

# CHOCTAW INDIAN RESERVATION

## Greenfield Site

388 Industrial Drive, Choctaw, MS 39350



**Property Type:** Open Land  
**Address:** 404 Industrial Dr.  
Choctaw, MS 39350  
**County:** Neshoba  
**Latitude:** 32.784403  
**Longitude:** -89.202563

### Building/Land Information

**Status:** Available  
**Business/Industrial Park:** Yes  
**Total Available Acres:** 2.00  
**Divisible:** No  
**Cranes:** No  
**Parking:** No  
**Ownership:** Public  
**Shovel Ready:** Yes  
**For Sale:** No  
**For Lease:** Yes  
**Price Negotiable:** Yes  
**Rail Access:** No  
**Econ. Revit. Area:** No  
**Ent. Zone:** No  
**Flood Plain:** No  
**Wetlands:** No

### Transportation Info

**Rail Provider:** Am Trak  
**Distance to Rail:** 6.60 miles  
**Interstate Name:** 20  
**Distance to Interstate:** 45.20 miles  
**Interstate Name 2:** 55  
**Distance to Interstate 2:** 73.00 miles  
**Highway Name:** 16  
**Distance to Highway:** 0.25 miles  
**Highway Name 2:** 15  
**Distance to Highway 2:** 4.25 miles  
**Highway Name 3:** 19  
**Distance to Highway 3:** 7.00 miles  
**Airport Name:** Jackson International Airport  
**Distance to Airport:** 72.00 miles  
**Airport Name 2:** Philadelphia Municipal Airport  
**Distance to Airport 2:** 9.50 miles

### Utilities

**Power on Site:** Yes  
**Electric Provider:** Central Electric Power Association  
**Water on Site:** Yes  
**Water Provider:** Choctaw Public Works  
**Sewer on Site:** Yes  
**Sewer Provider:** Choctaw Public Works  
**Gas on Site:** Yes  
**Gas Provider:** CenterPoint

### Advantages

- The Tribe does not assess property taxes
- Accelerated depreciation benefit reduces tax liability
- Indian Employment Tax Credits
- HUBZone eligible
- Eligible for federal financing programs