

Property Data
Amory South Industrial Park
City of Amory, Monroe County, Mississippi

LOCATION & GENERAL DESCRIPTION

Amory South Industrial Park is located south of Amory along State Highway 25. Plans are underway to construct a restricted access by-pass south of Amory from U.S. 278 east of town to U.S. 278 west of town. This by-pass would pass south of the Amory South Industrial Park with an interchange planned at Highway 25. The existing park is essentially full; however, expansion opportunities are available. The map at right shows an expansion area of 90 acres. A TVA electric transmission line crosses the southern portion of the expansion area.

TRANSPORTATION & SITE ACCESS

Freeway Access: Approximately 33 miles north to U.S. Highway 78 (future I-22) in Tupelo, MS via U.S. Highway 45, 25 miles to U.S. 78 via S.R. 25; Approximately 34 miles south to U.S. Highway 82 in Columbus, MS via U.S. Highway 45.
Highway Access Park adjoins State Highway 25
Railroad Access:..... Burlington Northern Santa Fe rail spur access is likely feasible.
Airport 35 miles north to Tupelo Regional Airport, 45 miles south to Golden Triangle Regional Airport in Columbus, MS.
Navigable Waterway..... No direct port access is available. Park is 4 miles from Amory Port and 12 miles from Aberdeen Port on the Tennessee Tombigbee Waterway.

FRONTAGE & VISIBILITY

Road Frontage:..... Expansion area has direct frontage on State Highway 25 & existing Industrial Drive.
Site Visibility..... Good visibility from Highway 25.

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 40 kV 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' Quad: Amory 33088h4
Elevation Range 235'-245'
Predominant Terrain:..... generally flat
Floodplain Expansion property is predominantly located in Zone X with some of the northern area located in Zone "AE" (within 100 year floodplain) as shown on FEMA FIRM 28095C0103 D, dated March 16, 1988.
Wetlands..... NWI maps indicate that a portion of the northern expansion area could possibly have temporary forested wetland characteristics.

GEOTECHNICAL DATA

Predominant Soils: USDA NRCS maps indicate the following predominant soils:
My (MYATT – Fine Sandy Loam) "Hydric"
St (STOUGH – Fine Sandy Loam)
TfA & TfB (TILDEN – Sandy Loam)