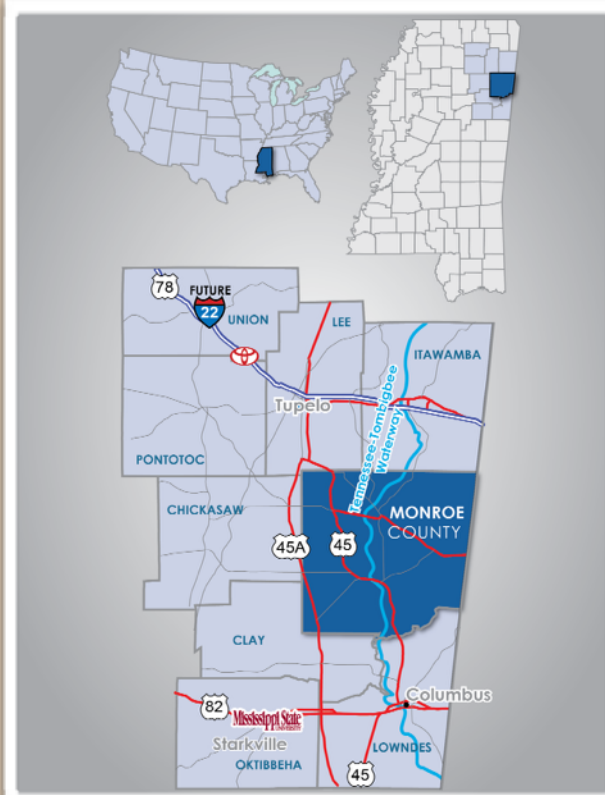


Smithville Business Park

MONROE COUNTY • SMITHVILLE, MISSISSIPPI



Site Information

- Location: Hwy 25, Smithville, MS 38870
- Acreage: 30
- Ownership: Public, Monroe County, MS
- Transportation: Direct access to State Hwy 25
- For Sale: Yes, price negotiable
- For Lease: Yes, price negotiable

Infrastructure Information

- Zoning: Industrial-Light
- Enterprise Zone/LAMBRA: No
- Free Trade Zone: No
- Brownfield: No
- Industrial Park: Yes
- Flood Plain: No
- Environmental Phase I: Needs Updating

Utility Providers

- Electricity: Monroe County Electric Power Assoc.
- Natural Gas: Atmos Energy; existing
- Sewer: Town of Smithville; 8" line
- Water: Town of Smithville; 6" line
- Telecommunications: AT & T

Key Selling Points

- 50 minutes from 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

For More Information:

Skip Scaggs - Executive Director
Monroe County Chamber of Commerce
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www.gomonroe.org



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Transportation Infrastructure & Distances

- Rail Access: Adjacent to Mississippian Railway/ Burlington Northern Connector
- Water Access: 9 miles to Amory Port on Tennessee Tombigbee Waterway, Kinder Morgan, port operator
- Local Airport: Monroe County, 18 miles
- Major Commercial Airport: Tupelo Regional, 40 miles
- Major International Airport: Memphis International, 132 miles
- By Highway: 7 miles to Amory, MS
- By Highway: 35 miles to Tupelo, MS & 45 miles to Columbus, MS
- By Highway: 138 miles to Memphis, TN & 125 miles to Birmingham, AL
- 2 miles to State Hwy 45 Alternative, a four lane
- 17 miles to State Hwy 45, a four lane
- 16 miles to State Hwy 78/future I-22, east/west route
- 97 miles to Interstate 55, north/south route

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: Smithville (34088a4)
- Elevation Range- 260
- Predominant Terrain - Predominantly flat
- Floodplain - Zone X (outside 100 yr. floodplain) per FEMA FIRM 28095C0040 D, effective date 3/16/88
- Wetlands- None noted

Geotechnical Data

- Predominant Soils - USDA NRCS maps indicate the following predominant soils:
 - St (STOUGH – Fine Sandy Loam)
 - TfA (TILDEN – Sandy Loam)
 - SnB (SAVANNAH – Silt Loam)

Environmental Oversight Entities

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

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