan available.	Kim Schippers (270) 885-1499
	Mayfield	Purchase Area Regional Ind. Park - Site 083-012	2,220	Interstate & Parkway in close proximity to site; rail adjacent, largest tract is 1,220 acres; water at site.	Bill Beasley (270) 472-1753
	Louisiana	Holly Ridge	Franklin Farm	1,400	owned by state; 4,500 additional acres avail., one owner; I-20 interchange; dual rail (KCS and NS); three univ. within 40 mi.; federal Renewal Community incentives; utilities in place
Baton Rouge		Sullivan Site	1,063		Rachel Pierson (225) 381-7146 Rachel.Pierson@brac.org, Renee Lafont (985) 448-4485 renee.lafont@nicholls.edu, Frank Fink (337) 828-4100 ffink@parish.st-mary.la.us, Avon Knowlton (337) 463-5533 deridder@bellsouth.net, Michelle Edwards (985) 873-6890 medwards@tpeda.org Linda Prudhomme (985) 652-9278
Berwick		Berwick land	1,740	Between Morgan City and Bayou Vista, LA	Lisa Laws (225) 675-1750 llaws@ascensionedc.com
Calumet		Clausen Estate	1,000	1,000 acre megasite with rail and shipping channel on site.	
DeRidder		Beauregard Parish Airport & Industrial Park	3,100	3,100 acres for immediate industrial development	
Dulac		Palmetto Point	1,022	150 Acres of accessible, elevated waterfront (5-13 feet) suitable for industrial, commercial and recreational dev.	
Edgard		Willow Bend	2,200		
Gonzales		Ormet Site	1,355	The land upon which the Ormet Primary Aluminum Company's plant is situated is not included in the proposed site; additional 89 acres potentially available in the Batture that include both barge and ocean going ship docks; phase 1 available	
Hammond		Zachary Taylor Ind. Megasite	1,917	Entergy Louisiana MegaSite; GO Zone incentives; frontage on both sides of I-55, 27 mi. north of I-12; two Louisiana Technical College campuses within 30 miles, SE Louisiana Univ. in Hammond; CN rail service	Bob Basford, Tangipahoa EDF, (985) 549-3170, tedf@i-55.com; Sam Richardson, Entergy, (225) 763-5173, crichar@entergy.com

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Louisiana (cont.)	Houma	Rebecca Plantation Ind. Park	1,700		Michelle Edwards (985) 873-6890 medwards@tpeda.org
	Killona	Glendale Hymelia Plantation	2,500		Corey Faucheux (985) 783-5140 cfaucheux@stcharlesgov.net
	Luling	Hymel	2,406		Corey Faucheux (985) 783-5140 cfaucheux@stcharlesgov.net,
	Monroe	Pecanland Industrial Park	1,270		Paula Walker (318) 345-9288 pawalker@nelea.us,
	New Roads	Mississippi River Ind. Site	1,112	On MS River in Point Coupee; at foot of the John James Audubon Bridge Approach, which will soon connect both East & West Feliciana Parish; batture gives the property over 7,456 ft. of frontage along the Mississippi River; adjacent tract is also available.	Leon Audibert (985) 960-6580 leon@asacommercial.com, (816) 525-6617
	Plaquemine	The Dow Chemical Co. Industry Park - Plaquemine	1,278	Various parcels of land available both inside or outside the site security fence line. The site is self-sufficient for all utilities and excess capacity exists for prospective tenants. Industrial gases and several basic raw materials support the site via on-site production and pipelines. Rail, Truck, and Marine activities are managed by Dow within the site security fence line. Both ports are owned and operated by Dow. Access to CO2 "Green Pipeline." Project website at www.CitrusLands.com	Juan A. Carrillo (225) 353-2332 jacarrillo@dow.com
	Port Sulphur	Citrus Lands	4,700		Scott M. Cullen, (404) 995-2127 scott.cullen@am.jll.com,
	Riddle	West Feliciana Bus. Park	1,140		Rachel Pierson (225) 381-7146 Rachel.Pierson@brac.org,
	Schriever	Evergreen Prime Commercial - Light Industrial	1,500		Michelle Edwards (985) 873-6890 medwards@tpeda.org,
	St. James	Winchester/Acadia	1,490		Linda Prudhomme, ahernandez@portsl.com, (985) 652-9278; David Madison or John Ferguson II, Pemiscot Co. Port Authority, (573) 333- 4125, pemiscotport@yahoo.com
	Thibodaux	W Thibodaux Bypass @ Talbot Ave	1,540	This property is located on the corner of Talbot Avenue (LA 3107) and West Thibodaux By-Pass Road (LA 3185); available for sale and sub-dividable.	Boyce Rigby (225) 298-1250 boyce@maestri-murrell.com,
	Ventress	Mississippi River Site	1,122		Scot Byrd (225) 638-3500 pointecoupechamber@yahoo.com;
Maryland	Baltimore Perryville	Baltimore Crossroads @ 95 Principio Business Park	1,000 1,000	partially dev. park 2.9 mi. from I-95; 700 acres remaining 40 mi. NE of Baltimore in Cecil Co.; EZ status; I-95 and Rt. 40, all utilities done, zoning done, entrance and roadway system in adjacent to airport	Mike Carothers (301) 657-4848 Gary A. Stewart (717) 309-9064
Michigan	Alpena	Alpena Co. Regional Airport	1,000		Billi McRoberts, Airport Manager (989) 354-2907, or Jeff Thornton, County Coordinator (989) 354-9587 Jim Edmondson (231) 724-3172
	Muskegon	Muskegon Wastewater	2,400	regional disposal facility; targeting biodiesel, dairy, greenhouse, ag use	
Mississippi	Columbus	Crossroads Megasite	1,800	Certified TVA Megasite; airport on site; PACCAR truck plant located adjacent in 2007, meaning new road and 16-inch water line now coming	Joe Max Higgins (662) 328-8369
		George & Jackson Counties	1,255	Two contiguous parcels of 619 and 636 acres, owned by International Paper	Fountain Investments (850) 424-3240
	Grenada	Grenada site	1,175	on I-55; 275-acre wetlands; split between Entergy and TVA territories; failed TVA Megasite labor pool req.	Philip Heard (800) 373-2571
	Hattiesburg	Cody Lands LLC	1,420	12 tracts in all, including timberland.	Heath A. Rushing, 601-876-7659
	Hattiesburg	Cody Lands LLC	1,048	12 tracts in all, including timberland.	Heath A. Rushing, 601-876-7659
	Holly Springs	Chickasaw Trail	2,600	7 owners; logistics facilities already on site; part of 44,000-acre Chickasaw Trail ED Area near Memphis	Marshall Co. IDA (662) 252-3916
	Tishomingo Co.	Tri-State Commerce Park	3,500	Over \$4B in buildings and infra; intersection of Tenn-Tombigbee Waterway & Tenn. River; barge and rail.	www.tishomingo.org
	Tishomingo Co.	Yellow Creek Port Ind. Park	1,100	On rail and highway near port; Crane capacity up to 300 tons; intersection of Tenn-Tombigbee Waterway & Tenn. River; barge dock in place, rail spur coming in 2012	www.tishomingo.org
Missouri	Tunica	Tunica Metro Mega Site	2,221	Certified Entergy Mississippi Premiere Site	Lyn Arnold (662) 363-2865
	Claycomo	69 Hwy. & Hall Rd.	1,083	Ag zoning, but adjacent to Ford plant; all utilities on site; 20 mi. to KCI airport	Chris Ingraham (314) 342-1410 Norfolk Southern (St. Louis)
	Joplin	Wildwood Ranch	1,500	Adjacent to KS state line; flat topography; all infrastructure in place; BNSF rail on site, highway close; Doane Pet Products manufacturing facility and a new Empire District Electric State Line Power Plant adjacent to site; heavy industrial zoning.	Chris Chung, CEO, Missouri Partnership, 1 (877) 725-0949 Chris@MissouriPartnership.com

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Missouri (cont.)	Kansas City International Airport	On-Airport Property Site #3	1,200	Zoned heavy industrial; land not for sale, lease rate of \$0.22/sq. ft.; prime location for distribution and light manufacturing; full Interchange at NW 120th and I-435. Zoning: GP-8, within FTZ and Enterprise Zone boundaries; gas, water & sewer on site, electrical 1 mi. away.	Pete Fullerton, Platte Co. EDC, (816) 270-2119, pfullerton@plattecountyedc.com
	Lee's Summit Mexico	Mormon Church site AP Green Megasite	1,100 1,112	Gas, power, telecom and city water on site. Former corp. HQ for refractory materials firm; zoned heavy industrial; \$5,000/acre; adjacent to US 54, 20 minutes north of I-7; dual rail from Norfolk Southern and Kansas City Southern; Enhanced Enterprise Zone, Chapter 100 IDB Lease backs; adjacent 500-acre parcel for sale.	(816) 525-6617 Dave Boone, City of Mexico, (573) 581-2100, dboone@socket.net; Steve Collins, CDC, Inc., (314) 835-1515, steve@cdcco.com
	Ozark	Hwy. M site	1,160	20 mi. east of Branson; bordered by 1.5-million-acre Mark Twain National Forest; two arms of Bulls Shoals Lake and Wolf and Cedar Creeks form a cove bordering the property; 2-mile gravel road leads to cabin w/electric and running water; frontage on Hwy M & Hwy KK.	Chris Chung, CEO, Missouri Partnership, 1 (877) 725-0949 Chris@MissouriPartnership.com
	Pineville	1093 Acres	1,093	\$2.4 million price tag; cattle ranch; private well; power, no gas; near Neosho, 15 mi. to I-44, 20 mi. to NW Ark. Airport.	Donnie O'Brien (417) 223-3363 obrienremo@olemac.net
	Vichy	Rolla National Airport	1,300	Owned by City of Rolla; access to Highways 68, 28 and 63; 11 miles from I-44; Baron Aviation operates airport;	Elizabeth Bax, Rolla Regional Economic Commission, (573) 341-0123, ebax@rollaecondev.org; John Petersen, City of Rolla (573) 364-1384, jpetersen@rollacity.org
	Wardell	Acom Route K site	1,287	Row crop farmland; BNSF mainline; 2 mi. to I-55, 3 mi. to Miss. River, 90 miles to Memphis Intl. Airport in TN; Missouri Enhanced Enterprise Zone.	David Madison or John Ferguson II, Pemiscot Co. Port Authority, (573) 333-4125, pemiscotport@yahoo.com
	Montana	Butte	Port of Montana Business Dev. District	1,300	Crossroads of I-15 and I-90; served by BNSF and UP rail; industrial water system with 12 M gal/day capacity; full-service transportation port with customs service; served by transmission-level electric substation; area has natural gas and a fiber optic system; District applying for a Foreign Trade Zone; included in a Tax Increment Financing District.
Nebraska	Grand Island	Southern Power Energy Park	1,208	rail connection to UP & BNSF lines via DTE Rail, multiple spurs; former U.S. Government ordnance plant; currently leased for ag production; parcels available; 8 mi. to Central Neb. Reg. Airport; 9 mi. north of I-80.	Gary Hedman (308) 384-2350, ghedman@southernpd.net
Nevada	Grand Island Fernley	Cornhusker Industrial Park Crossroads Commerce Ctr.	1,700 1,272	At crossroads of UP and BNSF lines; north of I-80, 4 mi. to Hwy 281. North of Interstate 80 at exit 48 and 50; 28 minutes to Reno/Tahoe International Airport; part of 5,000-acre master-planned development at the confluence of Highways 95/395 (north/south route) and Highway 50.	Stan Thomas, Wade Dev. Co., (775) 333-5631, sthomas@wadedevelopment.com
	Reno	Clean Energy Rail Center	7,000	4,300 acres under contract, 1,040 acres in Phase I; FTZ; long rail siding; geothermal heat and power production; waste-to-energy & resource recovery; municipal water; UP and BNSF service.	www.rmscommercialrealestate.com/projects/cerc/
New York	Canastota	Central New York Agri-Business Park	1,036	Primarily bounded by the New York Thruway on the North and CSX rail on the south; Municipal water to site w/avg. flow of 500,000 gpd; close to 24" natural gas line; large modern dairy facility on site: self-contained zero-carbon organic produce and seafood growth complex being planned with Energime Sustainable Technologies; listed for \$18 million minus Ag Park.	Pyramid Brokerage Co. (315) 445-8534 www.cnyagpark.com
	Romulus	Former Seneca Army Depot	9,500	Empire Zone designation; Phase I available; 50 mi. to Rochester or Syracuse; rail access; on I-90; all utilities	Robert J. Aronson (315) 539-1722, raronson@co.seneca.ny.us senecacountyida.org/site
	Alabama	Western New York Science, Technology & Advanced Manufacturing Park	1,340	Assets include dual 345Kv bulk transmission circuits; 115Kv transmission line; 24" high pressure natural gas line. Located 5.5 miles north of the Pembroke NY Thruway (I-90) interchange, and within within the Niagara Hydro Power Zone; final generic EIS now being completed; re-zoning anticipated first quarter 2012.	Chris Suozzi, Genesee Co. EDC (585) 343-4866 ext. 11, www.gcedc.com
N. Carolina	Aulander	Hearts Delight site	1,900	Northeast NC; Norfolk Va. Rail line	Tiffany McNeill, NC Dept. Commerce, (919) 733-4977, tmcneill@nccommerce.com
	Elizabeth City	Tanglewood Megasite	5,915	former ag site now zoned industrial on 4-lane U.S. Hwy. 17; rail.	Tiffany McNeill, NC Dept. Commerce, (919) 733-4977, tmcneill@nccommerce.com
	Forest City	Riverstone Business Park	1,000	former tree farm midway between Asheville and Charlotte; sale, build-to-suit or lease; all utilities; rail;	Tiffany McNeill, NC Dept. Commerce, (919) 733-4977, tmcneill@nccommerce.com
	Hamlet	Pine Hills Ind. Park	1,500	Open land now zoned heavy industrial; between Rockingham and Southern Hills; rail.	Tiffany McNeill, NC Dept. Commerce, (919) 733-4977, tmcneill@nccommerce.com

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N. Carolina (cont.)	Jackson	Verona Plantation	3,943	ag/residential zoning; near Va. state line & Norfolk airport; rail.	Tiffany McNeill, NC Dept. Commerce, (919) 733-4977, tmcneill@nccommerce.com	
	Laurinburg	Laurinburg-Maxton Airport Industrial Park	2,000	Former Army Air Core Base Training Facility, now zoned heavy industrial; near SC state line; rail.	Tiffany McNeill, NC Dept. Commerce, (919) 733-4977, tmcneill@nccommerce.com	
	Morganton	Great Meadows	1,200	straddles I-40; all utilities; no rail.	Tiffany McNeill, NC Dept. Commerce, (919) 733-4977, tmcneill@nccommerce.com	
	Newton Grove	I-40 Exit 348 Site	1,161	East of I-95; all utilities; no rail.	Tiffany McNeill, NC Dept. Commerce, (919) 733-4977, tmcneill@nccommerce.com	
	Rocky Mount	Mid-Atlantic Business Ctr.	1,688	10 mi. to I-95; all utilities; plans to extend CSX rail spur; zoned ag/residential; \$18K/acre, all acreage under option	Oppie N. Jordan, Carolinas Gateway Partnership, (252) 442-0114, ojordan@econdev.org	
		Kingsboro Rose	1,307	Former ag site now zoned M-3 Industrial; adjacent to US 64, 5 mi. east of Rocky Mount; all utilities on site; CSX rail; Environmental and geotechnical studies completed.	Tiffany McNeill, NC Dept. Commerce, (919) 733-4977, tmcneill@nccommerce.com	
		Saratoga Southern Pines Winton	Norwood Tract Monroe site Hertford Co. GIPH site	1,315 1,130 1,700	forested site just off Hwy. 264 bypass Near Pinehurst; undeveloped; RA-5 zoning; Idled site, zoned heavy industrial; all utilities in place; near	Tiffany McNeill (see above) Tiffany McNeill (see above)
Ohio	Delaware	Delaware Business Center	1,045	reinvestment area; EZ	Rick Trott (614) 410-5627	
Oklahoma	Burns Flat	Spaceport Oklahoma/ Clinton Sherman Airpark	3,000	5 miles south of I-40 in western Okla.; rail spur	Janet P. Smith, AEP, (918) 599-2405, jpsmith1@aep.com	
	Inola Station	AEP Inola Station Site	2,443	on navigable river with rail and barge slip; 14 mi. east of Tulsa, south of U.S. 412, 15 mi. south of I-44; no sewer or gas; UP rail spur quick parcel assembly available; two on-site power plants; two natural gas transmission companies; airport	Janet P. Smith, AEP, (918) 599-2405, jpsmith1@aep.com	
	Pryor Creek	MidAmerica Industrial Park	9,000	sale or lease; vacant land; s. of airport, n. of Rte. 30; portions pad ready; FTZ; dual electric; heavy industrial zoning	Don Berger (918) 825-3500	
Pennsylvania	Findlay Township	Pittsburgh Int'l Airport Site 10	1,300	sale or lease; vacant land; s. of airport, n. of Rte. 30; portions pad ready; FTZ; dual electric; heavy industrial zoning	Jim Haas, FirstEnergy, (724) 656-5399, haasj@firstenergycorp.com	
	Greenwood Township	Keystone Regional Ind. Park	1,300	Enterprise zone; Keystone Opportunity Zone; conducive to large warehouse/distribution; water capability of more than 2 million gallons per day; all utilities, NS rail; near I-79, halfway between Erie, Pa., and Youngstown, Ohio.	Jim Haas, FirstEnergy, (724) 656-5399, haasj@firstenergycorp.com	
	Hanover Township	Starpointe Business Park	1,150	Reclamation of mine-scarred land; intersection of State Routes 22 & 18 in Hanover Township; new interchange and connector hwy; build-to-suit, rent-to-own, land purchase/self-develop	www.starpointepark.com	
S. Carolina	Aiken	Sage Mill East Ind. Park	1,340	utilities in place; 4 mi. to I-20; NS rail; half timber cleared	S.C. Dept. Commerce (803) 737-0400	
	Bowman Dillon	Whetsell I-95 Gateway Industrial Park	1,239 1,400	on I-26 gas, power, sewer and water, plus 1-million-gallon water tank on site; 28 mi. to Florence, 30 mi. to I-20	Gregg Robinson (803) 536-3333 Fred Gassaway 803-254-9211	
		Carolinas I-95 Megasite	1,920	Certified as megasite in Aug. 2010 based on study by Wilbur Smith Associates; gas, power, sewer and water, incl. 1-million-gallon water tank; state line location with N.C., equidistant to ports of Charleston and Wilmington.	Fred Gassaway 803-254-9211 www.scpowerteam.com	
	Florence	White Hawk Commerce Park	1,175	Certified megasite by McCallum Sweeney; CSX dual mainlines, with spur approved; near I-95 & I-20, across road from Florence Regional Airport; all utilities; single owner; no zoning required	Daryl Corbin (843) 413-9427 whitehawkllc@gmail.com	
	Greenville	Matrix Business Park	1,100	I-2 zoning; corner of US-25 and I-185, within 4 miles of I-85. South Carolina Certified Site as of June 2010; Current tenants include GE Aviation, JTEKT, Gordon Food Serv. and The Blood Connection.	Kevin Landmesser (864) 235-2008 klandmesser@greenvillecount.org, www.thematrixpark.com	
	Lancaster Richburg Timmonsville Sumter	Lansford (Foster Crossroads) L&C Tract A Young Lands I-95 Megasite	3,395 1,151 1,422 1,400	site under development 1 mi. from I-77 near Florence; 3 mi. to I-95, 9 mi. to I-20; no rail on I-95 with over 2 miles of frontage, not 2 miles away from I-95. Rail and gas are both planned and within a reasonable distance.	Keith Tunnell (803) 726-8127 Rick Moorefield (803) 377-1216 Kyle Edney (843) 676-8796 John Truluck (803) 435-8813	
	Tennessee	Jackson Clarksville	West Tennessee Auto Park Commerce Park	2,100 1,364	Certified TVA Megasite; Interstate access; CSX mainline I-24 frontage; Austin Peay Univ.; 45 min. to Nashville MSA; 1,187 acres certified by TVA Megasite program	Frankie McCord (731) 696-5120 Michael Evans (931) 245-4348
		Crossville/Jamestown	Clarkrange Reg'l Bus. Park	994	5,500 acres adjacent; 13 mi. south of I-40; access road now under construction; water and sewer going in due to grants and funds from local IDB, TVA, ARC	Ruble Upchurch (931) 879-9948
Memphis Vonore/Knoxville Stanton		Frank C. Pidgeon Ind. Park Morganton Peninsula I-40 Advantage Auto Park	1,436 1,555 2,735	CSX-CN super terminal; Mississippi River access Juts into Tellico Reservoir; CSX rail; river and state hwy. adjacent 45 miles from Downtown Memphis; 25 minutes from East Memphis suburbs; over 5,300 acres available; adjacent to I-40 and CSX Railway; finalist site for Toyota's Tupelo, Miss., plant	Donald McCrory (901) 948-4422 Ron Hamontree (865) 673-8599 Franklin Smith (731) 772-1432	
Texas	AllianceTexas	Intermodal/airport site	800+	Between BNSF intermodal and Ft. Worth Alliance Airport; less than 1/4 mile from I-35W; heavy load area under development; FTZ, Triple Freeport exemption.	Bill Burton, Hillwood, (817) 224-6014	
	AllianceTexas	Alliance Advanced	950+	On I-35W; electrical/fiber redundancy; near Texas Motor	Bill Burton, Hillwood,	

State	Nearest City or Cnty	Site Name	Acreage	Notes	Contact
Texas (cont.)	Brazos Co.	Technology Center Texas Triangle Park- Inland Port	1,100	Speedway; rail & highway; targets: energy, adv. mfg. & international trade; FTZ in process; direct access to Port of Houston; near Texas A&M	(817) 224-6014 (800) 449-4012
	Liberty County Texarkana	TexAmericas Center	2,000+ 12,000	South of Liberty, north of I-10 in east Texas. 36 mi. of onsite rail owned by property owner; 700,000 SF of buildings for sale or lease. Numerous 1,000+ acre configurations with close proximity to I-30 access.	Bobby Morris, 601-736-0611 William V. Cork, Executive Director/CEO; bill.cork@ texamericascenter.com Paul Larsen (435) 734-6603
Utah	Brigham City	Fuller Property	1,700	I-15 and airport on boundary; unzoned; may annex to Brigham City; some wetlands	
Virginia	Caroline Co.	Carmel Church Station	1,059	Center of "Golden Crescent" of D.C.-Richmond; zoned for multi- modal transit-oriented mixed use development, but open to proposals; 4 mi. I-95 frontage; outside 50-mile blast zone from D.C.; close to Fort A.P. Hill and Dahlgren military bases.	Rusty Foley, M R Foley & Associates LLC; (804) 359-1221; rusty@mrfoleyandassoc.com
	Richmond/ Henrico County	White Oak Technology Park	1,300	High-tech/high-value manufacturing center; all utilities at site including redundant electricity; one substation on site; zoned general industrial; approx. 1.5 mi. to the I-64 and I-295 interchange and 6 miles to Richmond International Airport; anchor tenants are Hewlett-Packard and Qimonda North America Corporation (formerly Infineon Technologies, Richmond)	B. Anthony Hall (804) 501-7654 toney@henrico.com
	Emporia	Mid-Atlantic Advanced Manufacturing Center	1,545	Only McCallum Sweeney Certified Megasite in VA, NC and MD; I-95 frontage, CSX main line rail access and 90 minutes to Virginia ports; Southside Virginia Education Center Phase III training center launched in Nov. 2010, 1/2 mile east.	Jack Davenport, Emporia- Greenville IDC, (434) 634-9400 egidc@telpage.net, www.MAMaCVA.com
	Hillsville	I-77 site	750+ 610 adj.	Near I-77 Exit 19; priced at just over \$30 million; less than 20 mi. south of I-81; 130 acres graded early 2008; water & sewer delivered to site by early 2009; near Twin County Regional Airport.	Johnson Realty, Wilkesboro, NC, (866) 838-1350, www. wilkesboro-nc-realestate.com, cjohn031945@aol.com
	Hampton Roads MSA/ Isle of Wight County	Windsor Mega Site/ Shirley T. Holland Intermodal Park	2,150	Rail served. Property owned by Isle of Wight County Ind. Dev. Authority (approx. 950 acres), and Norfolk Southern Corp. (approx. 1,200 acres); all utilities at or near site; zoned limited industrial (LI), general industrial (GI), rural agricultural conservation (RAC). 25 mi. to Port of Va.; FTZ pending.	Leslie Taber (757) 365-6249 ltaber@isleofwightus.net
	New Kent	New Kent City Center	1,600	I-64 & Route 106; 12 mi. to Richmond, 42 mi. to Hampton Roads;	John Jay Schwartz (804) 740-1555, jjschwartz@ havesitewilltravel.com
	Richmond/ Chesterfield County	Meadowville Tech. Park	1,300	Adjacent to I-295; all utilities including redundant fiber optics and electric service; designated satellite location of Virginia BioTechnology Research Park, providing partnership opportunities with VCU.	Faith McClintic (804) 318-8550 faith@chesterfieldbusiness. com
	Charlottesville/ Louisa County	Cooke Rail Site	1,200	Dual rail service by CSX & Norfolk Southern; all utilities within 100 ft. of site; property in federal HUB Zone and New Market Tax Credit zone; majority of property zoned industrial.	C. Robert Gibson (504) 267-0007 crgibson@louisa.org
	Blacksburg- Christiansburg- Radford MSA/ Pulaski County	New River Valley Commerce Park	1,000	Property in Virginia Enterprise Zone, Foreign Trade Zone and federal HUB zone; publicly owned and adjacent to New River Valley Airport, a U.S. Customs Port of Entry; potential rail service by Norfolk Southern; approx. 3.5 mi. from I-81; zoned industrial; additional acreage available; 40-acre graded pad.	Aric Bopp (540) 267-0007 abopp@nrvalliance.org
Thornburg/ Spotsylvania and Caroline Counties	Orrock-Simms site	1,174	Along Interstate 95 at Exit 118 (Thornburg), located in Caroline & Spotsylvania Counties; 60 mi. south of D.C. and 40 mi. north of Richmond, Va.; "very securable."	Rusty Foley, M R Foley & Associates LLC; (804) 359-1221; rusty@mrfoleyandassoc.com	
Washington	Walla Walla	Wallula Gap Business Park	1,900	Heavy industrial zoning; adjacent to UP mainline and U.S. Hwy 12, 10 mi. to I-395; FTZ; all utilities; 15 mi. to Tri-city Regional Airport; targeting heavy mfg. or large warehouse users.	Paul Gerola, Port of Walla Walla, 509-525-3100
Queensland (Australia)	Gladstone	Gladstone State Dev. Area	1,236	Seven different, large (>741 acres/300 ha) sites within the 54,000-acre/22,000 ha industrial park; The State of Queensland owns the majority of the GSD; the large industrial park currently has a major gas pipeline, 3 base load power stations nearby, heavy rail and road infrastructure, as well as a deep water port.	Donn Berghofer, QLD Dept. of Infrastructure & Planning, +61 (7) 3224-2020, Email: Donn. Berghofer@infrastructure.qld. gov.au
Egypt	Port Said	Port Said East mega project	21,505	Industrial zone will measure some 33.5 sq. miles (87 sq. km.) adjacent to expanding seaport on Mediterranean, where a second container terminal is now under construction.	Adm. Shireen Hassan, chairman, Port Said Ports Authority, +2 066 3348 251 chairman@psdports.org
France	Plaine L'Ain	Rhone-Alpes region	1,038	20 min. to Lyon Airport; 70 cos. in park nearby	www.era.i.us
Jamaica	Caymanas	Caymanas Economic Zone	1,000	Conceptual stage for industrial park, available for a single user; near Kingston & Portmore; rezoned to industrial from ag; Jamaica defense force adjacent.	Tanikie McClarthy, advisor-special projects, Jamaica Ministry of Industry, Investment and Commerce, (876) 920-4830, tmccclarthy@miic.gov.jm
Mexico	Mexicali	Silicon Border	10,000	targeted at semiconductor/electronics	www.siborder.com
U.S. Virgin Islands	St. Croix	St. Croix Renaissance Park	1,244	deepwater port; U.S. Transportation Worker Identification Credential status; former site of alumina plant; on-site power plant; 2-mgd desal water plant; west of Hovensa refinery; 1 mi. to airport	www.stxrenaissance.com