



WEST MEMPHIS IMPORT PARK

RIVER, RAIL, ROAD, & RUNWAY

West Memphis, Arkansas



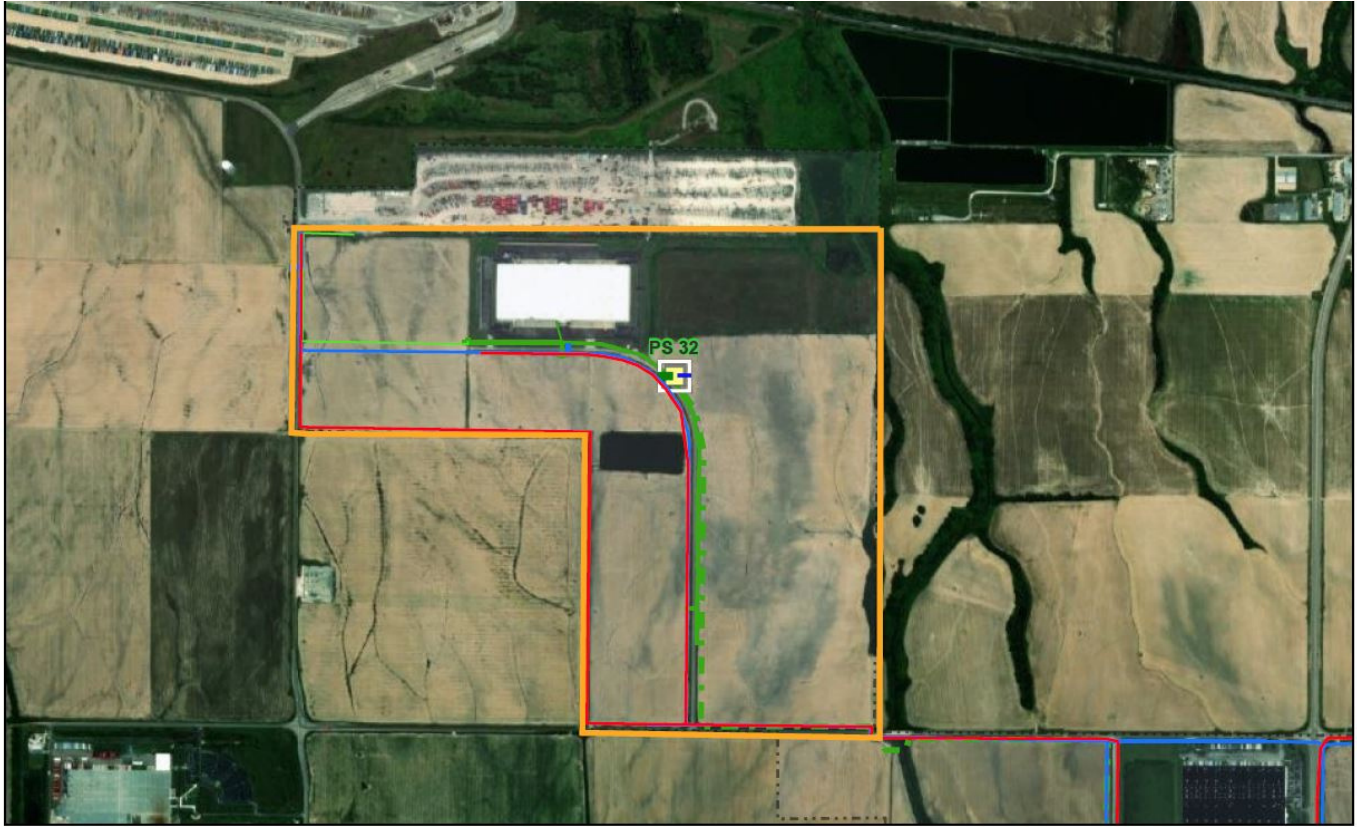
ONE LOCATION. GLOBAL ACCESS.




WEST MEMPHIS
ECONOMIC DEVELOPMENT

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RIVER, RAIL, ROAD, & RUNWAY



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IMPORT PARK ASSETS

ELECTRIC

West Memphis Utility has 8.1 MW of excess capacity available.. Approximate rates for electric service are \$7/kw demand charge, \$0.0352/kwh.

WATER

West Memphis Utility has a 12" line service the site with 3 MGD of excess capacity and 12 MGD of total capacity. Approximate water rate is \$0.93/1000(gal).

SEWER

West Memphis has a 12" gravity line serving the site. A force main is located near the site with 8" line directing south to wastewater treatment plant.

NATURAL GAS

CenterPoint Energy is the natural gas provider for the site. There is a 4" high pressure line with a minimum of 100 psi.

PROPERTY SPECIFICATIONS

- Fully entitled 600,000 sq ft pad ready site contains 35.85 acres
- Park contains a total of 290 total acres available for development
- All utilities at are the site with the capacity to serve the project
- Less than .5 miles from Union Pacific Intermodal entrance (400,000) containers per year
- Direct access gate to container yard and drayage operations



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Total Availability

90%

of the world's gross domestic product (GDP) can be reached within 72 hours from West Memphis! And, 75% of the United States' population lives within a two-day drive (22 hours) of West Memphis.

Source: Memphis Business Journal

NO.1

in the global and metro Logistics Leaders category by Business Facilities — is the economic hub of a seven-state region that is home to nearly 5 million people and a world-class global logistics network.

Source: Memphis Business Journal

\$7.9M

in annual savings over Memphis and N. Mississippi by draying from UP Intermodal and staying in West Memphis.

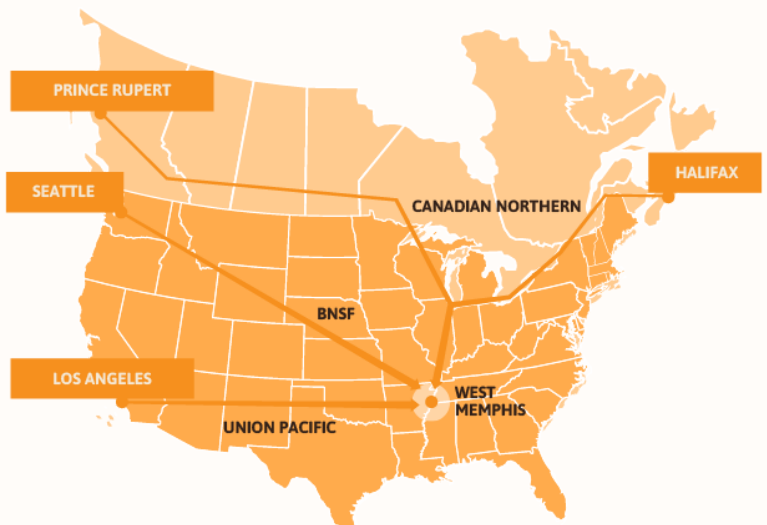
*Based on 100 trucks a day with an average savings of \$200 per container

Source: West Memphis Economic Development

WEST MEMPHIS'S GLOBAL CONNECTIVITY

Located in the heart of America's freight network, the West Memphis Import Park is a national transportation hub with an abundance of resources and advantages that enable companies locating here to enjoy global reach from one uniquely central location.

Our park is only one of two in America with all five Class I railroads with intermodal hubs. We are the fifth-largest inland port in the United States. West Memphis is the third busiest trucking corridor in the nation and nearly half (45.7%) of the throughput freight trucking passes through the I-40 corridor.

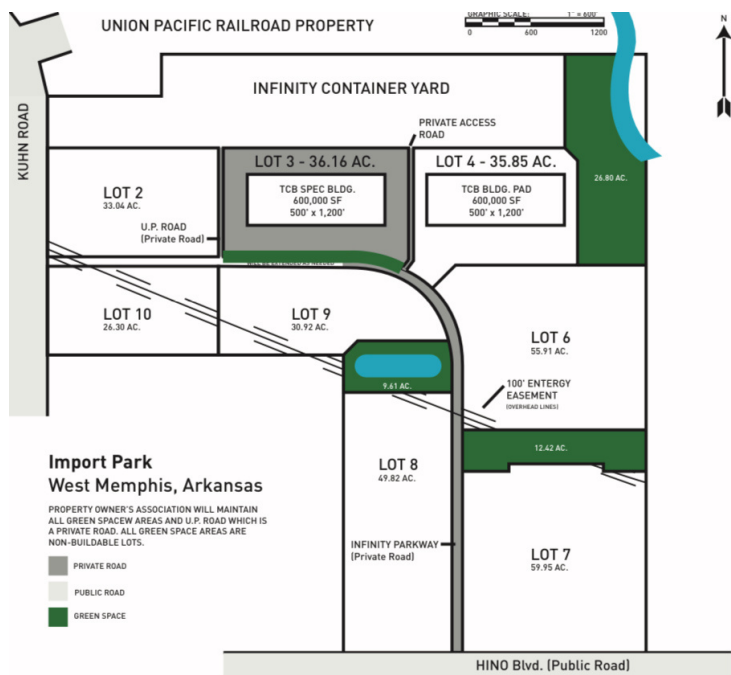


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WHY WEST MEMPHIS IMPORT PARK?

Whether it's a high-performance industrial site or a high-traffic retail location, nowhere on the map will you find a more business-friendly spot than West Memphis. Here, unmatched shipping access instantly puts the world at your fingertips, while dramatically lower utilities, taxes and fire insurance premiums combine to put the emphasis on your bottom line. West Memphis has everything your business needs to take it to the next level.



PARK FEATURES:

- Union Pacific Intermodal Terminal
- Interstate Highway Access
- Local Transload Facility
- River Access (*within 5 miles*)
- BNSF Access
- Largest Cargo Airport - Memphis International (*within 20 miles*)
- Container Yards
- Local Collegiate Recruiting and Training Partnerships
- Fully Developed Utilities



PARK INCENTIVES:

- Foreign Trade Zone (FTZ 273)
- Local Cash Incentive for Site Development
- Multiple State Incentive Programs
- Property Tax Abatements Available
- Opportunity Zone

TOTAL AVAILABILITY



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205 SOUTH REDDING • WEST MEMPHIS, AR. 72301 • PHONE: 870-732-7503