

Property Data
Smithville Industrial Park
City of Smithville, Monroe County, Mississippi

LOCATION & GENERAL DESCRIPTION

The Smithville Industrial Park is located south of Highway 25 in Smithville. The park contains approximately 47 acres. Approximately 30 acres is available for development.

TRANSPORTATION & SITE ACCESS

Freeway Access: Approximately 15 miles north to U.S. Highway 78 (future I-22) via State Highway 25, a 2-lane highway. Approximately 44 miles south to U.S. Highway 82 in Columbus, MS via U.S. Highway 45.
Highway Access Property has direct access to State Highway 25.
Railroad Access:..... Rail access is feasible to the Mississippian Railway / BNSF Connector.
Airport 40 miles to Tupelo Regional Airport, 55 miles south to Golden Triangle Regional Airport in Columbus, MS
Navigable Waterway..... Site is located 9 miles north of the Amory port on the Tennessee Tombigbee Waterway

FRONTAGE & VISIBILITY

Road Frontage:..... Developable property fronts internal roadway with direct access to State Highway 25
Site Visibility..... Park has good visibility from State Highway 25

UTILITIES

Water Supply: Existing 6" water line by City of Smithville
Sanitary Sewer: Existing 8" municipal sewer by City of Smithville
Natural Gas: Existing by Mississippi Valley Gas
Electricity: Existing by Monroe 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: Smithville (34088a4)
Elevation Range 260
Predominant Terrain:..... Predominantly flat
Floodplain Zone X (outside 100 yr. floodplain) per FEMA FIRM 28095C0040 D, effective date 3/16/88
Wetlands..... Other than 2 small conveyances crossing the site, the NWI maps indicate potential forested wetland characteristics on the southernmost portion of the site.

GEOTECHNICAL DATA

Predominant Soils: USDA NRCS maps indicate the following predominant soils:
St (STOUGH – Fine Sandy Loam)
TfA (TILDEN – Sandy Loam)
SnB (SAVANNAH – Silt Loam)