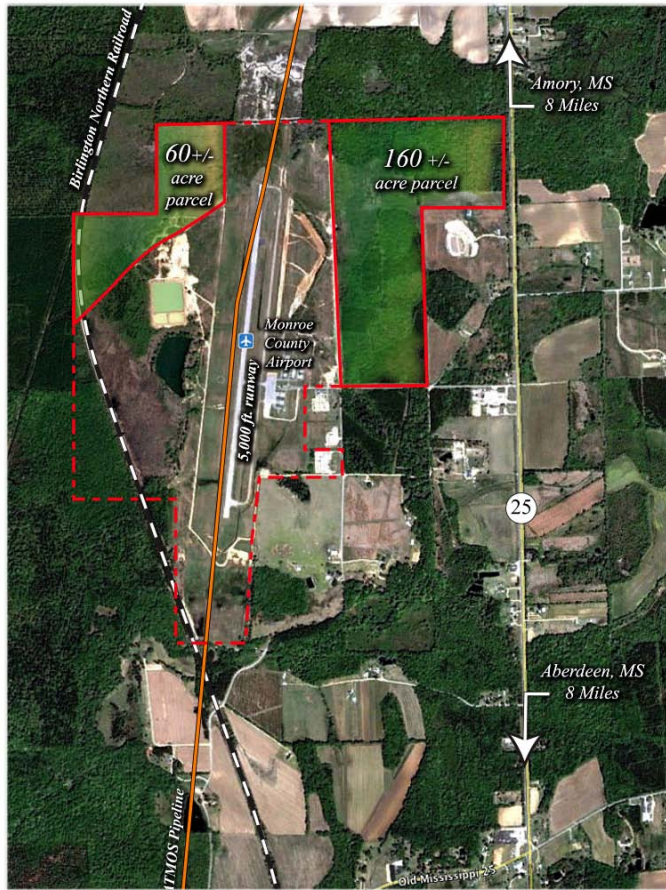


Becker Industrial Park

MONROE COUNTY • AMORY, MISSISSIPPI

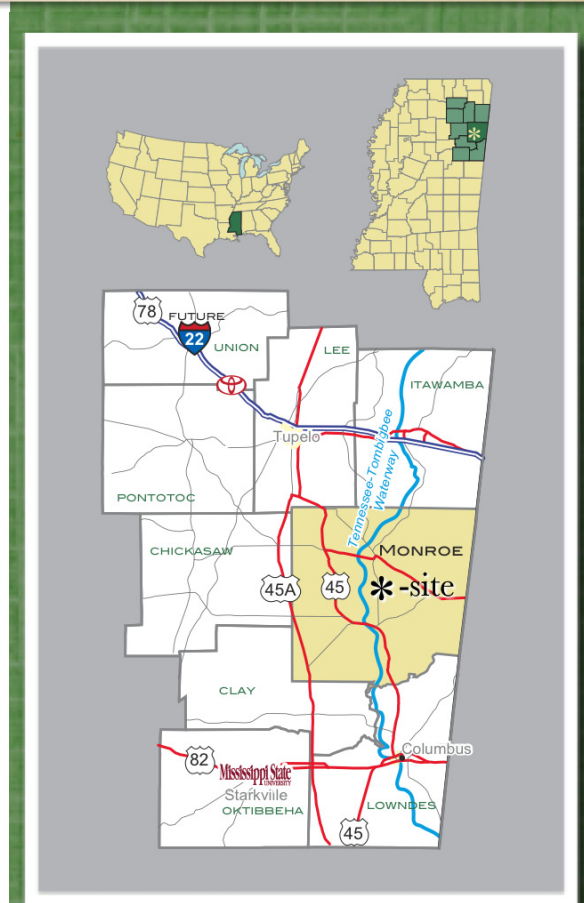


Site Information

- Location: Hwy 25 South, Amory, MS 38821
- Acreage: 220
- Ownership: Public, Monroe County, MS
- Transportation: Good access to major highway. State Hwy 25
- 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: Yes
- Flood Plain: No
- Environmental Phase I: Not completed



For More Information:

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NMIDA
NORTH MISSISSIPPI
INDUSTRIAL DEVELOPMENT ASSOCIATION



Utility Providers & Details

- Electricity: Monroe County Electric Power Assoc.
- Natural Gas: Atmos Energy, line crosses site
- Sewer: Sewage Lagoon and mainline
- Water: Athens Quincy Water District
- Telecommunications: AT&T
- Internet: DSL available at site

Transportation Infrastructure & Distances

- Rail Access: BNSF mainline is on western border of property
- By Rail: 119 rail miles to Memphis, 123 rail miles to Birmingham, 256 rail miles to Port of Gulfport
- Water Access: 8 miles to Amory Port, Kinder Morgan, operator, 30 ton crane on site
- Local Airport: Monroe County, on site
- Major Commercial Airport: 40 miles to Tupelo Regional Airport
- Major International Airport: 134 miles to Memphis International
- By Highway: 8 miles to Amory, 8 miles to Aberdeen
- By Highway: 37 miles to Tupelo, MS, 29 miles to Columbus, MS
- By Highway: 140 miles to Memphis, TN, 120 miles to Birmingham, AL
- 6 miles to State Hwy 45, a four lane
- 31 miles to State Hwy 78/future I-22, east/west route
- 88 miles to Interstate 55, north/south route

Key Selling Points

- 50 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: Amory (33088h4) and Amory SW (33088g4)
- Elevation Range - 200' to 225'
- Predominant Terrain: generally flat lowlands.
- Floodplain - predominantly Zone X (outside 100 yr. floodplain), some Zone X (inside 500 yr. or 100 yr. < 1' deep), some Zone AE (within 100 yr. with elevations), and some Zone A (within 100 year floodplain, NE) Source reference FEMA FIRM 28095C0180 D & 28095C0115 D, both effective 3/16/88.
- Wetlands - NWI maps indicate that a few very small areas of potential wetlands may exist on the property.

Geotechnical Data

- Predominant Soils:USDA NRCS maps indicate the following predominant soils:
 - BrA & BrB (BROOKSVILLE – Silty Clay)
 - Hc (HOULKA – Silty Clay) “Hydric”
 - HoA & HoB (HOUSTON – Silty Clay)
 - Wp (WESTPOINT – Silty Clay)

Environmental Oversight Entities

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

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