

Property Data
Stinson Airfield Industrial Park
City of Aberdeen, Monroe County, Mississippi

LOCATION & GENERAL DESCRIPTION

The Stinson Airfield Industrial Park is located on the western edge of Aberdeen south of U.S. Highway 45. The park contains approximately 90 total acres. The terrain is flat and the park is predominantly undeveloped. Existing development has business park characteristics.

TRANSPORTATION & SITE ACCESS

Freeway Access: Approximately 35 miles north to U.S. Highway 78 (future I-22) in Tupelo, MS via U.S. Highway 45; Approximately 29 miles south to U.S. Highway 82 in Columbus, MS via U.S. Highway 45.
Highway Access Site is adjacent to U.S. Highway 45.
Railroad Access:..... Railroad access is not feasible
Airport 37 miles to Tupelo Regional Airport via Highway 45; 41 miles south to Golden Triangle Regional Airport in Columbus, MS.
Navigable Waterway..... Site is located 5 miles northwest of Aberdeen Port and 19 miles southwest of Amory Port on the Tennessee Tombigbee Waterway.

FRONTAGE & VISIBILITY

Road Frontage:..... Site has approximately 3000 feet of U.S. Highway 45 frontage.
Site Visibility..... Excellent visibility from U.S. Highway 45

UTILITIES

Water Supply: Existing 8" line by City of Aberdeen
Sanitary Sewer: Existing 8" line by City of Aberdeen
Natural Gas: Existing by Mississippi Valley Gas
Electricity: Existing three phase electric 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:..... 7.5' Quad: Aberdeen (33088g5)
Elevation Range 230' to 260'
Predominant Terrain:..... gently sloping to flat
Floodplain Property is not located in a flood hazard zone as shown on FEMA FIRM 28095C0160 D, effective date 3/16/88.
Wetlands..... NWI maps do not indicate the likely presence of wetland characteristics on site.

GEOTECHNICAL DATA

Predominant Soils: USDA NRCS maps indicate the following predominant soils:
Et (EUTAW – Silty Clay Loam) "Hydric"
VaA (VAIDEN – Silt Loam)