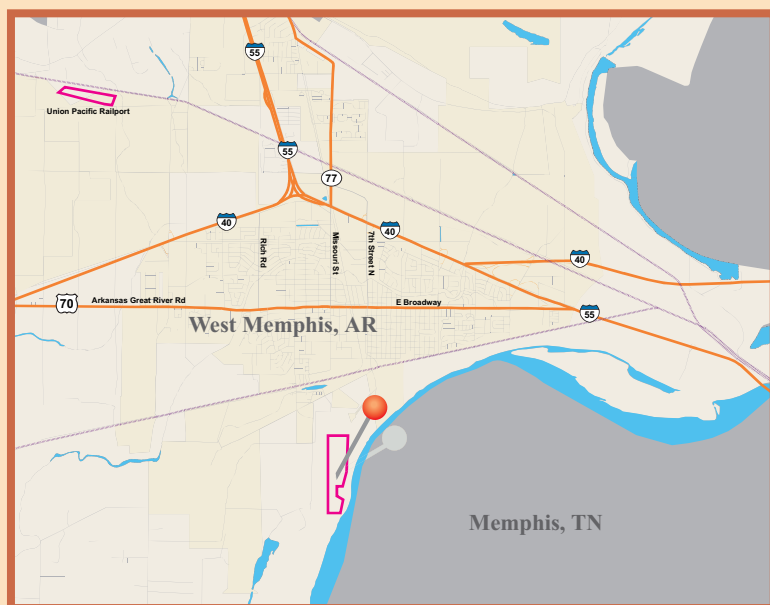


AEP Property FTZ Sub-Zone Eligible

End of Port Road, West Memphis, Arkansas



Privately owned property for sale. Property abuts landside of St. Francis Levee with Mississippi River side frontage sufficient for river dock. Also close enough to the Port of West Memphis for bulk product to be conveyed from Port to site. Site does contain wetlands that can easily be mitigated, owner willing to sell parcels excluding wetland areas.



- **Acreage/Dimensions:** 1,000 + acres, sub-dividable
- **Zoning:** I-1
- **Preparation:** Cleared Greenfield Site with limited frontage on the Mississippi River
- **Nearest Rail:** City-owned spur served by Union Pacific (within ½ mile)
- **Nearest Port:** Adjacent
- **Interstates:** I-40 (within 5 miles), I-55 (within 7 miles)
- **Four-lane Highway:** US70 (within 4 mi.)
- **Road Frontage:** Port Road
- **Gas Service:** 480,000,000 cubic feet per hour
- **Water:** 12", 60 psi, City owned water system
- **Sewer:** City owned sewer system available at site.
- **Wastewater Limitations:**
Ph 5.5 – 10.0
Oil & Grease (SGT-HEM) not to exceed 100 mg/l
All other limits will be based on federal categorical standards.
- **Electricity:**
13.8 kV at site, City owned electrical system
- **Electricity Rate:**
Typical Industrial Rate of \$7,000 minimum demand charge Plus \$7.00 per kW of demand in excess of 1,000 kW Energy charge of \$0.0352 per kWh
Contact Economic Development for complete rate information.
- **Fire Rating:** ISO 2
- **Surrounding Businesses:**
Stateside Steel, Diaz Chemicals, Tetra, Tandem Leasing, Kinder Morgan

Price Range: Negotiable

Contact: Ward Wimbish
Director, Economic Development
205 South Redding · West Memphis, AR 72301
870-732-7500 · wimbish@westmemphis.com

The overview information provided in this packet is to inform the prospect of detailed information regarding the site in question. Information is subject to change without notification. Information is provided by sources deemed reliable, however, it is the responsibility of the prospect to determine the suitability of the site for his particular use. The City of West Memphis does not warrant the accuracy or comprehensiveness of any information provided herein.

Please contact the Office of Economic Development at 870.732.7500 for the most current information.