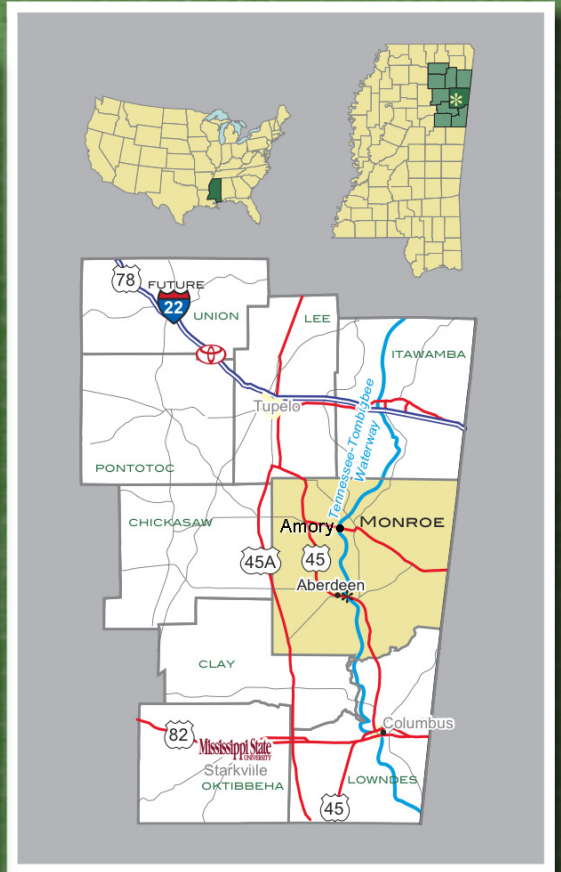
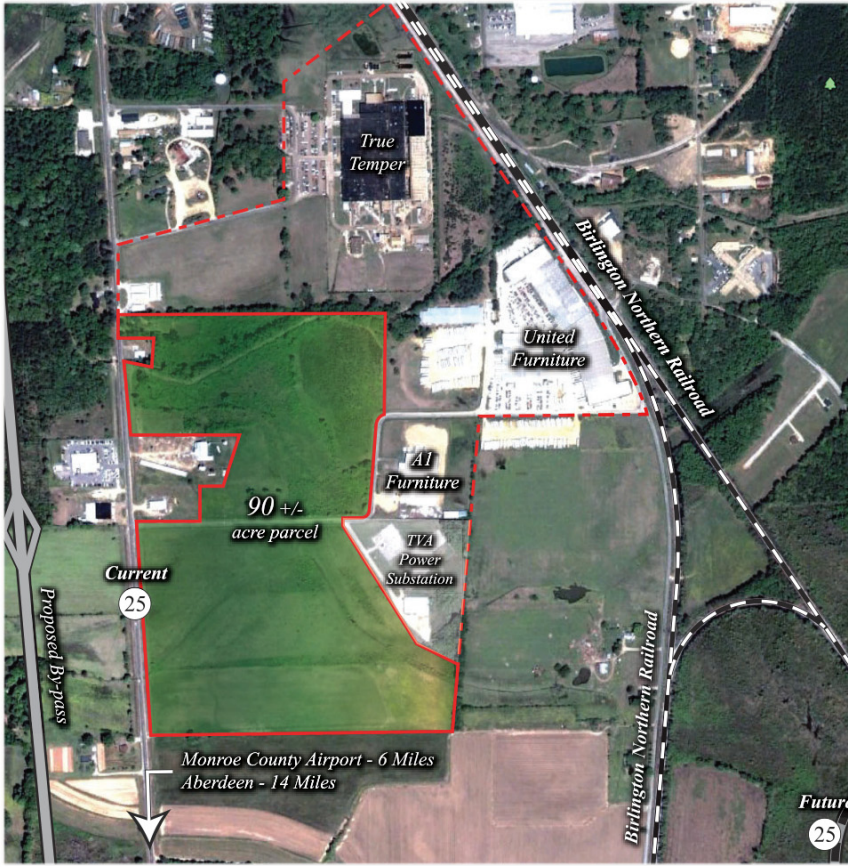


Amory South Industrial Park

MONROE COUNTY • AMORY, MISSISSIPPI



Site Information

- Location: Industrial Drive
- Acreage: 90
- Ownership: Public, City of Amory
- Transportation: Good access to two lane highway and local port on Tennessee Tombigbee Waterway
- For Sale: Yes, price negotiable
- For Lease: Yes, price negotiable

Infrastructure Information

- Zoning: Industrial: Heavy
- Enterprise Zone/LAMBRA: No
- Free Trade Zone: No
- Brownfield: No
- Industrial Park: No
- Flood Plain: No
- Environmental Phase I: Not completed

For More Information:

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Utility Providers

- Electricity: Monroe County Electric Power Assoc.
- Natural Gas: Atmos Energy
- Sewer: City of Amory
- Water: City of Amory
- Telecommunications: AT&T
- Internet: DSL

Utilities Details

- Water Supply: Existing 12" water line by City of Amory
- Sanitary Sewer: Existing 12 sanitary sewer line by City of Amory
- Natural Gas: Existing by Atmos Energy
- Electricity: 40 kV at 50% capacity.

Transportation Infrastructure & Distances

- Rail Access: 1000 feet to Northern Santa Fe mainline
- Water Access: Only 3 miles to Port of Amory, Kinder Morgan, port operator
- Local Airport: Monroe County: 6 miles
- Major Commercial Airport: Tupelo Regional: 34 miles
- Major International Airport: Memphis: 134 miles
- By Highway: 28 miles to Tupelo
- By Highway: 36 miles to Columbus
- By Highway: 116 miles to Birmingham, AL & 124 miles to Memphis, TN
- By Water: Port of Mobile, 369.5 river miles, Yellow Creek Port on Tennessee River, 79 river miles
- By Rail: 111 rail miles to Memphis, 115 rail miles to Birmingham, 264 rail miles to Port of Gulfport
- State Hwy 45, a four lane: 9 miles
- State Hwy 78/future I-22, east/west route: 26 miles
- Interstate 55, north/south route: 88 miles

Key Selling Points

- 45 minutes from future Toyota Corolla plant at Blue Springs, MS & 25 minutes from the Golden Triangle Global Aerospace Industrial Park
- Centrally located between Tupelo, Columbus, Birmingham and Memphis
- 43,047 college students, 3 universities, and 4 community college campuses within an 80 mile radius
- Located in the center of one of the largest skilled labor markets in the Southeastern U.S. with over 300,000 with a manufacturing background

Local Incentives

- Ad valorem tax waiver for ten years
- Freeport inventory tax waiver
- One of the highest rated and most widely used workforce training centers in the U.S., Itawamba Community College is located 30 minutes from the site.

Topography

- USGS Maps - 7.5' Quad: Amory 33088h4
- Elevation Range - 235-245
- Predominant Terrain - generally flat
- Floodplain - No, property is predominantly located in Zone X with some of the northern area located in Zone "AE" (within 100 year floodplain) as shown on FEMA FIRM 28095C0103 D, dated March 16, 1988.
- Wetlands - NWI maps indicate that a portion of the northern boundary area could possibly have temporary forested wetland characteristics.

Geotechnical Data

- Predominant Soils: USDA NRCS maps indicate the following predominant soils:
 - My (MYATT - Fine Sandy Loam) "Hydric"
 - St (STOUGH - Fine Sandy Loam)
 - TfA & TfB (TILDEN - Sandy Loam)

Environmental Oversight Entities

- US Army Corps of Engineers
- Mississippi Department of Environmental Quality

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