

**Property Data**  
**Prairie Monroe County Industrial Park**  
**Monroe County, Mississippi**

**LOCATION & GENERAL DESCRIPTION**

Park and additional expansion property is located along S.R. 382 Between S.R. 25 and U.S. Hwy. 45A. The existing park contains approximately 479 acres. An additional 1600 acres is available south of 382 for large single user development. The terrain is predominantly open and gently rolling.

**TRANSPORTATION & SITE ACCESS**

Freeway Access: ..... Approximately 38 miles north to U.S. Highway 78 (future I-22) in Tupelo, MS via U.S. Highway 45A & 45; Approximately 24 miles south to U.S. Highway 82 in Columbus, MS via U.S. Highway 45A.  
Highway Access ..... Site is 2 miles east of U.S. Highway 45A, a 4-lane restricted access.  
Railroad Access:..... Kansas City Southern rail access is available at the property  
Airport ..... 41 miles north to Tupelo Regional Airport, 30 miles south to Golden Triangle Regional Airport in Columbus, MS.  
Navigable Waterway..... Aberdeen Port on the Tennessee Tombigbee Waterway is 8 miles east of the site.

**FRONTAGE & VISIBILITY**

Road Frontage:..... Existing Park has over a mile of S.R. 382 frontage  
Site Visibility..... Park and expansion property has good visibility from S.R. 382. No major highway visibility.

**UTILITIES**

Water Supply: ..... Existing City of Aberdeen. Elevated Storage Tank on site.  
Sanitary Sewer: ..... Municipal sewer 2 miles from site. Sewage Lagoon by Monroe County constructed as needed.  
Natural Gas: ..... Existing Mississippi Valley Gas  
Electricity: ..... Existing 4 County Electric.  
*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: Prairie 33088g6  
Elevation Range ..... 290' to 330' per U.S.G.S Quad.  
Predominant Terrain:..... gently rolling to flat.  
Floodplain ..... Property is located in Zone X (outside 100 yr. floodplain) according to FEMA FIRM 28095C0175 D, effective date 3/16/88.  
Wetlands..... In addition to some open water, NWI maps indicate very small areas of potential wetlands primarily in the upper basins of Hang Kettle Creek and Fuller Creek.

**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)