

Cinco Mega Site

Columbus, Lowndes County, MS

Certification Report
May 2025



THE GEOGRAPHY OF BUSINESS™



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01

Overview





SITE CERTIFICATION

Site certification is a designation that a property meets or exceeds specific criteria for industrial development. While there is no national certification standard, Quest Site Solutions' (Quest) certification programs have stringent requirements, and properties undergo detailed analysis. A property that has achieved certification has a wealth of information which reduces the risk for prospects and speeds up the decision timeframe. All Mega Sites that achieve certification are awarded the GOLD certified site designation. This GOLD designation indicates that a Mega Site offers substantial time and cost savings while reducing risks for end users.

Quest's site certification programs are designed to certify both industrial sites and parks with a specific category for Mega Sites. Mega Sites are a minimum of 1,000 acres that are appropriate for a single industrial user. A Mega Site should have at least 800 contiguous, developable acres that are free of impediments or mitigation of any impediments can be accomplished within 180 days. Additionally, utility and transportation requirements are scaled to meet the needs of a major project that would require a Mega Site.



QUEST SITE SOLUTIONS

Quest is dedicated to assisting with the location selection for companies that are seeking a new location, a competitive expansion, or a consolidation. Quest is able to leverage its expertise in site selection consulting to assist economic development organizations in preparing for the challenges of attracting and retaining capital investment and employment opportunities in this competitive climate. The majority of Quest's economic development services are related to site development, primarily site evaluation and certification services. Quest, and its predecessor McCallum Sweeney Consulting, have been managing the TVA Mega Site Certification Program since its inception.

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Certification Letter



May 15, 2025

Joe Max Higgins, Jr.
Chief Executive Officer
Golden Triangle Development LINK
1102 Main Street
Columbus, MS 39701



Dear Mr. Higgins:

Cinco Mega Site, located in Lowndes County, Mississippi, has completed the Quest Site Solutions Mega Site Certification Program in partnership with the Tennessee Valley Authority. Quest has conducted a thorough analysis of the property, and based on the information provided by Golden Triangle Development LINK and our evaluation of the property, we are certifying the **Cinco Mega Site** as a **Mega Site**. Due to the increased level of due diligence that has been completed to date, this property has received a GOLD certification designation.

Quest has developed a program to certify industrial sites and parks as ready for industrial development based on established criteria. We have certified Cinco Mega Site as meeting the following criteria for the Mega Site category:

- The park must be at least 1,000 total acres with at least one 800-acre contiguous, developable parcel that would be acceptable for a single industrial user.
- The property must be available for sale for a period of at least three years at a competitive price to prospective industrial investors.
- The property's developable acreage must be located outside of the 100- and 500-year flood zone or be able to be filled within 180 days. If the schedule for filling is longer than 180 days, filling must be completed prior to certification.
- The property must be free of recognized environmental conditions or have recognized environmental conditions remediated and/or resolved.
- The property's developable acreage must be free of wetlands or be able to be mitigated within 180 days.
- The property's developable acreage must be free of federal threatened and endangered species or be able to be mitigated within 180 days.
- The property's developable acreage must be free of areas of archaeological or historical significance or be able to be mitigated within 180 days.
- The park's developable acreage must have soils compatible with industrial development.

- The park must be zoned appropriately or be able to be rezoned for industrial use within 90 days (if applicable). The surrounding properties must also be compatible with industrial uses.
- The property must be within five miles of an interstate or four-lane limited-access divided highway. The property must be directly served or be able to be served within 18 months by a road that is compatible with standards for tractor-trailer access (80,000 pounds and 16 feet minimum clear height).
- The property must be served or be able to be served within 18 months by rail.
- The property must be served or be able to be served by industrial quality power that can meet a minimum of 30 MW demand within 18 months. The property must also be served or be able to be served by redundant electric service, preferably with feeds from two substations.
- The property must be served or be able to be served within 18 months by natural gas. Natural gas service must provide at least 50,000 mcf per month.
- The property must be served or be able to be served within 18 months by water infrastructure and a water system with a minimum excess capacity of 1,200,000 gallons per day.
- The property must be served or be able to be served within 18 months by wastewater infrastructure and a wastewater treatment plant with a minimum excess capacity of 1,000,000 gallons per day.
- The property must be served or be able to be served within 18 months by fiber telecommunications infrastructure.

The details on how the property meets each of these criteria are included in Sections 3 through 10 of this report.

This certification will expire on **May 15, 2028**. Upon certification expiration, the property will need to submit for recertification.

We congratulate the team at Golden Triangle Development LINK for their hard work and for achieving certification. If there are any questions regarding our analysis, please contact us.

Sincerely,



Lindsey M. Cannon
Managing Director

03

Property Overview



PROPERTY OVERVIEW

03

LOCATION (LAT / LONG)

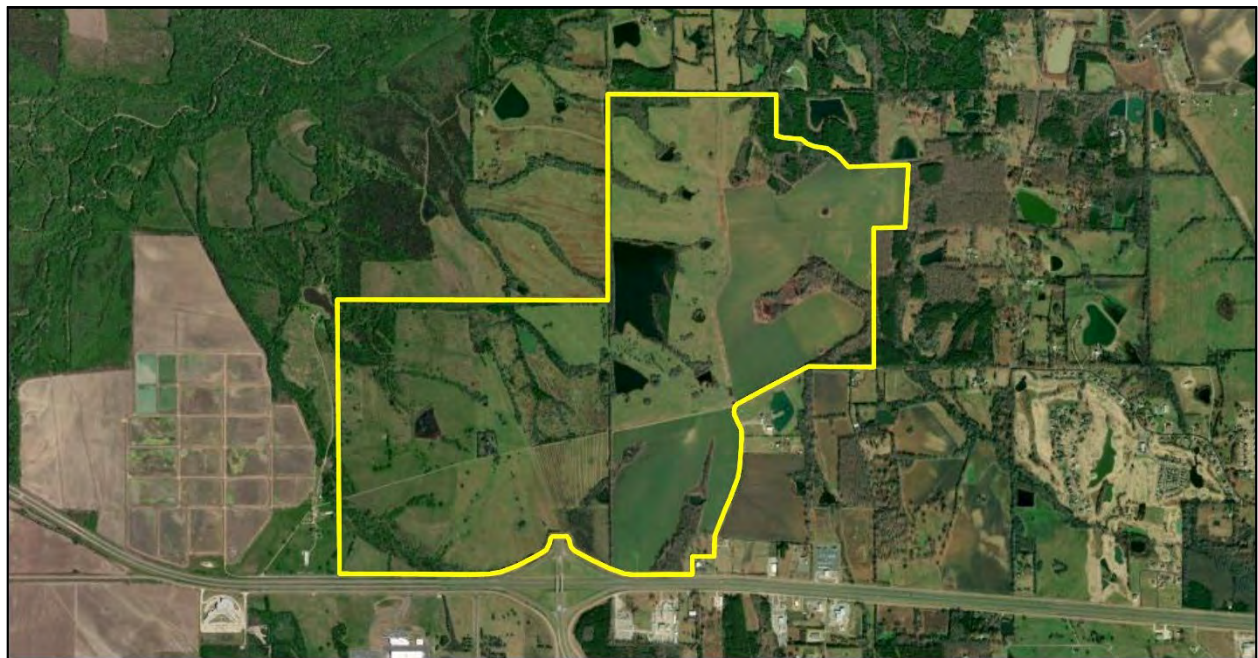
33.489529°, -88.587232°

CONTACT INFORMATION

Joe Max Higgins, Jr.
Chief Executive Officer
Golden Triangle Development LINK
jhiggins@gtrlink.org
(662) 386-8369

ACREAGE

1,437.73 total acres



04

Ownership + Availability



OWNERSHIP

On May 10, 2023, the Golden Triangle Development LINK entered into an option agreement with Macon W. Gravlee. The Lowndes County Industrial Development Authority then purchased Parcel 1 on March 25, 2025. Around the time the property was purchased, new option agreements were signed between Macon Gravlee and Lowndes County Industrial Development Authority for the additional property that was not part of the area being purchased.

The Lowndes County Industrial Development Authority is marketing the property for sale at \$25,000 per acre.

Support Documentation:

Warranty Deed – March 25, 2025

Second Amendment to Real Property Purchase Option Agreement – March 21, 2025

Option and Easement Agreement – March 21, 2025

Letter from GTR Link – November 1, 2024

Memorandum of Real Property Purchase Option Agreement – May 10, 2023

TITLE

A title commitment dated June 24, 2024 was completed for the proposed insured, Lowndes County Industrial Development Authority. As of the title commitment date, title to the property was vested in Macon W. Gravlee, Jr. As of March 25, 2025, a portion of the property has now been purchased by Lowndes County Industrial Development Authority.

While the title commitment should be reviewed for all items that impact the property, the following easements were identified that may impact development of the property:

- Potential encroachment of fence line,
- Right of Way Easements (5) recorded in 4-County,
- Pipeline Right of Way Easement granted to Southern Natural Gas Corporation,
- Right of Way Easements (3) granted to Southern Natural Gas Corporation,
- Right of Way Easements (2) granted to R.L. Burns Corp.,
- Right of Way Easement granted to Atmos Energy Corporation, and
- Right of Way and Easement granted to Atmos Energy Corporation.

Support Documentation:

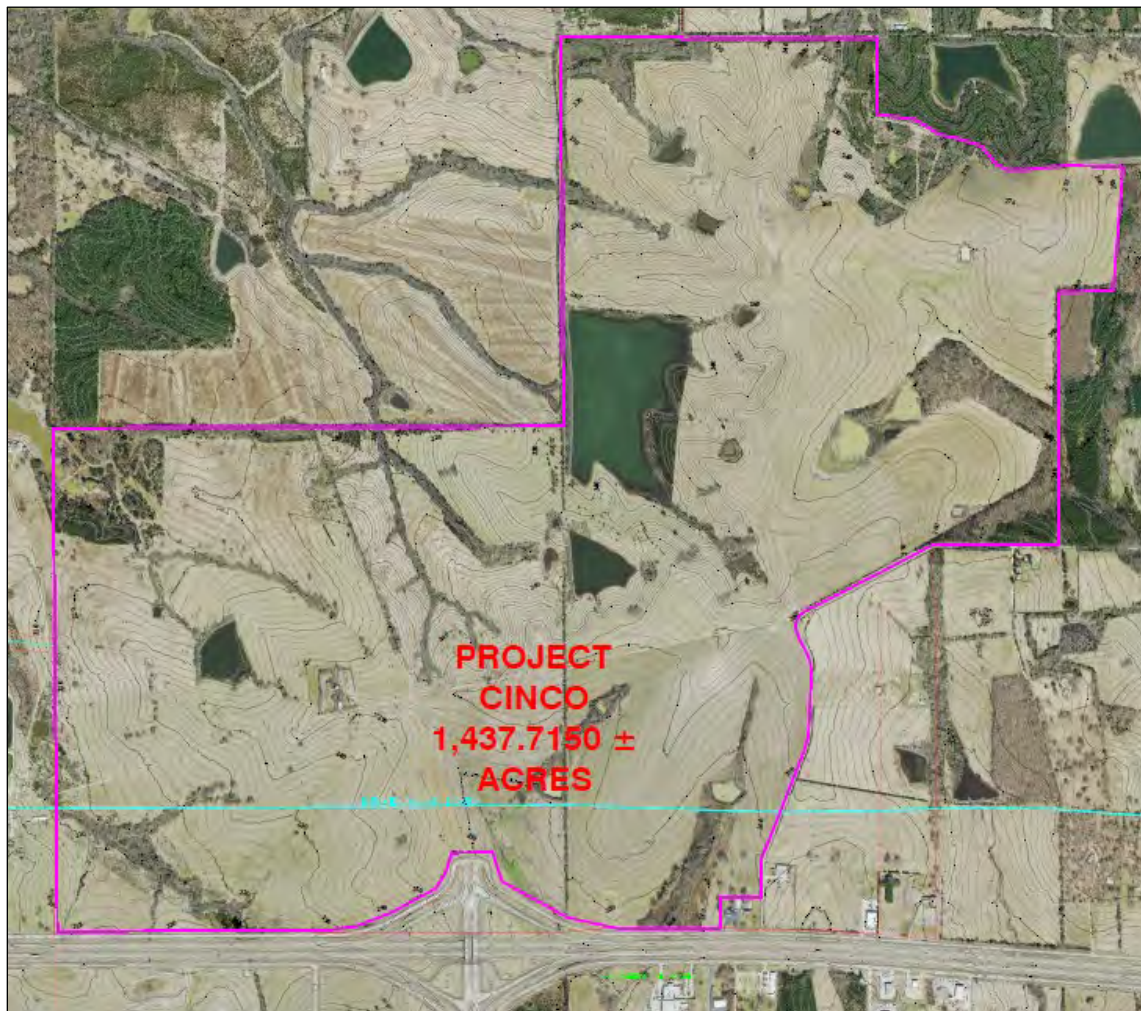
ALTA Commitment for Title Insurance – Old Republic National Title Insurance Company – June 24, 2024

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Site Characteristics



TOPOGRAPHY



Support Documentation:
Project Cinco Property LIDAR – July 11, 2024

EXISTING IMPEDIMENTS

In the main developable area (Parcel 1), there are three existing impediments: existing structures (silos, barn, well house, etc.), a gravel road, and natural gas lines. The existing structures are in poor condition and can either be removed by a project or by the Lowndes County Industrial Development Authority (LCIDA). The gravel road, Taylor Thurston Road, was closed by the county decades ago and is a private road. The natural gas lines are currently being rerouted with an anticipated completion date of August 2025.

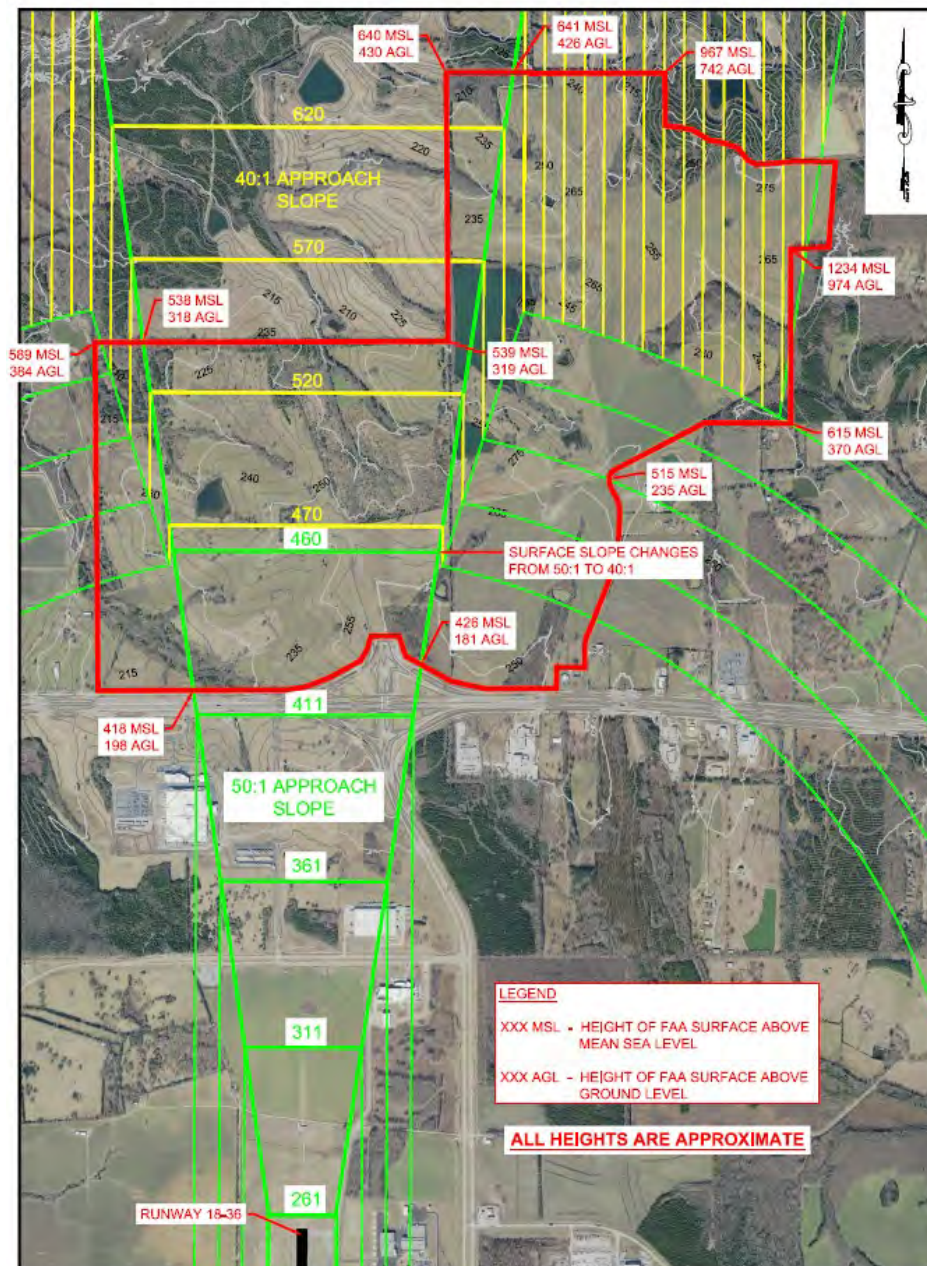
Support Documentation:
Letter from GTR Link – March 18, 2025

CURRENT ZONING

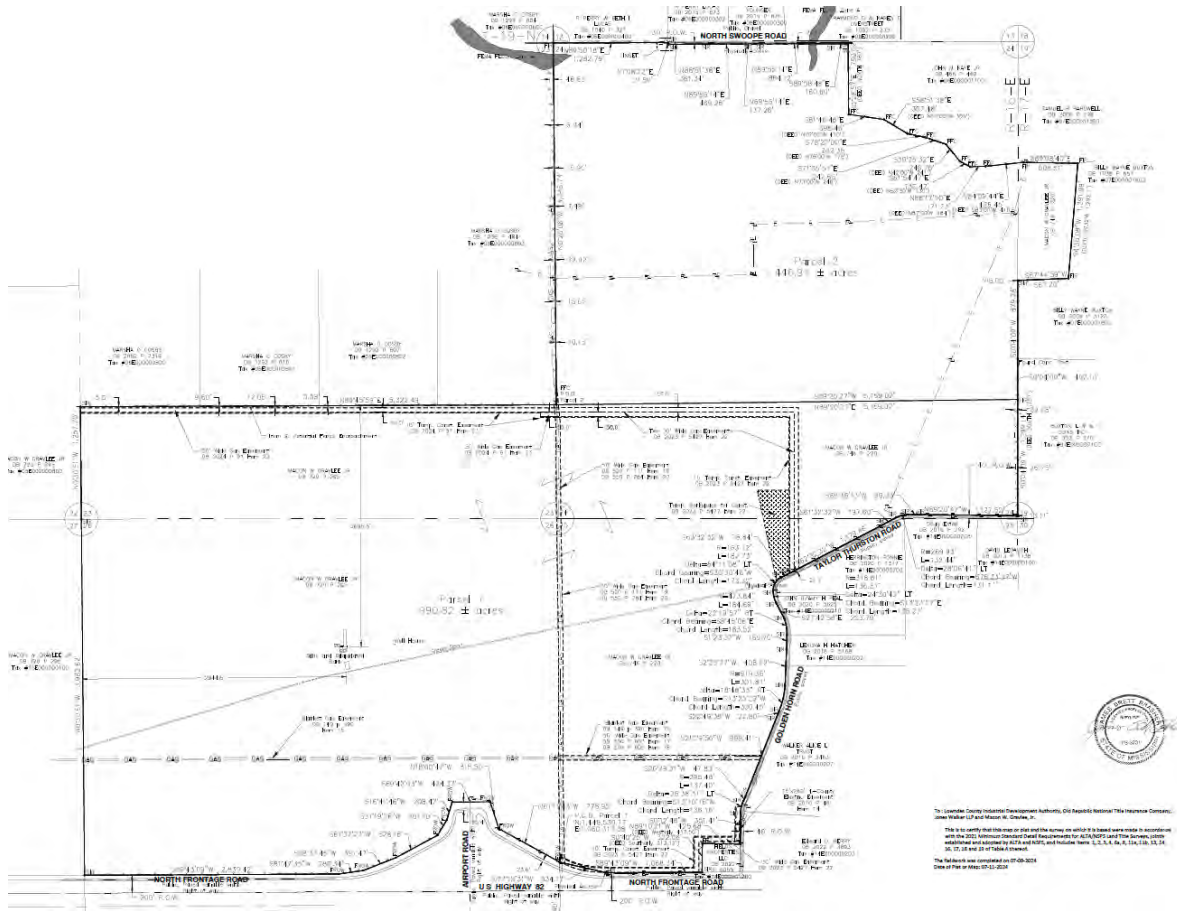
The property lies within unincorporated Lowndes County which has no zoning.

AIRPORT PROXIMITY

Due to the proximity to the Golden Triangle Regional Airport, which is located south of the property, the site may be impacted. The visual shows the approximate heights based on the approach slopes and heights. For the majority of prospects, there should not be any height limitations due to the proximity to the runway. Any construction in the vicinity of the airport will require filing notice with the Federal Aviation Administration.

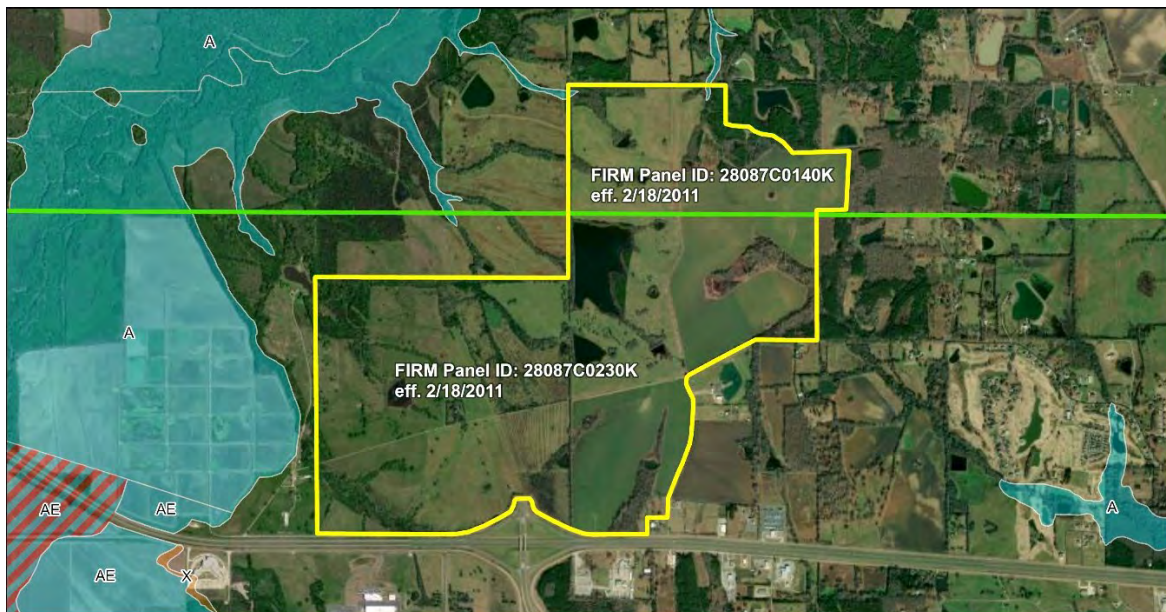


SURVEY



Support Documentation:
ALTA/NSPS Land Title Survey – July 11, 2024

FEMA FLOOD ZONES



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Transportation





ROADS

The property is located directly off the Airport Road exit of US Highway 82 (limited access, divided highway). A proposed Airport Road extension is proposed to run through the property. The site is located 73 miles from I-55, and there are no weight or height restrictions between the property and the interstate.

COMMERCIAL SERVICE AIRPORT

Golden Triangle Regional Airport (GTR) – 2.5 miles

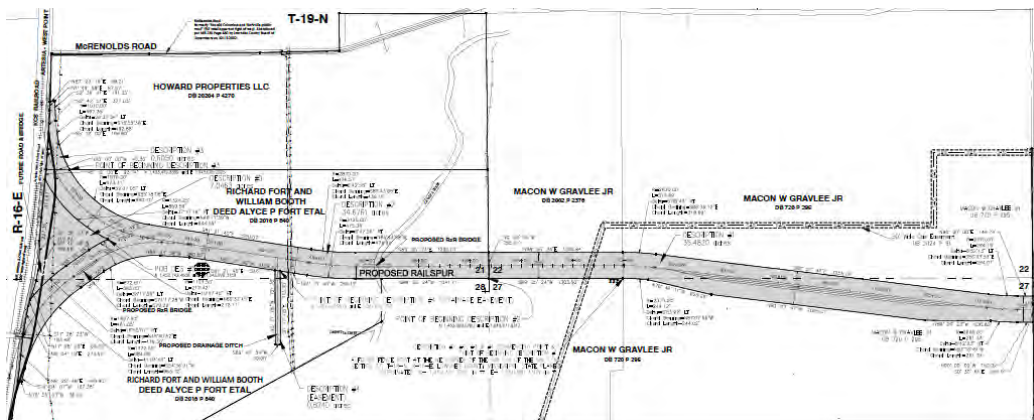
WATERWAY

Lowndes County Port – 12 miles (provides access to Tennessee-Tombigbee Waterway)

RAIL



The property is approximately 11,500 feet east of a Canadian Pacific Kansas City (CPKC) rail line. A new rail spur will need to be constructed from the existing CPKC mainline rail to the site. Estimated cost and scheduled to extend rail to the property is \$19.5 million and 36 months. There are three landowners whose property would be needed to extend rail to the site: Howard Properties, LLC; Macon W. Gravlee, Jr.; and Robert J. Fort and Thomas J. Fort. Options have been signed with all three parties for a five-year term.



See the Master Plan in Section 9 for proposed rail within the site.

Contact:
Chris Carrucci
Director, Business Development
CPKC
Chris.carucci@cpkcr.com
(816) 805-6954

Support Documentation:
Option and Easement Agreement – March 27, 2025
Option and Easement Agreement – March 21, 2025
Option and Easement Agreement – March 20, 2025
Rail Questionnaire – December 12, 2024
Opinion of Probable Cost – August 7, 2024

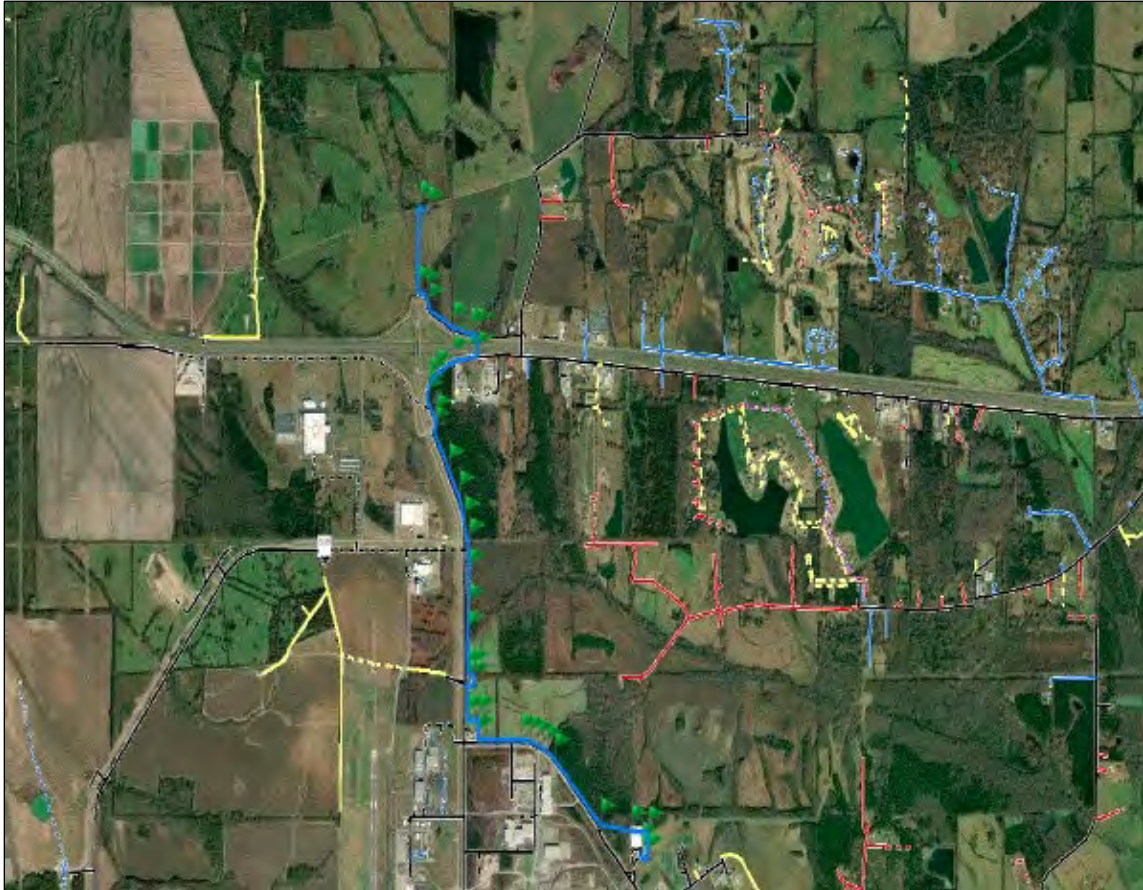
07

Utilities



Note: Utility information, including available capacity and infrastructure locations, changes over time. The utility information below reflects the conditions present at the time of certification documentation. Future users should confirm that the utility infrastructure is adequate for their specific project.

ELECTRIC



Provider: 4-County Electric Power Association (distribution) and Tennessee Valley Authority (transmission)

Service Details

- Existing Infrastructure:
 - Distribution: Multiple 7.2 kV single-phase and 12.47 kV three-phase line are located in the vicinity of the property.
 - Transmission: A 161 kV line is located 1.3 miles south of the site.
 - Substation: Golden Triangle – 3.5 miles from the property.
- Available Capacity: Up to 4 MW from the east side of the property are available.
- Improvements for 30 MW: In order to serve 30 MW, there are multiple options:
 - Install an additional transformer, 161 kV circuit switcher, metering, secondary breaker bays at substation, and four new 12.47 kV electric distribution line feeders from the substation to the property. This route is shown on the above visual by the blue line with the green flags. This option would require additional easements from

two landowners. The estimated cost and schedule for this option is \$6,252,250 and 18 months (assuming equipment is currently available).

- A new substation on the property is the preferred option to serve a new 30 MW load for enhanced reliability. A proposed location for a new substation is shown on the master plan. TVA would construct a looped 161 kV transmission into a new delivery point owned and operated by 4 County EPA.
- Loads over 30 MW: A TVA transmission route study is fully funded and underway to provide an alternative power supply option for projects needing more than the minimum 30 MW level required for certification.

Contact:

Randy Thrash
Engineering Director/Manager
4-County Electric Power Association
thrashr@4county.org
(662) 245-0734

Support Documentation:

Letter from GTR Link – March 21, 2025

Electric Questionnaire – June 3, 2024

Plan to Serve 30 MW of Electrical Power – June 28, 2023

NATURAL GAS



Provider: Atmos Energy (distribution) and Southern Natural (transmission)

Service Details

- Existing Infrastructure: A project is currently underway to upgrade and reroute the natural gas line around the site. Once completed in August 2025, a 12-inch 500 psi will run along the northern boundary of Parcel 1 as shown in the visual above. The existing

6-inch lines that bisect the site will be abandoned and easements removed once the new 12-inch line is connected.

- Available Capacity: 200,000 mcf/month
- Estimated Cost: \$6,000,000, but Atmos has absorbed the cost for this system improvement.
- Estimated Schedule: Anticipated completion in August 2025.

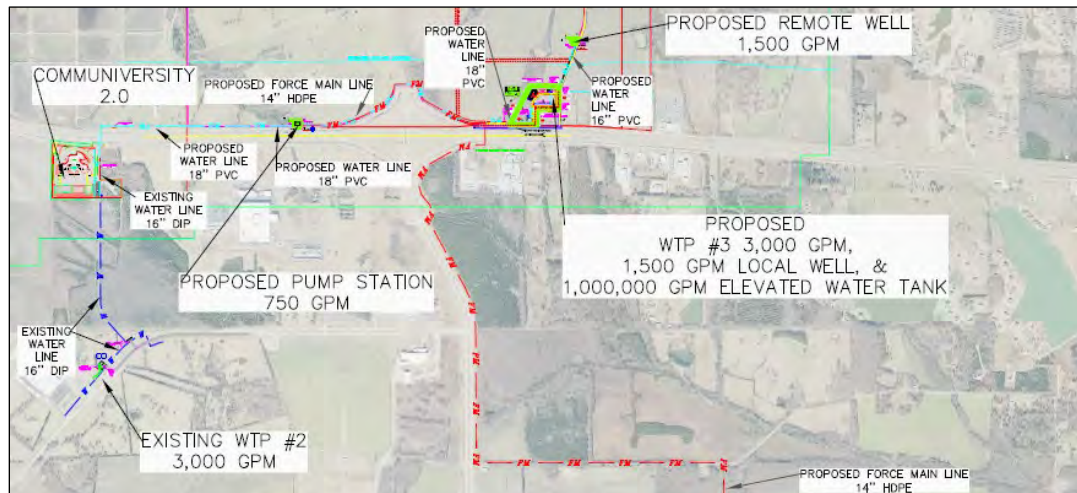
Contact:

Lynn Dalton
Industrial Account Manager
Atmos Energy
lynn.dalton@atmosenergy.com
(662) 719-2119

Support Documentation:

Natural Gas Questionnaire - March 18, 2025

WATER



Provider: Lowndes County Industrial Development Authority

Service Details

- Existing Infrastructure: A 16-inch main is located approximately 2,000 linear feet from the property boundary.
- Improvements: There are two proposed options for getting water to the property. The first option would provide 2 MGD to the property while the second option would be able to provide 4.3 MGD.
 - The first option which would be able to provide 2 MGD to the site would be to extend the 16-inch main 2,000 linear feet to the site. This option is estimated to cost \$3.3 million and take 12 months.
 - The second option which would be able to provide 4.3 MGD to the site would extend 10,000 linear feet of 16-inch main as well as construct a one-million-gallon elevated storage tank, two 1,500 GPM wells, and a new 3,000 GPM water treatment plant. This option is estimated to cost \$21 million and take approximately 24 months.

- The community has received funding through a combination of community resources, grants, and loans to begin working on the second option indicated above.

Water Treatment

- Plant: Lowndes County Industrial Development Authority (LCIDA) Water Treatment Plants #1 and #2 (20,000 linear feet from the site)
- Total Permitted Capacity: 7.2 MGD (combined)
- Allocated Capacity: 1.0 MGD (combined)
- Average Utilization: 1.0 MGD (combined)
- Peak Utilization: 1.3 MGD (combined)
- Excess Capacity: 5.9 MGD (combined) (based on peak utilization)

Contact:

Meryl Fisackerly
Chief Operating Officer
Golden Triangle Development LINK
mfisackerly@gtrlink.org
(662) 328-8369

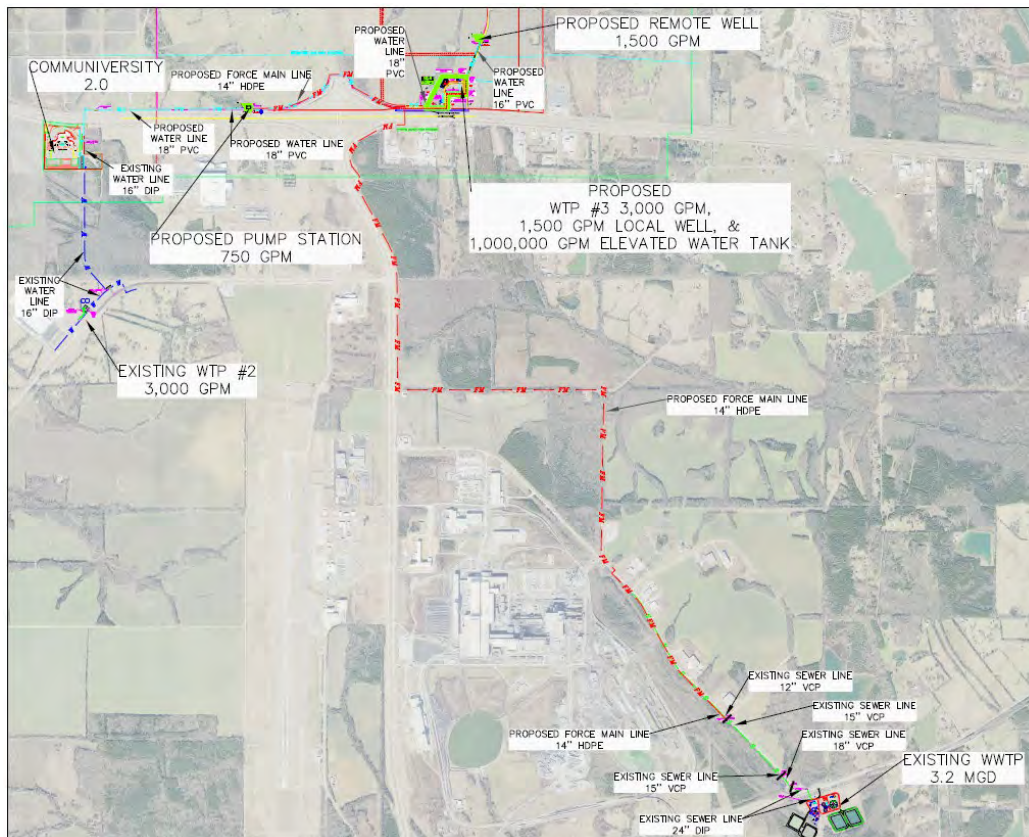
Support Documentation:

Letter from Mississippi Development Authority – March 26, 2025

Water Questionnaire – October 25, 2024

Engineer's Opinion of Probable Cost, Alternative 1A – March 6, 2024

WASTEWATER



Provider: Lowndes County Industrial Development Authority

Service Details

- Improvements: A new 750 GPM wastewater pump station and 25,000 linear feet of 14" force main will need to be extended from the existing manhole on Industrial Park Road. Once constructed, the capacity of the line serving the site will be 1.0 MGD, and the proposed pump station will have 3.0 MGD excess capacity. The improvements are estimated to cost \$5,417,500 and take approximately 18 months. The proposed pump station would be within the property as shown on the visual above. The force main can be laid on the Mississippi Department of Transportation, on Lowndes County Right-of-Way, or land owned by Lowndes County. A private easement is not required to complete the service extension.
- The community has received funding through a combination of community resources, grants, and loans to begin working on the wastewater improvements to the property.

Wastewater Treatment

- Plant: Lowndes County Industrial Development Authority (LCIDA) Wastewater Treatment Plant (25,000 linear feet from the site)
- Total Permitted Capacity: 3.2 MGD
- Allocated Capacity: 0.8 MGD
- Average Utilization: 0.8 MGD
- Peak Utilization: 1.2 MGD
- Excess Capacity: 2.4 MGD (based on average utilization)

Contact:

Meryl Fisackerly
Chief Operating Officer
Golden Triangle Development LINK
mfisackerly@gtrlink.org
(662) 328-8369

Support Documentation:

Wastewater Questionnaire – October 25, 2024

Preliminary Cost Estimate – August 20, 2024

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Due Diligence



ENVIRONMENTAL

A Phase I Environmental Site Assessment (ESA) was conducted on 998.45 acres (Parcel 1) to ASTM E1527-21 standards and did not reveal any evidence of recognized environmental conditions relating to the property. No further actions are recommended.

Another Phase I Environmental Site Assessment (ESA) was conducted on 440.44 acres (Parcel 2) to ASTM E1527-21 standards and did not reveal any evidence of recognized environmental conditions relating to the property. No further actions are recommended.

Support Documentation:

Phase I Environmental Site Assessment (Parcel 1) – Headwaters Inc. – December 2023

Phase I Environmental Site Assessment (Parcel 2) – Headwaters Inc. – December 2023

SPECIES

U.S. Fish and Wildlife Official Species List

- Threatened and Endangered Species
 - Northern Long-eared Bat (Mammal) – Endangered
 - Alligator Snapping Turtle (Reptile) – Proposed Threatened
 - Monarch Butterfly (Insect) – Candidate
 - Price's Potato-bean (Plant) - Threatened
- Critical Habitats
 - No critical habitats at this location.

An endangered species assessment was completed on both parcels in August 2023. Based upon the field survey and assessment of the habitat types present, Headwaters, Inc. determined that the proposed project will have no adverse effect on any of the listed species. For the Northern Long-eared Bat, the proposed project “may affect but is not likely to adversely affect,” and for the other species, there is no effect. The property contains very few trees that would be suitable habitat for the Northern Long-eared Bat; however, any tree clearing should be conducted within the non-maternity season. Furthermore, the property contains ponds that are suitable for the Alligator snapping turtle. Future construction activities may affect these habitats but are not likely to jeopardize the existence of the species. The property lacks the slope and soil for Price's potato-bean and was not observed in any instant throughout the property. The property undergoes routine mowing and agricultural practices. Also, there is no presence of milkweed; thus, the property does not contain suitable habitat for the Monarch butterfly or Price's potato-bean.

The endangered species assessment was sent to the U.S. Fish and Wildlife Service (Service) for their review and feedback. The Service recommends that any tree removal activities required for this project take place in the non-maternity season (September 1 – May 14). Any future projects should submit to the Service via the IPaC website for evaluation. A prospective project at this site may also affect the threatened Price's Potato-bean. Although no Price's Potato-bean were detected during the initial survey, suitable habitat may still be present and follow-up consultation will be required for an effects determination once a project is defined.

Support Documentation:

Letter from U.S. Fish and Wildlife Service (Parcel 1) – September 18, 2023

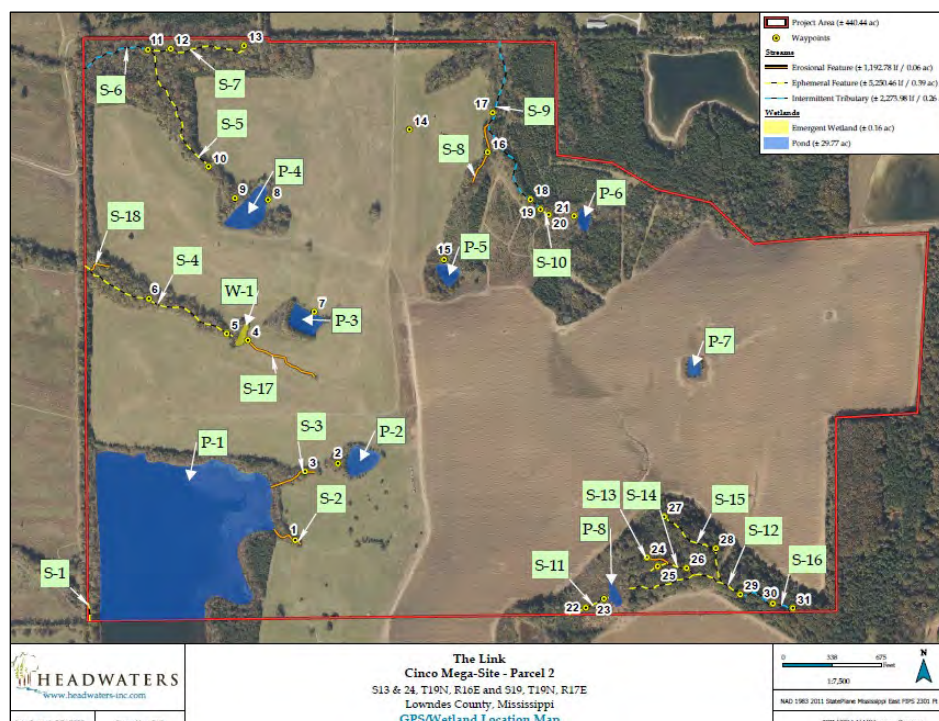
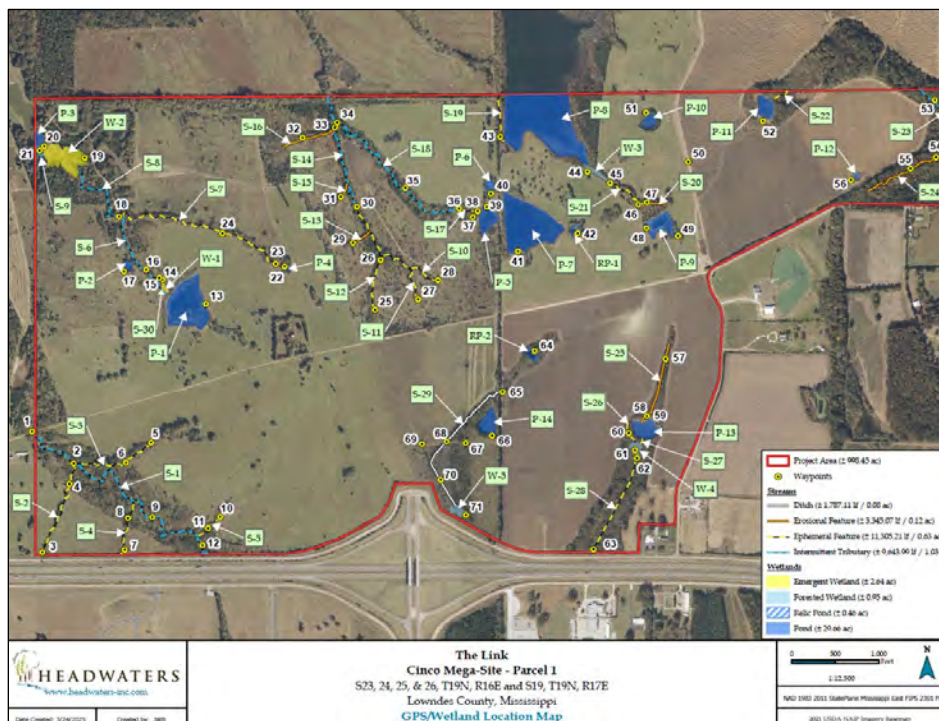
Letter from U.S. Fish and Wildlife Service (Parcel 2) – September 18, 2023

Endangered Species Assessment (Parcel 1) – Headwaters, Inc. – August 18, 2023

Endangered Species Assessment (Parcel 2) – Headwaters, Inc. – August 16, 2023

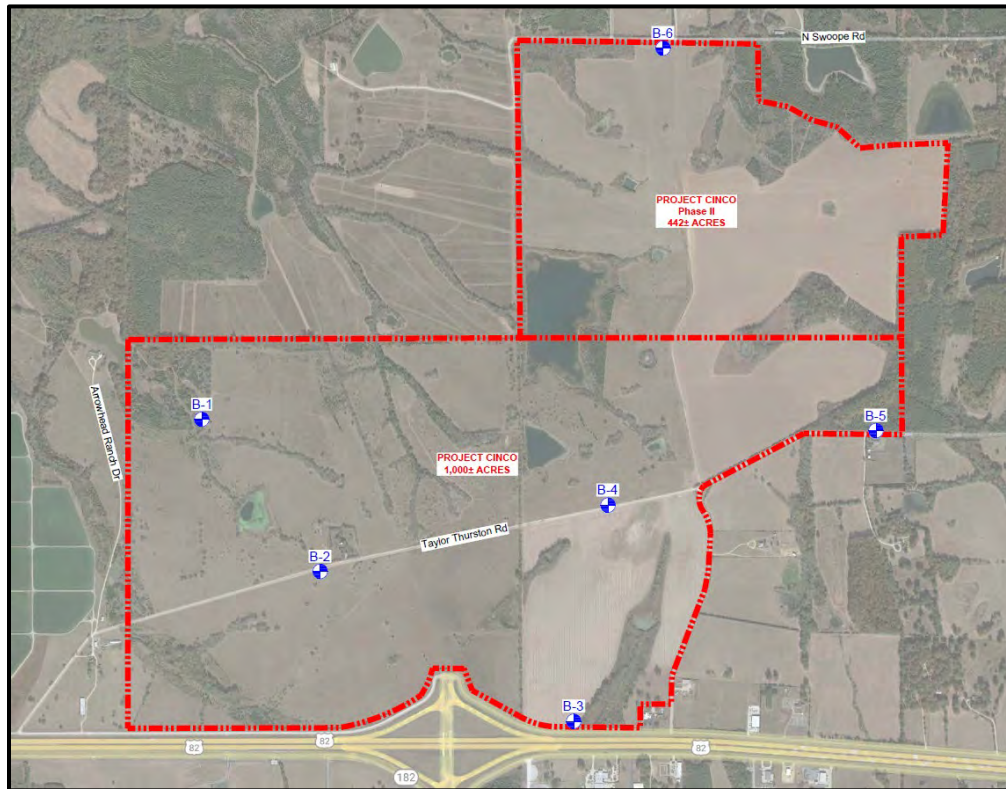
WETLANDS

Two Wetland Assessments (one for Parcel 1 and one for Parcel 2) were completed in September 2023. A Jurisdictional Determination was issued by the U.S. Army Corps of Engineers on May 12, 2025 which covered both Parcel 1 and Parcel 2 as well as the proposed rail route.



GEOTECHNICAL

A Preliminary Geotechnical Investigation was completed on the property by Burns Cooley Dennis (BCD) and included six borings drilled to depths of 25 feet below existing grades as shown on the exhibit below. Given the site soil profile as revealed by the borings and anticipated for the area based on the experience of BCD, a site class D could be used in a seismic load evaluation.



Since this general area has seen substantial industrial development over the years, there are additional geotechnical investigations that have been completed by BCD on the properties across Highway 82. These other reports can be made available for prospects looking at this site to understand the geotechnical characteristics of the entire area.

Support Documentation:

Geotechnical Study and Seismic Site Classification – Burns Cooley Dennis, Inc. – March 24, 2024

Preliminary Geotechnical Investigation – Burns Cooley Dennis, Inc. – September 18, 2023

09

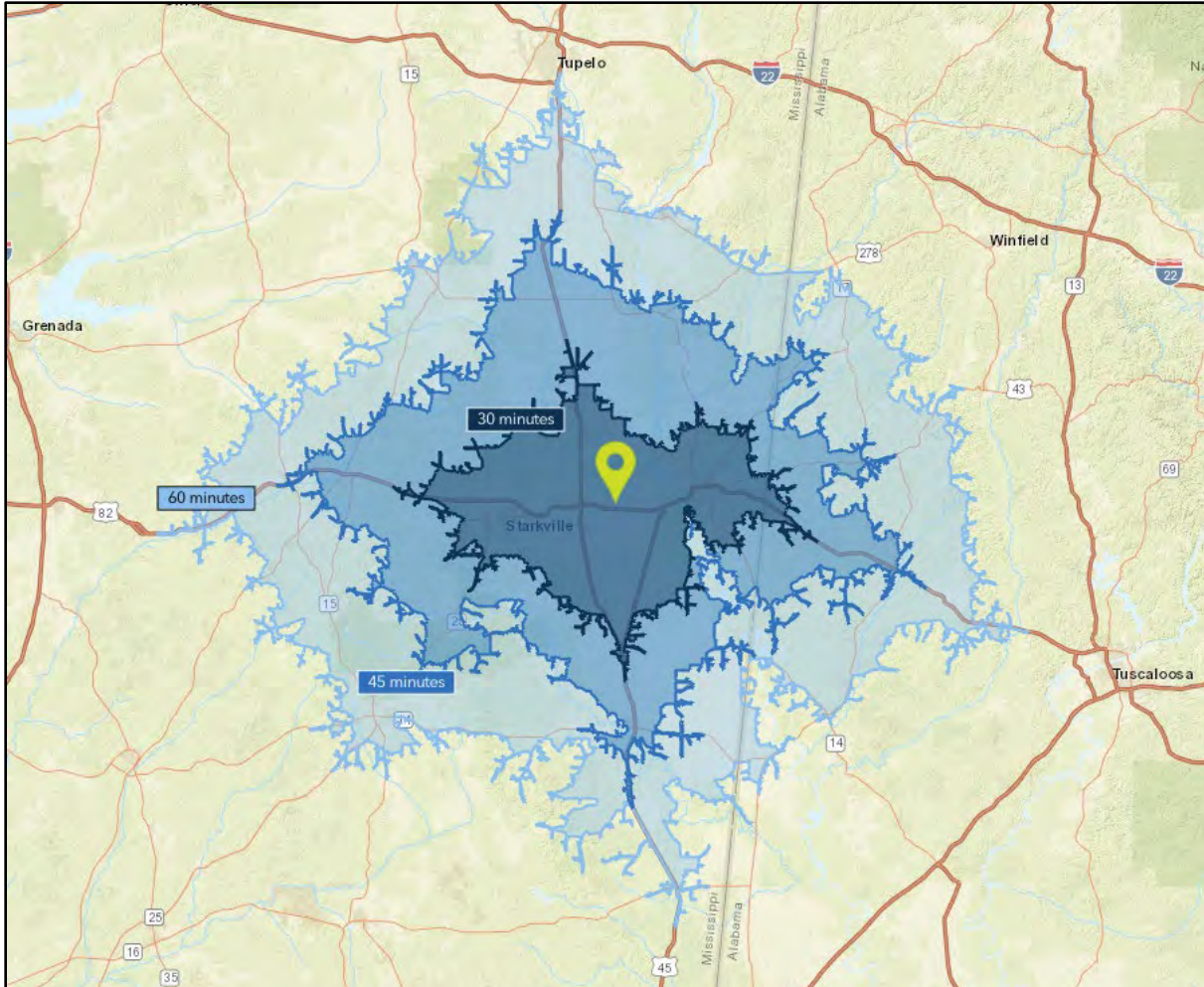
Master Plan



10

Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	102,959	152,807	229,479
Labor Force	47,104	69,112	99,434
Manufacturing Employment	7,342	12,525	19,291
Percentage Employed in Manufacturing	16.5%	19.0%	20.4%
Median Age	33.6	36.1	38.5
Bachelor's Degree Attainment	33.4%	29.5%	24.7%
Average Hourly Wage	\$23.73	\$23.01	\$23.32
Average Manufacturing Wage	\$35.60	\$32.25	\$28.44

Source:
 ESRI Business Analyst Online – 2025 (all data except wages)
 JobsEQ – Q4 2024 (wage data)



10 Falcon Crest Drive
Greenville, SC 29607
864.671.1001

www.questsitesolutions.com

