



500-Acre Data Center Site

Hyperscale & AI-Ready

A fully entitled, power-rich site purpose-positioned for hyperscale, AI, and power-intensive data center development with all major constraints addressed.

500 CONTIGUOUS ACRES	75+ MW ON-SITE GENERATION	300+ MW BTM GENERATION	TVA POWER PROVIDER	No Zoning RESTRICTIONS IN COUNTY ORDINANCES
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REGULATORY ADVANTAGE

Pontotoc County has no zoning ordinances (confirmed via official county letter dated November 19, 2025), eliminating zoning-related approval timelines and regulatory uncertainty. This site is truly "by-right" for data center development.

POWER INFRASTRUCTURE

- ✓ **Two 161-kV substations nearby** — existing (<7 mi) and new expandable (<10 mi)
- ✓ **TVA verbal support confirmed** for initial 75 MW tranche. Formal power study in progress to lock schedule + costs.
- ✓ Supports 100+ MW phased campus with redundancy

CONNECTIVITY & UTILITIES

- ✓ **Carrier-grade fiber on-site** via AT&T (verified)
- ✓ **Municipal water infrastructure** traverses the site
- ✓ **Gas delivery confirmed:** ~3 mi connection, ~3 months to install
- ✓ **~25 mi to Tupelo** regional airport; Hwy 6 & Hwy 278 access

TRANSACTION READINESS

- ✓ **Single owner, clean title**, no known encumbrances
- ✓ Documentation available for immediate diligence
- ✓ Flexible deal structures: option, exclusivity, or phased

SITE SCALE BENEFITS

- ✓ **True campus-style development** capability
- ✓ Room for dedicated construction access and staging
- ✓ Phased expansion without re-entitling additional parcels
- ✓ **Low natural disaster risk** — low seismic, inland location, minimal hurricane exposure
- ✓ **233+ additional acres** nearby under same ownership for future expansion

ON-SITE POWER GENERATION (UP TO 300 MW)

- ✓ **GE LM6000 turbines** — modular, mobile, 40 MW each with lead time estimated at 12-18 months
- ✓ Bridge power while in TVA queue
- ✓ **Dedicated GE power plant manager** on project team
- ✓ Seller is willing to own and operate the turbines and can offer a PPA in the ~.06-.08/kWh range for the 300MW.
- ✓ Entire footprint on ≤50 acres

MISSISSIPPI INCENTIVES

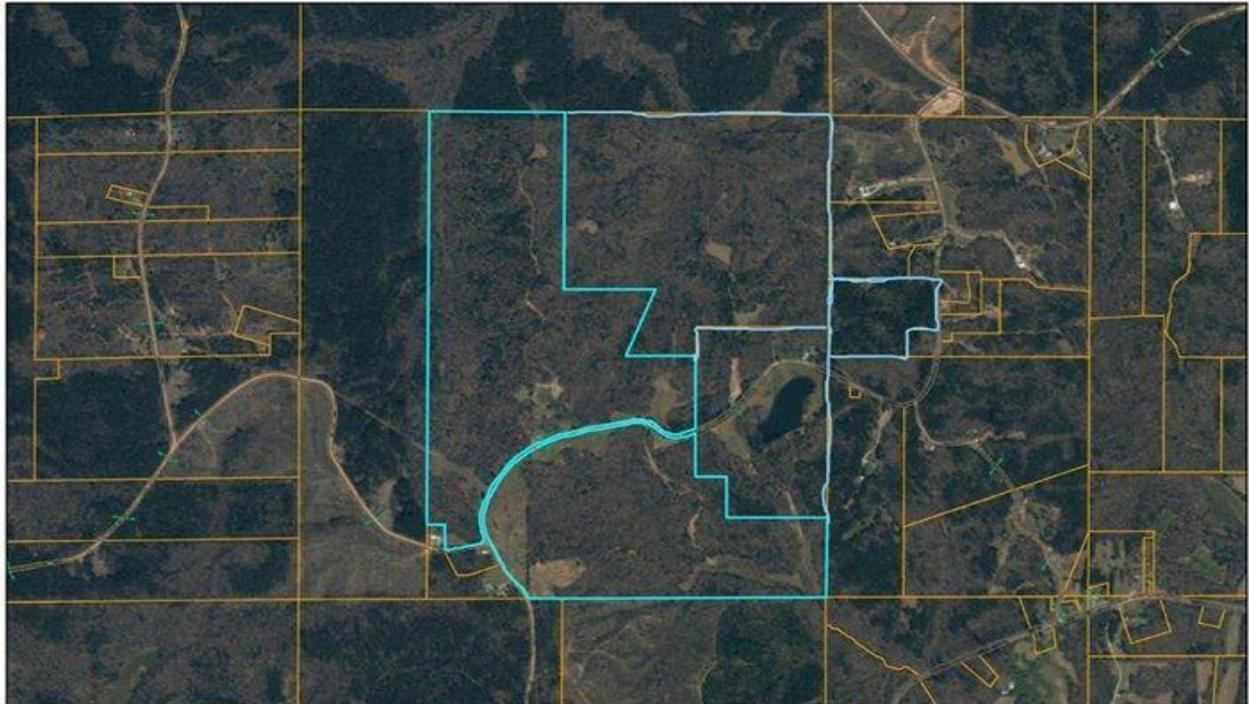
- ✓ 10-Year State Income & Franchise Tax Exemptions
- ✓ Sales Tax Exempt: Construction, Equipment, Electricity, Fuel
- ✓ Workforce development programs and infrastructure support available
- ✓ Pro-development environment with direct access to county leadership and state economic development

Site Photos & Documentation

500-Acre Data Center Site | Pontotoc County, Mississippi



ArcGIS Web Map



1/8/2025, 3:39:38 PM

LANDHOOK_LN SOFTLINES
ROAD_LN Parcels

1:18,056
0 0.13 0.25 0.5 mi
0 0.2 0.4 0.8 km
Evl. HERE, Gamm, INCREMENT P, NCA, USGS

ArcGIS Parcel Map — 500 Contiguous Acres with Site Boundary



161-kV Substation



AT&T Fiber On-Site



Water Infrastructure



Gas Pipeline Nearby



Site Overview



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