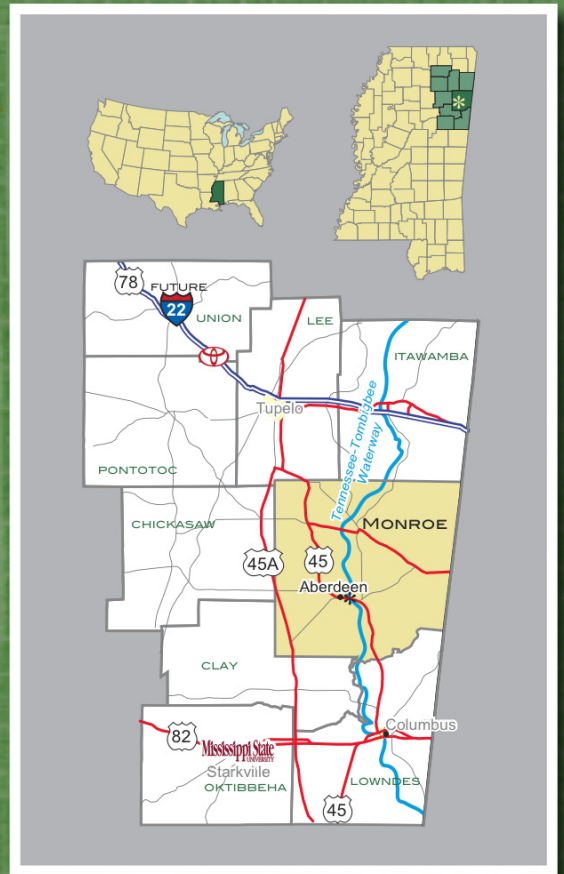


BASF Industrial Site

MONROE COUNTY • ABERDEEN, MISSISSIPPI



Site Information

- Location: 10430 Darracott Road, Aberdeen, MS 39730
- Acreage: 325
- Ownership: Private
- Transportation: Excellent access to four lane highway and adjacent to a rail spur
- For Sale: Yes, price negotiable
- For Lease: Yes, price negotiable

Infrastructure Information

- Zoning: None
- Enterprise Zone/LAMBRA: No
- Free Trade Zone: No
- Brownfield: No
- Industrial Park: No
- Flood Plain: No, on majority, except for some land areas
- Environmental Phase I: No, not completed

For More Information:

Tony Green, Executive Director
Monroe County Chamber of Commerce

P - (662) 369-6488

C - (662) 436-1460

tony@gomonroe.org

www.gomonroe.org



Utility Providers

- Electricity: City of Aberdeen
- Natural Gas: Atmos Energy
- Sewer: City of Aberdeen
- Water: City of Aberdeen
- Telecommunications: AT & T
- Internet: Available upon request

Utilities Details

- Water Supply: Existing City of Aberdeen, existing service includes 2-10" lines, an 8" line, and a 6" line.
- Sanitary Sewer: On site sewage pump station to existing on-site sewage lagoon.
- Natural Gas: Existing Atmos Energy
- Electricity: Existing City of Aberdeen, 25 MW substation 1 mile from site.

Transportation Infrastructure & Distances

- Rail Access: Kansas City Southern rail spur adjoins site
- Water Access: No, Aberdeen Port within 2 miles
- Local Airport: Monroe County, 7 miles
- Major Commercial Airport: Tupelo Regional: 41 miles
- Major International Airport: Memphis, TN: 135 miles
- By Highway: 1 mile to Aberdeen, 28 miles to Columbus, 36 miles to Tupelo
- By Highway: 141 miles to Memphis, 118 miles to Birmingham
- 1 mile to State Hwy 45, a four lane
- State Hwy 78/future I-22, east/west route: 38 miles
- Miles to Interstate 55, north/south route: 81 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 45 minutes from the site.

Topography

- USGS Maps - 7.5' Quad: Aberdeen 33088g5
- Elevation Range - 190-270
- Predominant Terrain - generally flat to rolling
- Floodplain - Existing facilities Zone X (outside 100 yr.), portion of property Zone X (within 500 yr. or 100 yr. < 1' depth), small amount of Zone A (within 100 yr floodplain) Source reference FEMA FIRM 28095C0170 D, effective 3/16/88..
- Wetlands - NWI maps indicate that several areas of potential wetlands may exist on the property.

Geotechnical Data

- Predominant Soils - USDA NRCS maps indicate the following predominant soils:
 - Bm (BIBB AND MANTACHIE SOILS - Silt Loam) "Hydric"
 - My (MYATT - Fine Sandy Loam) "Hydric"
 - La (LEAF - Silt Loam) "Hydric"
 - OaB (ORA - Sandy Loam)
 - CuD3 (CUTHBERT - Silt Loam)

Environmental Oversight Entities

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

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