

## **I-530 Industrial Mega Site Executive Summary**

The I-530 Industrial Mega Site is located within Saline County, Arkansas. Its central location places it in the Little Rock Metropolitan Statistical Area supporting a population base of approximately one million people. The 2045.5 acres lies within the unincorporated area of Saline County and is under no zoning jurisdiction. The site is part of a larger timber tract encompassing an additional 14,000 acres. This additional acreage is available for development as required by potential users of the property or supporting entities.

### **Site Characteristics**

The site is considered to be forestry property and has had no identifiable previous use. It is located less than 2 miles from Interstate 530 which converges with Interstate 30 and Interstate 40 approximately seven miles to the north. It is 2 miles to 4-lane US Highway 167. The Union Pacific north/south mainline is 3 miles to the east. Both the Little Rock National Airport and the Little Rock River Port, situated on the navigable Arkansas River are approximately 15 miles to the northeast. The site holds a Class 9 fire rating and is within 3.5 miles of a fire station. The Little Rock Central Business District is within 5 miles of the property.

### **Cost Estimates and Timing**

The property is available for purchase at a price of \$8,000.00 per acre. It is controlled by a private single entity. The Saline County Economic Development Corporation, a 501 C-4 organization holds first option to the 2045.5 acre site. Approximately 30% of the property is cleared with the majority of the property being relatively flat or gently sloping. No extraordinary earthwork costs should be required based upon the existing topography.

### **Environmental**

- Wetlands – The development of the 300 acre plant site within the 2045.5 acre tract will not have adverse effects on any wetland areas provided that all pertinent United States Corps of Engineer Section 404 guidelines are observed.
- Floodplains – The proposed area of development is not within the limits of a base floodplain and would not indirectly support secondary development within a base floodplain nor otherwise significantly impact a base floodplain.
- Historical Survey – On consultation with the Department of Arkansas Heritage, Arkansas Historic Preservation Program, State Historic Preservation Officer (SHPO), no known historic properties have been or will be affected by this undertaking.
- Endangered Species Survey – A letter of clearance has been obtained from the U.S. Fish and Wildlife Service. More detailed information concerning the survey is available within the full certification document.

- Environmental Phase 1 – A Phase 1 Environmental Site Assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.
- Storm water Retention Plan – Storm water shall be managed by the developing entity within the limits of the site development.

### **Geotechnical**

The water table depth is 14' to 33'. Seismic rating is "Zone 1". Additional geotechnical information is available outlining profiles and boring information.

### **Utilities**

- **Electric Utility** – Electrical service would be provided to the site by Entergy Arkansas. Service lines are located along the southern boundary of the site. A 500 kV line is located on the eastern side of the property.
- **Natural gas** - Natural gas supply is within reasonable proximity of site which would be provided by CenterPoint Energy.
- **Water and Wastewater Utility** – 6" and 12" water mains are located to the north of the property adjacent to Woodson Lateral Road and 6" water main is located adjacent to Porter Road. Water service is provided by the East End Water Improvement District 1. There is no public wastewater service.
- **Telecommunications** – Telecommunications are provided by AT&T of which are located on the southern boundary of the property.

### **Taxes**

The State of Arkansas has a 6% sales tax rate. The Saline County does not have a sales tax. The county millage rate is (property tax) is 0.0434 and property is assessed at 20%.

The State of Arkansas offers numerous tax incentives, rebates and training through the Arkansas Economic Development Commission. These incentives in greater detail are directly referenced in the certification document.