

Invest Prep Site

MONROE COUNTY • AMORY, MISSISSIPPI



Site Information

- Location – Amory Port Industrial Park on Tennessee Tombigbee
- Lat/Long DD: 33.984277; -88.488099
- Lat/Long DMS: 33°, 59', 10.39" N; 88°, 30', 44.21" W
- Waterway; 100 Waterway Drive, Amory, MS
- Acreage: 174 acres
- Ownership: Public, City of Amory; Sale Price: \$8,000/Ac.
- Zoning: Heavy Industrial

Utility Providers

- Electricity: City of Amory; Monroe County Electric
- Natural Gas: Atmos Energy
- Sewer: City of Amory
- Water: City of Amory
- Telecommunications: AT&T; MaxxSouth

Utilities' Details

- Electricity: 13kV dedicated substation; 7-10 MW capacity.
- Water: 12 inch main, 100,000 to 200,000 gallons per day excess capacity.
- Natural Gas: Natural gas is currently available 1500 feet from the site and upgrades to the system are possible to support large natural gas usage, at little or no cost to the customer.
- Sanitary Sewer: 14 inch main line

Transportation Infrastructure

- Rail Access: On Site, Burlington Northern Santa Fe
- Water Access: Adjacent, Tennessee Tombigbee Waterway
- Port Operator: WATCO Terminal Operator, 30 ton crane w container on barge capacity
- Major Commercial Airport: Tupelo Regional, 32 miles; Golden Triangle Regional, 48 miles
- Major International Airport: Memphis International, 131 miles
- By Highway: 116 miles to Birmingham, AL & 124 miles to Memphis, TN
- 7 miles to four-laned State Hwy 45
- 22 miles to Interstate 22/US Hwy 78

Key Selling Points

- Environmental Phase I complete
- Wetland Delineation Complete, Endangered Species and Cultural Resource Surveys Complete
- Geotechnical Borings up to 100 feet available
- Community College Furniture Academy Offered Locally – 28 Hour Pre-employment Program

Local Incentives

- Ad valorem tax exemption for ten years
- Free Port tax exemption



For More Information:
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