



The Pemiscot County Port Authority has a 250-acre piece of property located in Pemiscot County, MO, between the cities of Hayti and Caruthersville. The Duane Michie Industrial Park 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:

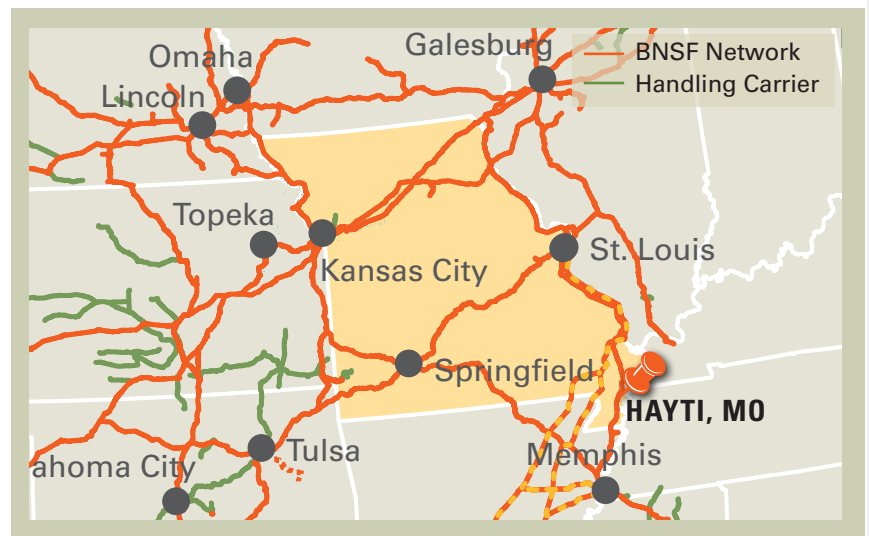
- Reduce development time
- Increase speed to market
- Reduce upfront development risk of rail-served industrial sites

PROPERTY DETAILS

The Duane Michie Industrial Park is a 250-acre site that is available for development. Topography of the site is flat, and the property is located south of Missouri State Highway 84, and east of Missouri State Highway D. The property is one-half mile from the Pemiscot County Port Authority harbor, two miles east of Interstate 55, and three miles north of Interstate 155.

Site Details:

- 250 acres available for development
- Direct access to BNSF Railway
- Industrial zoning



CONTACT INFORMATION

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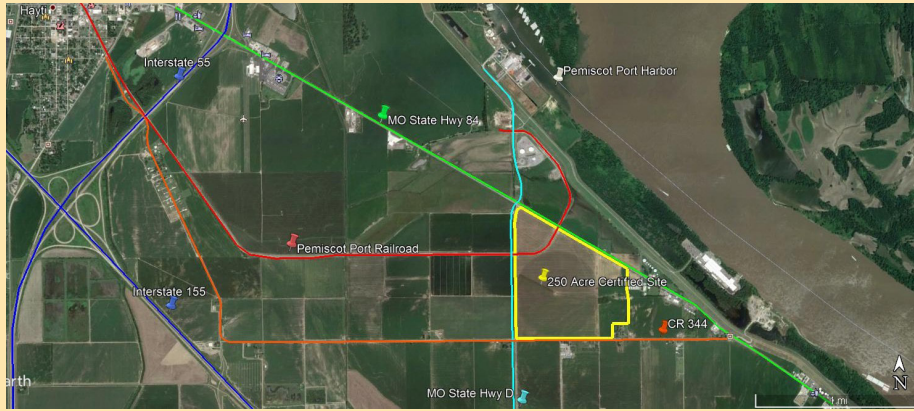
Executive Director

Pemiscot County Port Authority

John Ferguson II

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SITE PROFILE

Land Area	250 acres
Zoning	No Zoning in Pemiscot County outside of incorporated municipalities

UTILITIES

Electric	Ameren, Pemiscot-Dunklin
Gas	Liberty Utilities
Water	Public Water Supply District #1
Wastewater	City of Caruthersville
Telecommunications	AT&T

DEMOGRAPHICS

Hayti is a community in Pemiscot County, Missouri. As of the 2010 census, the population of Pemiscot County was 18,296.

POPULATION

City of Hayti	
5 mile radius	4,335
10 mile radius	13,137
15 mile radius	23,960
20 mile radius	48,652

WORKFORCE

City of Hayti	
Total Wage & Salary Employment	943
Annual Mean Wage	\$51,657

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.