



**PARAGOULD SOUTH
INDUSTRIAL SITE**
Greene County, Arkansas
36.021667°, -90.492961°
79 Acres



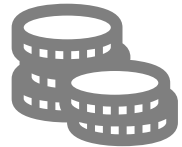
COMMUNITY



Located in the American heartland



Nearly 300,000 people within a 60-minute drive time



Cost of Living is 89.9% of US average



Four colleges and universities within 30-minute drive



Jonesboro Municipal Airport within 30-minute drive



LARGEST MANUFACTURING EMPLOYERS IN GREENE COUNTY, AR

Allen Engineering

Anchor Industries

Darling Store Fixtures

Greenbrier Rail

KNL Holdings

Martin Sprocket & Gear

Nidec

Prysmian Group/Prestolite Wire

Tenneco, Inc.

Utility Trailer Manufacturing

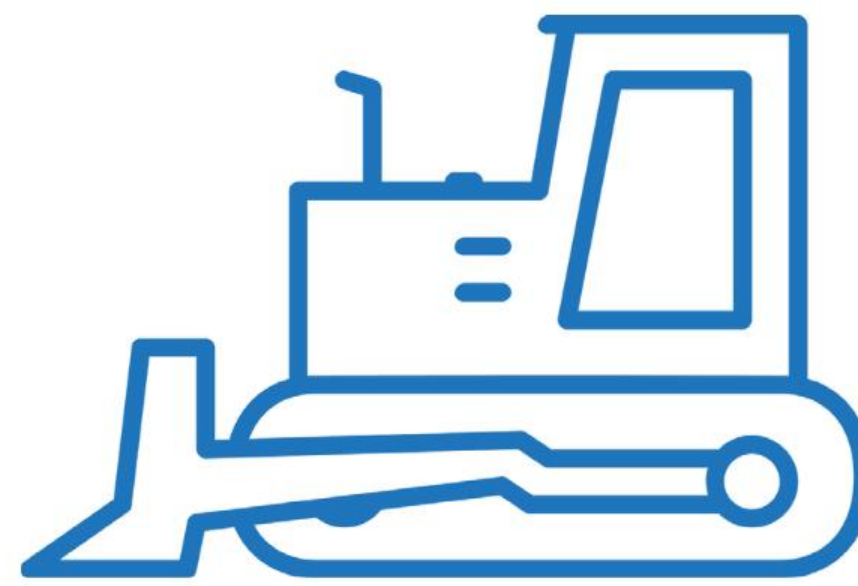


JUNE
2022

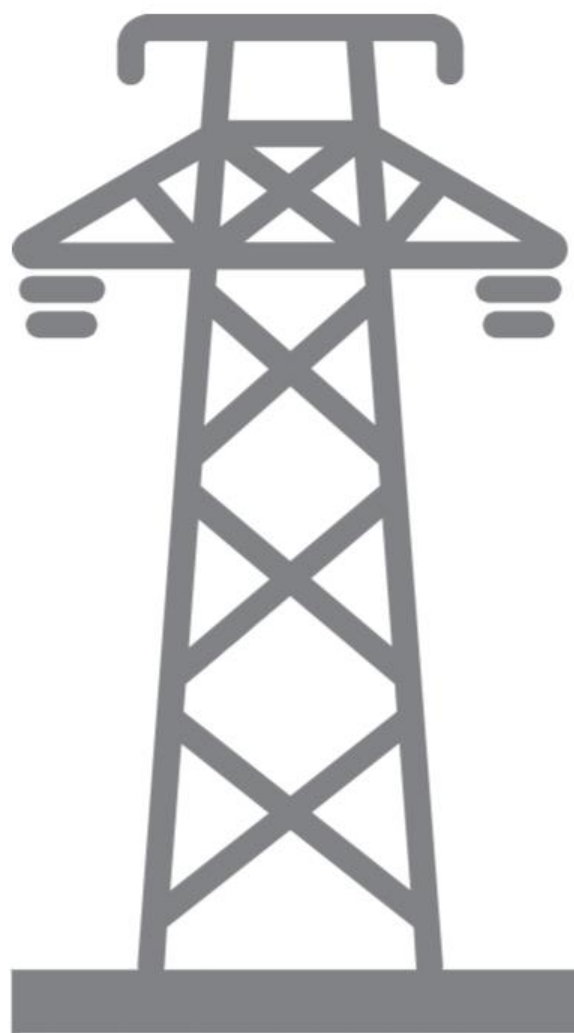
79
TOTAL ACRES

NO IMPEDIMENTS
100%
DEVELOPABLE

DUE DILIGENCE
COMPLETED



ZONED
MANUFACTURING



UTILITIES
AT SITE
BOUNDARY

OWNED BY
THE ECONOMIC
DEVELOPMENT
CORPORATION OF
PARAGOULD





78.77 acres

TRANSPORTATION

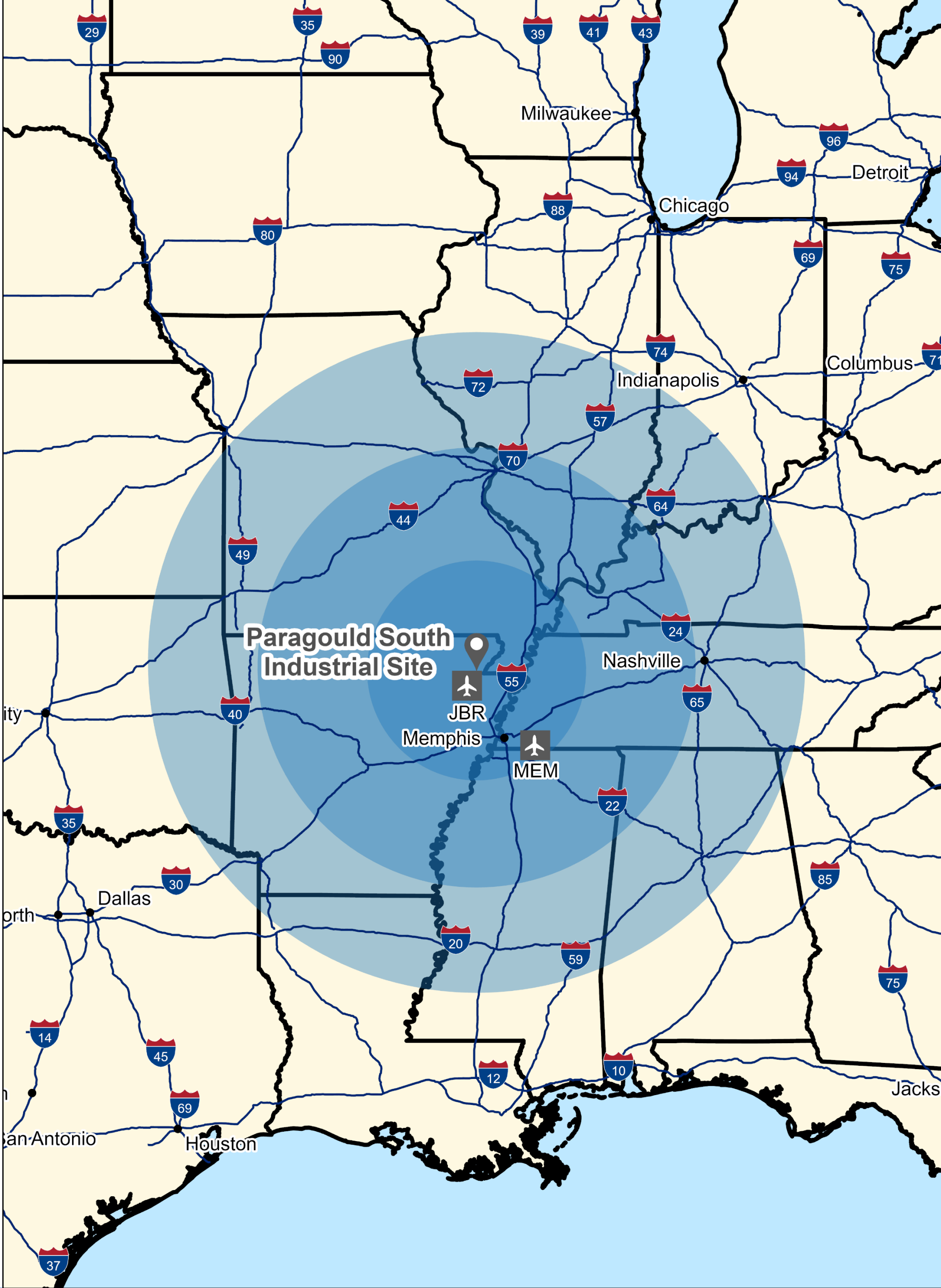


US 412 Bypass
(southern boundary)





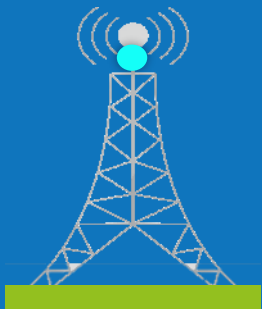
AR-358/Jones Road
(northern boundary)



Jonesboro Municipal Airport
18 miles from the site



UTILITIES

	ELECTRIC	<p>Paragould Light Water & Cable has a 13.2 kV three-phase distribution line along the northern and southern boundaries of the site.</p> <p>Source: Darrell Phillips, General Manager; December 2022</p>
	NATURAL GAS	<p>Summit Utilities Arkansas has a 6-inch 40 psig plastic line 500 feet from the site on Jones Road. Available capacity is 10,000 mcf per month. A line will need to be extended 500 feet to the site.</p> <p>Source: Chauncey Taylor, Key Accounts Manager II; January 2022</p>
	WATER	<p>Paragould Light Water & Cable has a 16-inch line with 1.3 MGD excess capacity running along the southern boundary of the site.</p> <p>WTP has permitted capacity of 6,000,000 gallons per day, and excess capacity of 2,900,000 gallons per day factoring in average utilization.</p> <p>Source: Darrell Phillips, General Manager; December 2022</p>
	WASTE-WATER	<p>Paragould Light Water & Cable has a 15-inch gravity main with 1.9 MGD of excess capacity along the southern boundary of the site. The lift station at the southwest corner of the site will need to be completed (in progress).</p> <p>WWTP has permitted capacity of 6,000,000 gallons per day. Excess capacity factoring in average utilization is 2,800,000 gallons per day.</p> <p>Source: Darrell Phillips, General Manager; December 2022</p>
	TELECOM	<p>Paragould Light Water & Cable has dark fiber located at the southwest corner of the site along US Highway 412.</p> <p>Source: Darrell Phillips, General Manager; December 2022</p>

DUE DILIGENCE

PHASE I ESA	A Phase I Environmental Site Assessment in 2016 revealed no evidence of recognized environmental conditions in connection with the property. An update in January 2022 confirmed the previous findings, and no new environmental issues concerning the site were revealed.
WETLANDS	A January 2022 Approved Jurisdictional Determination indicated that the property does not contain any wetlands or other waters of the United States.
SPECIES	USFWS found in 2016 that a project would have “no effect on those trust resources.” The property has not changed since the U.S. Fish and Wildlife consultation in 2016, but three birds have been added to the species list since the 2016 consultation.
ARCHAEOLOGICAL	A 2017 Phase I Cultural Resources Survey found no National Register of Historic Places listed, eligible, or potentially significant archeological site or historic property within the tract. In February 2022, The Arkansas Historic Preservation Program (AHPP) concurred with the previous finding of no historic properties affected pursuant to 36 CFR § 800.4(d)(1).
GEOTECHNICAL	A Geotechnical Investigation including five soil borings was completed in November 2016. The site is classified as Seismic Site Class D.

CONCEPTUAL PLAN



