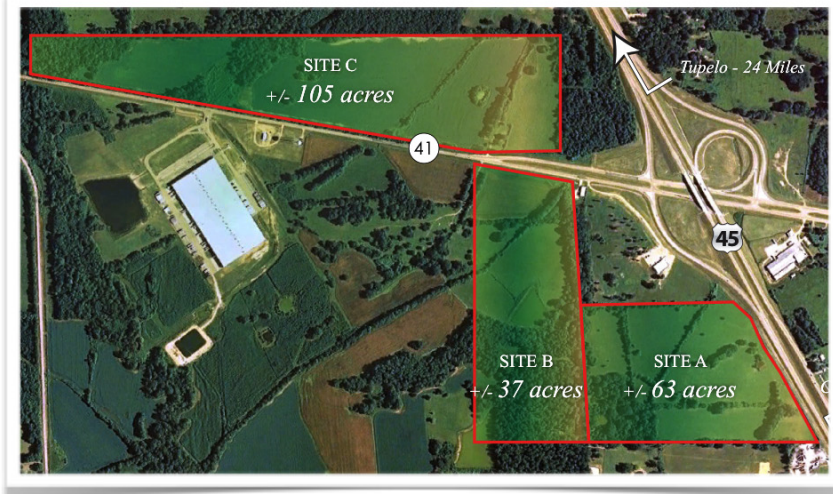


Wren Properties

MONROE COUNTY • WREN, MISSISSIPPI



Site Information

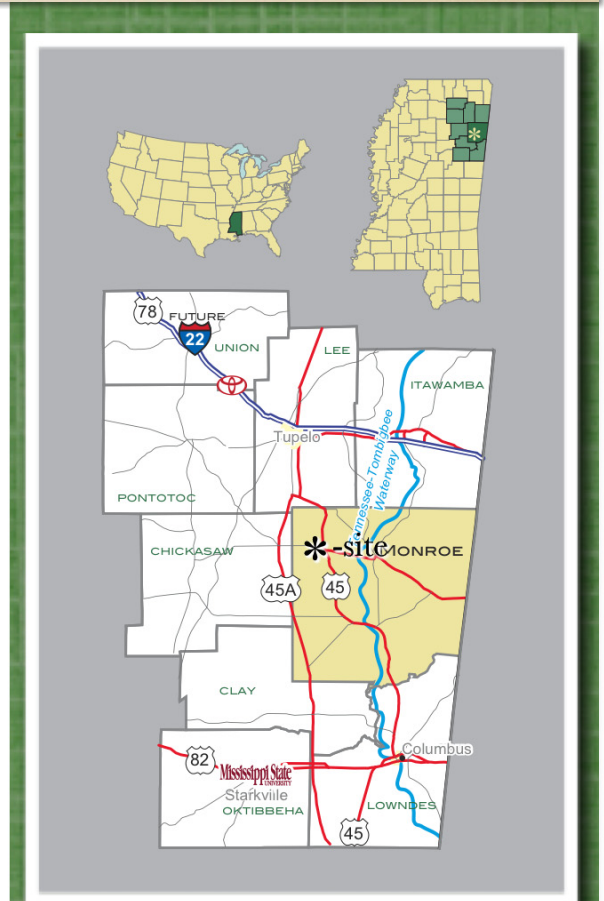
- Location – Hwy 45 & Hwy 41/278 Intersection, Wren, Monroe County, MS
- Acreage: 205 acres, Parcels range from 37 to 105 acres
- Ownership: Public, Monroe County via a land purchase option with a private landowner
- Transportation: Excellent, direct access to the regional four lane highway system via Hwy 45. Indirect access to rail and water at Amory Port.

Infrastructure Information

- Zoning: None
- Enterprise Zone/LAMBRA: No
- Free Trade Zone: No
- Brownfield: No
- Industrial Park: Yes
- Flood Plain: No

Utility Providers

- Electricity: City of Okolona
- Natural Gas: Atmos Energy
- Sewer: City of Okolona
- Water: Wren Community Water District
- Telecommunications: A T & T
- Internet: Not networked



For More Information:

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NMIDA
NORTH MISSISSIPPI
INDUSTRIAL DEVELOPMENT ASSOCIATION



Utilities' Details

- Electricity: 161kV for a substation, from TVA, available upon request
- Water: 200,000 gallon water tank within ¼ to ½ mile of site
- Natural Gas: None, would be extended from nearest mainline, 11/2-2 miles away
- Sanitary Sewer: Sewage lagoon within ¼ to ½ mile of site

Transportation Infrastructure & Distances

- Rail Access: No Not directly, but indirectly
- Water Access: No, Not directly, but indirectly
- Waterway: Tennessee Tombigbee Waterway is located 9 miles from site
- Port Operator: Kinder Morgan is located on the Waterway, 9 miles from site, 30 ton crane
- Local Airport: Monroe County, 17 miles
- Major Commercial Airport, Tupelo Regional, 29 miles
- Major International Airport: Memphis, TN, 123 miles
- By Highway: 41 miles to Columbus, MS & 24 miles to Tupelo, MS
- By Highway: 124 miles to Birmingham, AL & 129 miles to Memphis, TN
- 0 miles to State Hwy 45, a four lane, located adjacent to it
- 24 miles to State Hwy 78/future I-22, east/west route
- 80 miles to Interstate 55, north/south route

Key Selling Points

- Located only 30 minutes, 37 miles from Toyota Corolla plant at Blue Springs, MS
- A nonstop route with no stop lights and a 4 lane highway from front door to front door to Toyota plant at Blue Springs, MS.
- Very flat topography; high elevation with no drainage problems, wetlands' or floodplain issues.
- Centrally located between Tupelo, Columbus, Birmingham and Memphis
- Located only 9 miles by truck from Kinder Morgan port terminal operator on the Tennessee Tombigbee Waterway with water access to Port of Mobile and the Tennessee River, and rail access to Birmingham, AL and Memphis, TN, with capabilities to load/unload to/from truck/barge/rail

- Located only 45 minutes, 49 miles from the Golden Triangle Global Aerospace Industrial Park, Columbus, MS
- 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
- 43,047 college students, 3 universities, and 4 community college campuses within an 80 mile radius
- Environmental Phase I assessment, wetlands, endangered species, and archaeology studies have been completed.

Local Incentives

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

Topography

- USGS maps - 7.5' Quad: Egypt (33088h6)
- Elevation Range - 270' to 320'
- Predominant Terrain - gently rolling to flat.
- Floodplain - Predominantly Zone X (outside 100 yr. floodplain) with the exception of a small area of Zone A (within 100 yr. floodplain) in the southwest corner of the site according to FEMA FIRM 28095C0100 D, effective 3/16/88.
Wetlands - Other than open water (ponds) and a small conveyance, NWI maps indicate little potential for wetlands characteristics on site.

Geotechnical Data

- Predominant Soils - USDA NRCS maps indicate the following predominant soils:
Hc (HOULKA – Silty Clay) “Hydric”
Lp (LEEPER – Silty Clay) “Hydric”
VaB & VaC (VAIDEN – Silt Loam)
VdB2 & VdD3 (VAIDEN - Silty Clay Loam)

Environmental Oversight Entities

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

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