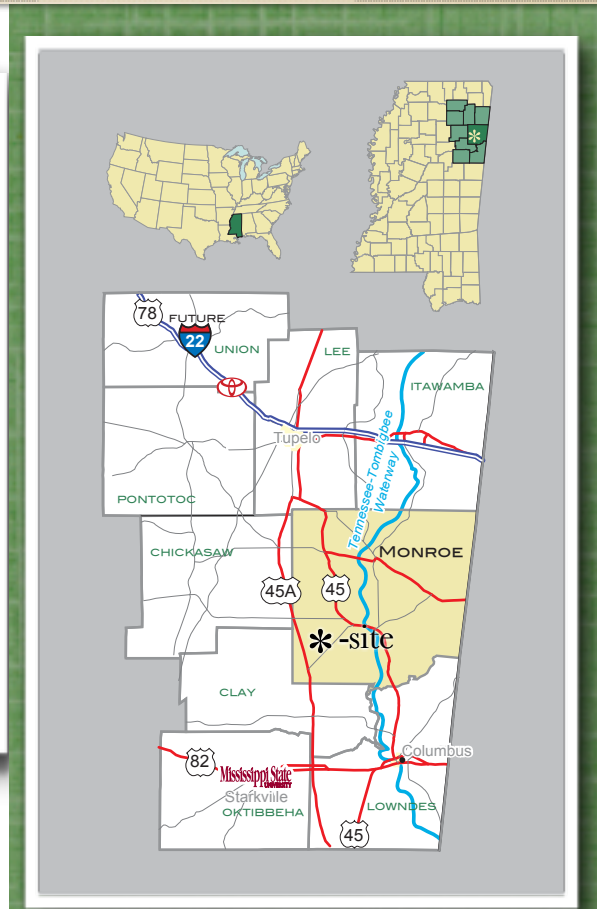
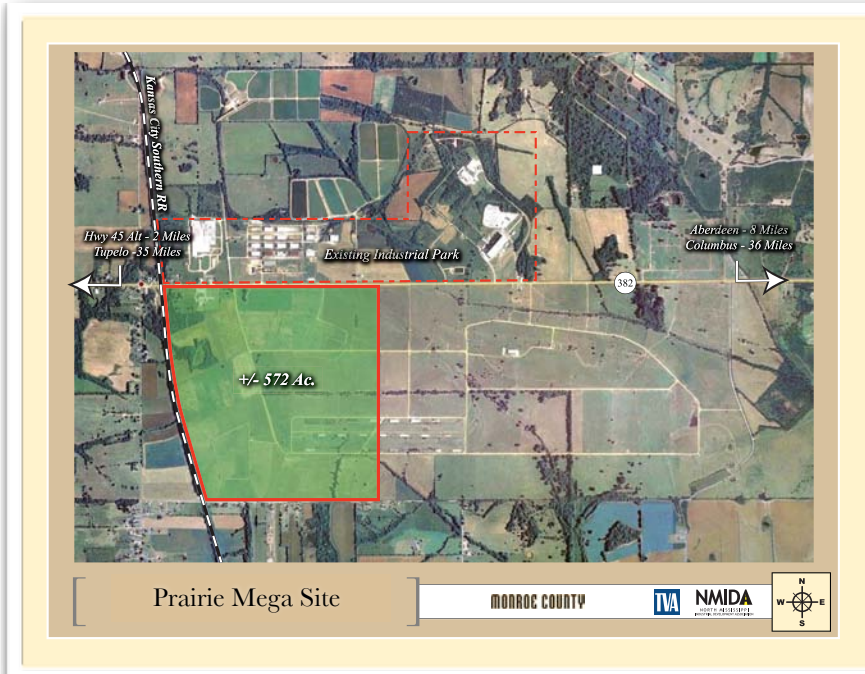


Prairie Mega Site

MONROE COUNTY • PRAIRIE, MISSISSIPPI



Site Information

- Location: 10015 Worldwide Drive, Aberdeen, MS 39730
- Acreage: 572
- Ownership: Public, Mississippi State University
- Transportation: Good access to four lane highway, State Hwy 45 Alternative is 2 miles from site
- 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
- Environmental Phase I: Not completed

For More Information:

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Monroe County Chamber of Commerce

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Utility Providers & Details

- Electricity: 4-County Electric Power Assoc.
- Natural Gas: Atmos Energy
- Sewer: Lagoon
- Water: Water tank near site
- Telecommunications: AT & T
- Internet: DSL available nearby

Transportation Infrastructure & Distances

- Rail Access: Kansas City Southern mainline lies along the site's western boundary
- Water Access: 10 miles from Aberdeen Port
- Local Airport: Monroe County, 20 miles
- Major Commercial Airport: Golden Triangle Regional, 30 miles
- Major International Airport: Memphis International, 135 miles
- By Highway: 8 miles to Aberdeen, MS, 24 miles to Amory, MS
- By Highway: 35 miles to Tupelo, MS, 36 miles to Columbus, MS
- By Highway: 141 miles to Memphis, TN, 128 miles to Birmingham, AL
- 2 miles to State Hwy 45 Alternative, a four lane
- 38 miles to State Hwy 78/future I-22, east/west route
- 76 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: Prairie 33088g6
- Elevation Range- 290' to 330' per U.S.G.S Quad.
- Predominant Terrain - gently rolling to flat.
- Floodplain - Property is located in Zone X (outside 100 yr. floodplain) according to FEMA FIRM 28095C0175 D, effective date 3/16/88.
- Wetlands - None noted

Geotechnical Data

- Predominant Soils - USDA NRCS maps indicate the following predominant soils:
 - PrA (PRENTISS – Fine Sandy Loam)
 - La (LEAF – Silt Loam) “Hydric”
 - EsA (EUSTIS – Loamy Fine Sand)
 - Sa (SANDY ALLUVIAL LAND – Fine Sandy Loam)

Environmental Oversight Entities

- U S Army Corps of Engineers
- Mississippi Department of Environmental Quality

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