

**Property Data**  
**Amory Port Industrial Park**  
**City of Amory, Monroe County, Mississippi**

**LOCATION & GENERAL DESCRIPTION**

Amory Port Industrial Park is located west of Amory, south of State Highway 6, and north of U.S. Highway 278 on the east bank of the Tennessee Tombigbee Waterway at Amory Port. The existing park property consists of approximately 230 acres, of which approximately 150 is available for development. Approximately another 1200 acres located south of Hwy 278 may be available for park expansion.

**TRANSPORTATION & SITE ACCESS**

Freeway Access: ..... Approximately 32 miles north to U.S. Highway 78 (future I-22) in Tupelo, MS via U.S. Highway 45; Approximately 37 miles south to U.S. Highway 82 in Columbus, MS via U.S. Highway 45.  
Highway Access ..... Site is adjacent to U.S. 278 on the south and S.R. 6 on the north.  
Railroad Access:..... Burlington Northern Santa Fe rail is existing in park.  
Airport ..... 34 miles north to Tupelo Regional Airport, 47 miles south to Golden Triangle Regional Airport in Columbus, MS.  
Navigable Waterway..... Park is located on the Tennessee Tombigbee Waterway.

**FRONTAGE & VISIBILITY**

Road Frontage:..... Park has Highway frontage of S.R. 6 and internal paved access roadway. Expansion area has frontage along U.S. 278.  
Site Visibility..... Park has good visibility from both Highways U.S. 278 and S.R. 6.

**UTILITIES**

Water Supply: ..... Existing 12" water line by City of Amory  
Sanitary Sewer: ..... Existing 12" sanitary sewer line by City of Amory  
Natural Gas: ..... Existing by Mississippi Valley Gas  
Electricity: ..... City of Amory electric service is 25 KV currently at 50% capacity.  
*Consult local utility service providers for detailed information regarding specific utility locations, availability for connection or extension, and capacities for service.*

**TOPOGRAPHY**

USGS maps:..... 7.5' Quads: Wren 33088h5 & Amory 33088h4  
Elevation Range ..... 210'-240'  
Predominant Terrain:..... generally flat  
Floodplain ..... Majority of property is located in Zone X (outside 500 yr. floodplain) while some areas are Zone X (500 year floodplain or 100 yr. with depths <1'). Small area is located in Zone AE. Source references include FEMA FIRM 28095C0085 D, 28095C0101 D, & 28095C103 D, effective 3/16/88.  
Wetlands..... NWI maps indicate the likely presence of wetland characteristics on site.

**GEOTECHNICAL DATA**

Predominant Soils: ..... USDA NRCS maps indicate the following predominant soils:  
Bm (BIBB AND MANTACHIE SOILS – Silt Loam) "Hydric"  
My (MYATT – Fine Sandy Loam) "Hydric"  
St (STOUGH – Fine Sandy Loam)  
PrA (PRENTISS – Fine Sandy Loam)  
TfA (TILDEN – Sandy Loam)