

Property Data
Aberdeen Port Industrial Park
City of Aberdeen, Monroe County, Mississippi

LOCATION & GENERAL DESCRIPTION

Aberdeen Port Industrial Park is located east of downtown Aberdeen, south of U.S. Highway 45 on the west bank of the Tennessee Tombigbee Waterway at Aberdeen Port. The total city owned property available for development is approximately 50 acres. However, the city is currently pursuing options on an additional 300 acres.

TRANSPORTATION & SITE ACCESS

Freeway Access: Approximately 40 miles north to U.S. Highway 78 (future I-22) in Tupelo, MS via U.S. Highway 45; Approximately 25 miles south to U.S. Highway 82 in Columbus, MS via U.S. Highway 45.
Highway Access Direct access to U.S. Highway 45 east of Aberdeen
Railroad Access:..... Kansas City Southern rail access could be feasible with a new spur of approximately 1 mile length.
Airport 7 miles to Monroe County Airport; 42 miles to Tupelo Regional Airport, 35 miles to Golden Triangle Regional Airport in Columbus, MS.
Navigable Waterway..... Site is located on the Tennessee Tombigbee Waterway.

FRONTAGE & VISIBILITY

Road Frontage:..... Site is accessed from U.S. Highway 45. No highway frontage is available for building tracts. Site is bound on the south by Sharpley Bottom Road.
Site Visibility..... Park is visible from U.S. Highway 45

UTILITIES

Water Supply: Existing 10" line by City of Aberdeen
Sanitary Sewer: Requires pump and force main to existing south lagoon.
Natural Gas: Existing by Mississippi Valley Gas
Electricity: Existing by City of Aberdeen
Consult local utility service providers for detailed information regarding specific utility locations, availability for connection or extension, and capacities for service.

TOPOGRAPHY

USGS maps:..... Aberdeen 7.5' Quadrangle (33088g5)
Elevation Range 170 feet to 190 feet
Predominant Terrain:..... property is predominantly flat
Floodplain Majority of property is located in floodplain, Zone AE, as shown on FEMA FIRM 28095C0160 D and FIRM 28095C0170 D, effective March 16, 1988.
Wetlands..... NWI maps indicate that wetlands are likely present on site.

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)