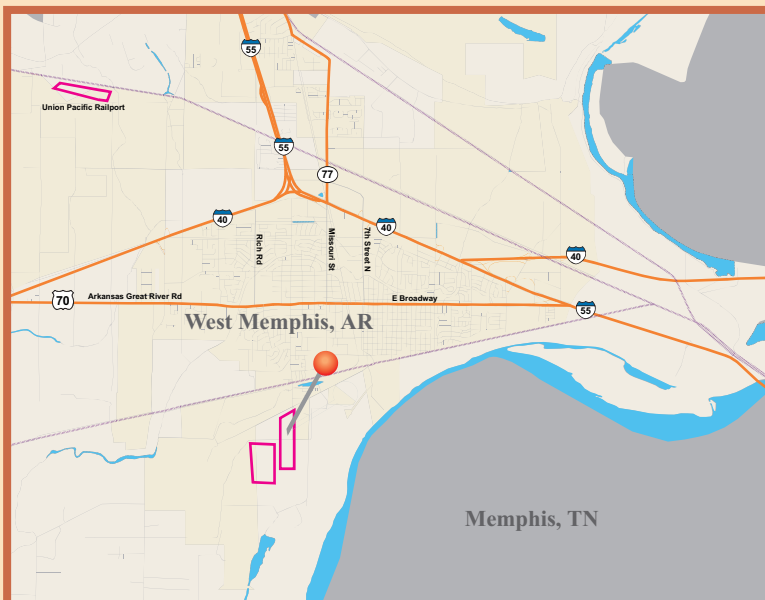


Cox Acreage FTZ Sub-Zone Eligible

Port Road & Wyanoke Road, West Memphis, Arkansas



The Cox Estate is a 410-acre undeveloped parcel with rail on site and riverport adjacent. Formerly agricultural, the site is cleared, has road frontage, and requires no upgrades for utility service. Site is especially well suited for a processing facility. Its neighbors include Tetra Chemicals and Diaz Chemicals.



- **Acreage/Dimensions:** 410 acres/sub-dividable
- **Zoning:**
I-1, Light Industrial
I-2, Heavy Industrial
- **Preparation:** Cleared Greenfield Site
- **Nearest Rail:** On Site
(UP by agreement with BNSF)
- **Nearest Port:** Port of West Memphis, Adjacent
- **Interstates:** I-40, I-55 *(within 5 miles)*
- **Four-lane Highway:**
US70 *(within 5 miles)*
- **Road Frontage:** Port Road
- **Gas Service:** At Site, 4" - 60 psi
- **Water:** At Site, 8" - 58 psi
- **Sewer:** 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:**
At Site / 13.8 kV
- **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:** Tetra Chemicals, Diaz Chemicals, Tandem Leasing, Stateside Steel, Kinder Morgan

Price Range: \$40,000 - \$45,000 per acre

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.