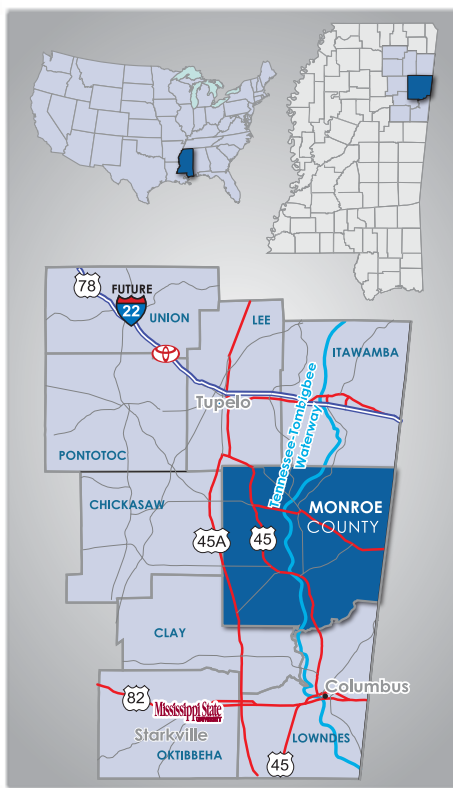


# Amory Port South

## MONROE COUNTY • AMORY, MISSISSIPPI



### Site Information

- Location - 3/4 mile south of Kinder Morgan port terminal on Tennessee Tombigbee Waterway; Amory, MS
- Acreage: Approximately 332 acres
- Ownership: 100 Acres, City of Amory; 232 Acres optioned by City of Amory, the remainder is held by 2 individual landowners
- Transportation: Excellent access to rail, water and highways

### Infrastructure Information

- Zoning: Industrial
- Enterprise Zone/LAMBRA: No
- Free Trade Zone: No
- Brownfield: No

### Utility Providers

- Electricity: Monroe County Electric Power Association
- Natural Gas: Atmos Energy
- Sewer: City of Amory
- Water: City of Amory
- Telecommunications: AT&T

### Utility Details

- Electricity: a 20 MW substation is located within 2 miles of the site
- Potable Water Capacity: 250,000 gallons
- Waste Water Capacity: 250,000 gallons after pretreatment
- Natural Gas: currently 2 miles from the site
- Sanitary Sewer: site is adjacent to sewer lagoon



**For More Information:**  
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# Amory Port South

## Transportation Infrastructure & Distances

- Rail Access: Rail spur to be extended with 300 feet of frontage along Western boundary by November 2013
- Rail Line: Burlington Northern Santa Fe
- Water Access: Yes; frontage available
- Waterway: Tennessee Tombigbee Waterway
- Port Operator: Kinder Morgan located within 1 mile of site, 30 ton crane
- Local Airport: Monroe County; 9 miles
- Major Commercial Airport: Tupelo Regional; 32 miles
- Major International Airport: Memphis International; 131 miles
- Port: Port of Mobile, 369.5 river miles; Yellow Creek Port, 79 miles
- Highway: 36 miles to Columbus, MS; 25 miles to Tupelo, MS; 116 miles to Birmingham, AL; 124 miles to Memphis, TN
- 8 miles to Hwy. 45; four lane
- 22 miles to Hwy. 78/future I-22, east/west route
- 87 miles to I-55, north/south route

## Key Selling Points

- One of the largest contiguous tracts of land located on the Tennessee Tombigbee Waterway
- All modes of transportation available: rail, water and highway
- Kinder Morgan port terminal operator located adjacent to site
- 45 minutes from Toyota Corolla plant at Blue Springs, MS and 40 minutes from the Golden Triangle Global Aerospace Industrial Park
- Centrally located between Tupelo, Columbus, Birmingham and Memphis
- 43,047 college students, 3 universities, and 4 community college campuses within an 80 mile radius
- Located in the center of one of the largest skilled labor markets in the Southeastern U.S. with over 300,000 with a manufacturing background

## Local Incentives

- Ad Valorem tax waiver for ten years
- Freeport inventory tax waiver for ten years
- Or fee-in-lieu of taxes financing on projects over \$100 million in size
- Locals will make every effort to bring utilities infrastructure to the project's fence line
- One of the highest rated and most widely used workforce training centers in the U.S., Itawamba Community College is located 45 minutes from the site.

## Topography

- USGS Maps - 7.5' Quads: Wren 33088h5 & Amory 33088h4
- Elevation Range - 210'-240'
- Predominant Terrain - generally flat
- Floodplain - Yes, over 50% is 6-18 inches below 100 yr floodplain.
- Wetlands study of site has not been done. Some wetlands will exist

## Geotechnical Data

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



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