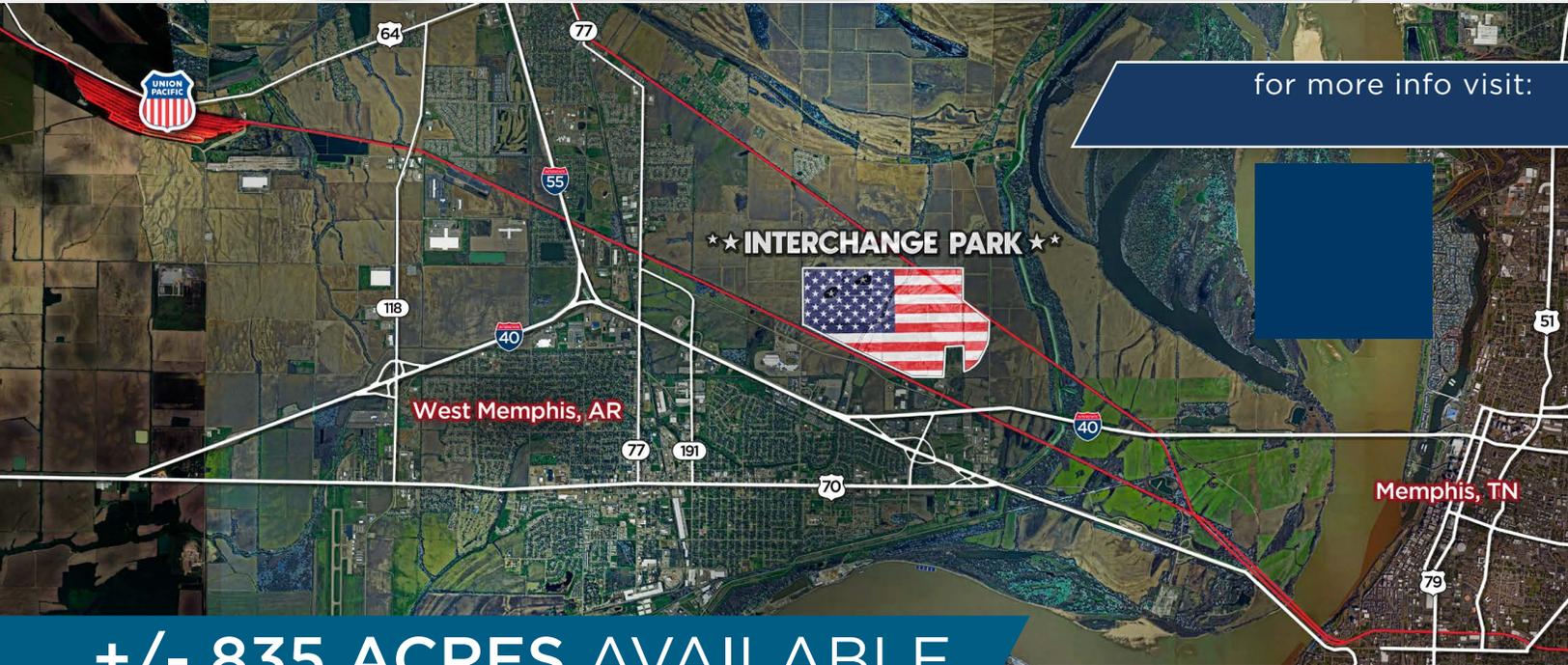


AMERICA'S INTERSECTION

★★ INTERCHANGE PARK ★★

Where Rail, Road, and Opportunity Converge



+/- 835 ACRES AVAILABLE

Cushman & Wakefield | Commercial Advisors proudly presents **Interchange Park** — an expansive **835-acre greenfield site** strategically located at the crossroads of **Interstate 55 and Interstate 40** in **West Memphis, Arkansas** — known as “**America’s Intersection.**”

Perfectly positioned within the Memphis Metro, one of the nation’s top logistics hubs, this premier site offers **unmatched transportation connectivity** with the **potential for dual rail access** — bordered by **BNSF Railway to the north and Union Pacific Railroad to the south.**

Whether you’re expanding, relocating, or building from the ground up, Interchange Park is your gateway to scalable development and seamless distribution — right in the heart of the Mid-South.

Property Highlights

- Divisible
- Immediate access to I-40 and I-55
- 4.5 miles from downtown Memphis
- BNSF Railway Company & Union Pacific Railroad border the Property
- 17 miles from FedEx Hub
- 10 miles to Union Pacific Intermodal terminal
- All utilities to the site
- Water pressure of 3,500 psi, plus
- Available 20-year Property Tax Abatement
- Up to 10 MW currently available at site, up to 150 MW possible - 5-7MW available today

Jeb Fields, SIOR, Dual Designation
Vice Chairman
901 359 7752
jfields@commadv.com



CUSHMAN & WAKEFIELD



COMMERCIAL ADVISORS

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AMERICA'S INTERSECTION

★★ INTERCHANGE PARK ★★

LOCATION ASSESSMENT

Rail Connectivity	Distance
Burlington Northern RR	At site - Northern Boundary
Union Pacific RR	At site - Southern Boundary
Burlington Northern Intermodal Yard	21 miles from site (34 mins)
Union Pacific Intermodal Yard	8 miles from site (13 mins)

Nearest Airport	Distance
General Dewitt Spain (M01) - General Avi	4.7 Miles
West Memphis Muni (AWM) - General Avi	4.9 Miles
Memphis International Airport (MEM) - Commercial	19 Miles

Nearest Port	Distance
Port of West Memphis	within 6 miles
Port of Memphis	within 9 miles

Nearest Parcel Hub	Distance
FedEx	19 miles
UPS	19 miles

U.S. Interstates/Highways	Distance
Interstate 40	within ¼ mile
Interstate 55	within 1 mile
State Hwy US70	within 2 miles

Navigable Water	Distance
Mississippi River	3.8 Miles

for more info visit:



AMERICA'S INTERSECTION

★★ INTERCHANGE PARK ★★

INFRASTRUCTURE SPECS

Utility	Provider	Information
Electric	West Memphis Utility Commission	Up to 10 MW currently available at site, up to 150 MV possible - 5-7MW available today.
Electricity Rate	West Memphis Utility Commission	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
Gas	Centerpoint	At site, 6" - 60 psi
Water	West Memphis Utility Commission	At site, 12" lines - 60 psi - Current water capacity is 1M gal per day for water
Sewer	West Memphis Utility Commission	Current capacity is 500k gal per day - Sewer can likely increase to 1M ga per day with some infrastructure enhancements
Wastewater Limitations	West Memphis Utility Commission	Ph 5.5 - 10.0
Fire	West Memphis Fire Department	Protecting the 28,000 people living in an area of 29 square miles
Fiber-Optic	AT&T	Fiber near the site
Telecommunications	AT&T	Fiber near the site

TAX COMPARISON

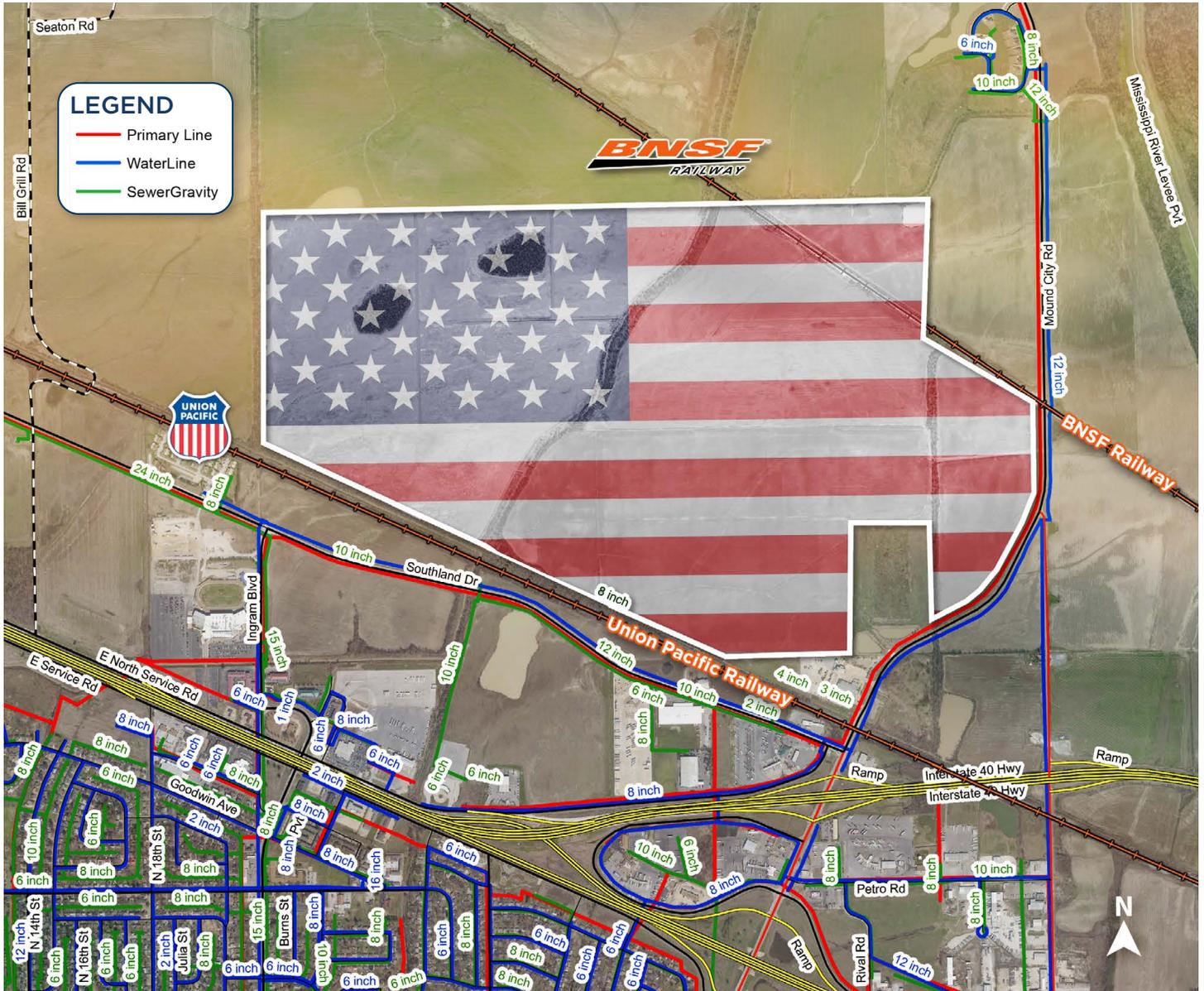
State Inventory Tax

Crittenden Co., AR	No	Included as a part of local property taxes
Marshall Co., MS	No	Freeport Warehouse Exemption for the life of the project. *Potentially willing to match Fayette City incentives on case by case basis
DeSoto Co., MS	No	Freeport Warehouse Exemption for the life of the project

State Income Tax

Crittenden Co., AR	Yes	0.9% on the first \$4,299 of taxable income 2.4% on taxable income between \$4,300 and \$8,399 3.4% on taxable income between \$8,400 and \$12,699
Marshall Co., MS	Yes	3% of first \$5,000; 4% of next \$5,000; 5% over \$10,000
DeSoto Co., MS	Yes	3% of first \$5,000; 4% of next \$5,000; 5% over \$10,000

SITE INFRASTRUCTURE



DEVELOPMENT OPPORTUNITY

+/- 835 ACRES AVAILABLE

for more info visit:

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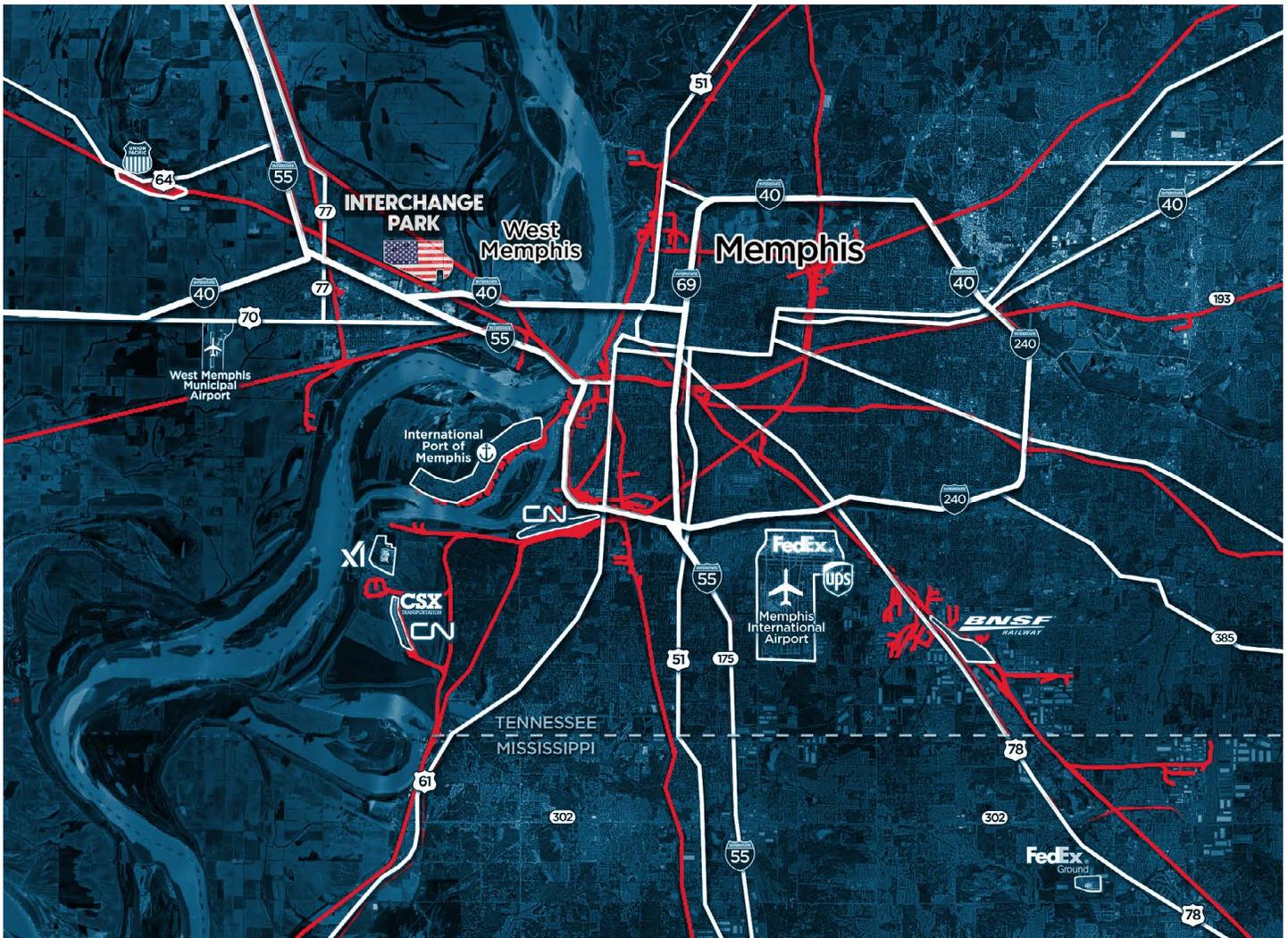
AMERICA'S INTERSECTION

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Where Rail, Road, and Opportunity Converge

+/- 835 ACRES AVAILABLE

A FREIGHT RAIL POWERHOUSE

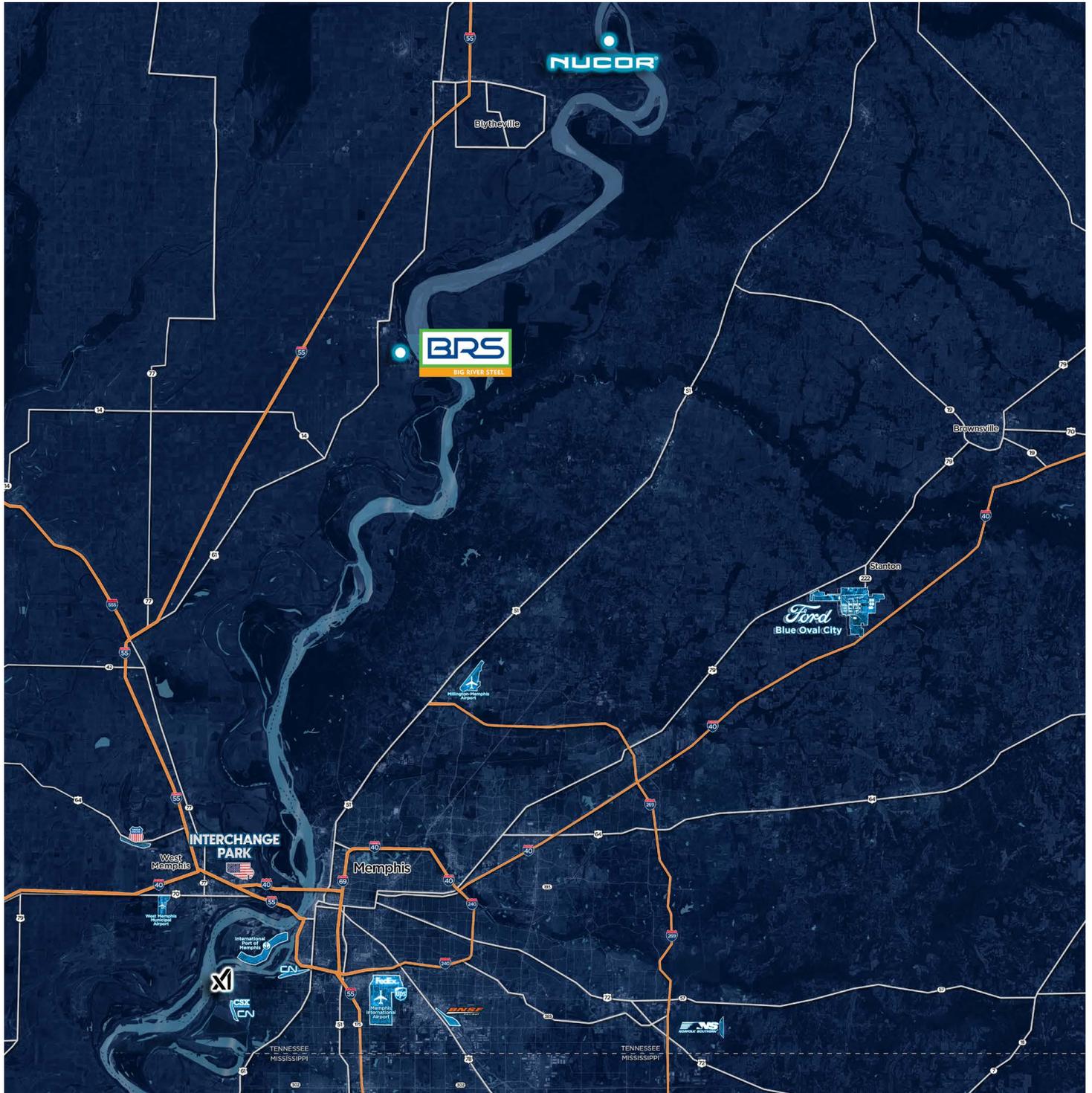


The Mid-South rail system is a crucial hub for freight transportation, with Memphis serving as a major logistics center. The city is home to multiple Class I railroads, including BNSF, Norfolk Southern, CSX, CN, and Union Pacific, making it one of the largest freight rail hubs in the country. Arkansas and Mississippi also play vital roles, with key rail lines supporting industries such as agriculture, manufacturing, and shipping. Memphis' intermodal facilities, like the BNSF and Norfolk Southern yards, help connect rail, trucking, and river transport, reinforcing the region's importance in national and international trade.

for more info visit:

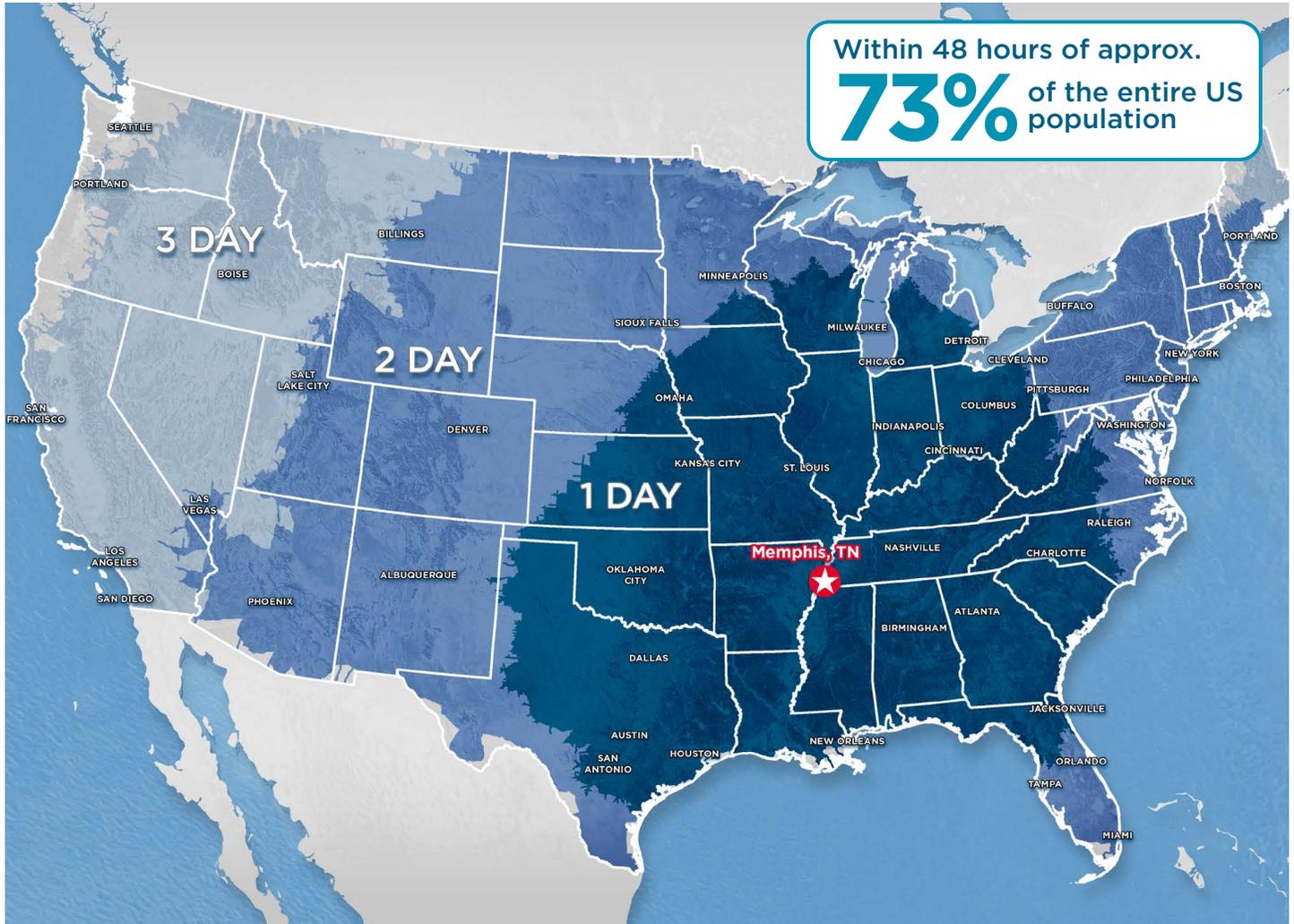


DRIVE TIME MAP



Memphis International Airport FedEx ups	BNSF Railway Intermodal	Union Pacific Intermodal	CSX Transportation Intermodal	CN Intermodal	BRS BIG RIVER STEEL	NUCOR	XI	Ford BlueOvalCity
24 MINS	25 MINS	12 MINS	15 MINS	22 MINS	50 MINS	73 MIN	21 MINS	48 MINS
17 MILES	28 MILES	10 MILES	10 MILES	15 MILES	48 MILES	75 MILES	14 MILES	51 MILES

PRIME LOCATION



9 MINUTES FROM MEMPHIS, TN AMERICA'S DISTRIBUTION CENTER



Largest Cargo Airport in the US



Busiest Trucking Corridor



Class 1 Railroads



Largest Inland Port in the US

NATIONAL DRIVE TIME

1-DAY DRIVE
59.5
million people
(18% of US)

2-DAY DRIVE
243
million people
(73% of US)

3-DAY DRIVE
327.5
million people
(99% of US)

AMERICA'S INTERSECTION ★★ INTERCHANGE PARK ★★

LOOP TRACK CONCEPT



Where Rail Meets Road

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