

Universal Bioenergy Site

MONROE COUNTY • NETTLETON, MISSISSIPPI

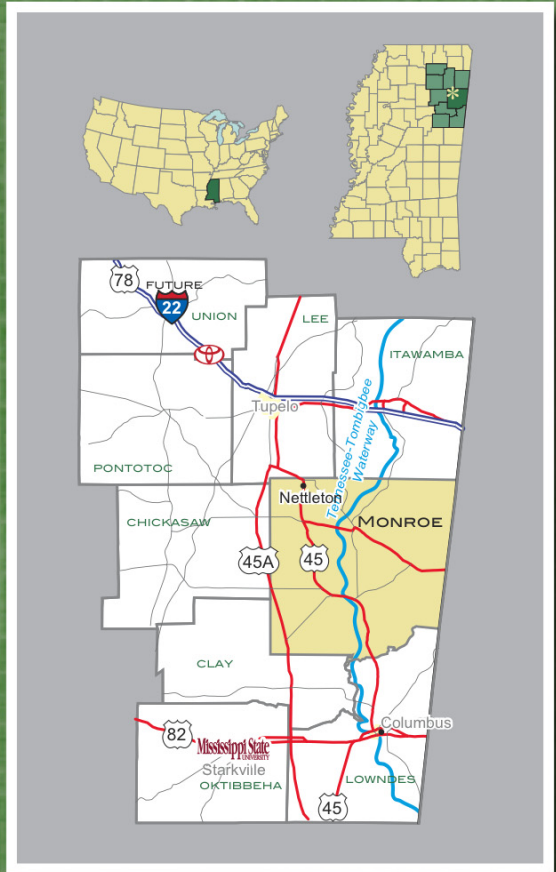


Site Information

- Location: 128 Biodiesel Dr., Nettleton, MS 38858
- Acreage: 13.03
- Ownership: 4.4 acres, Private: Universal Bioenergy, & 8.63 acres, Private; individual
- Transportation: Direct access to State Hwy 145
- For Sale: Yes, 4.4 acres & equipment priced at \$600,000, 8.63 acres price is negotiable
- For Lease: Yes, price negotiable

Infrastructure Information

- Zoning: Industrial-Light
- 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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NMIDA
NORTH MISSISSIPPI
INDUSTRIAL DEVELOPMENT ASSOCIATION



Utility Providers

- Electricity: Tombigbee Electric Power Assoc.
- Natural Gas: Atmos Energy
- Sewer: City of Nettleton
- Water: City of Nettleton
- Telecommunications: AT & T
- Internet: DSL nearby
- Fire protection: Fire station within ¾ mile, fire hydrant within 100 feet

Utility Details

- Electricity: Three phase 120/240 volts
- Water: 8 inch main line
- Natural Gas: 4 inch main line
- Sanitary Sewer: 8 inch main line

Transportation Infrastructure & Distances

- Rail Access: Burlington Northern Santa Fe mainline lies along eastern boundary of property
- Water Access: 12 miles to Amory Port on Tennessee Tombigbee Waterway, Kinder Morgan, port operator
- Local Airport: Monroe County, 20 miles
- Major Commercial Airport: Tupelo Regional, 22 miles
- Major International Airport: Memphis International, 113 miles
- By Highway: 11 miles to Amory, MS
- By Highway: 17 miles to Tupelo, MS & 48 miles to Columbus, MS
- By Highway: 119 miles to Memphis, TN & 128 miles to Birmingham, AL
- 1 mile to State Hwy 45, a four lane
- 19 miles to State Hwy 78/future I-22, east/west route
- 87 miles to Interstate 55, north/south route

Key Selling Points

- 20 minutes from future Toyota Corolla plant at Blue Springs, MS & 55 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 20 minutes from the site.

Topography

- USGS maps - 7.5' Quad: Nettleton O34088-A5-TF-024
- Predominant Terrain - Predominantly flat.
- Floodplain - Property is located in Zone X (outside 100 yr. floodplain) according to FEMA, effective date 1992
- Wetlands - None

Geotechnical Data

- Predominant Soils - USDA NRCS maps indicate the following predominant soils:

Environmental Oversight Entities

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

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