

West Memphis I-40 Megaproject

CERTIFIED BY
ENTERGY
ARIZONA

SELECT
SITE

CERTIFIED BY
Entergy
Arkansas



Recertified April 2021



CITY OF
**WEST
MEMPHIS**
ARKANSAS



Table of Contents

General Information

- Site Name, Site Address, Owner Contact Name, Economic Development Organization Contact Information
- Site Size
- Site Control Document
- Aerial Site Location Map

Site Characteristics

- Acreage, Dimensions, Previous Use
- Fire Rating, Distance to Fire Station
- Distance to Nearest Interstate and 4-Lane Highway and Access Points
- Road Frontage, Type and Weight Capacities
- Distance to Nearest Rail, Distance to Nearest Commercial Airport, Distance to Nearest Port Facility, Distance From Retail or Central Business District
- Site Type
- Site Survey

Cost Estimates and Timing

- Cost per Acre
- Special Timing Considerations
- Clearing Cost, Grading Cost, Cut/Fill Cost
- Utility Extension or Upgrade Costs

Environmental

- Wetlands Screening
- Floodplain Delineation
- Historical Survey
- Endangered Species Survey
- Environmental Phase I (and Phase II if required)
- Stormwater Retention Plan

Geotechnical

- Soils Report
- Water Table Depth
- Seismic Rating

Zoning/Permitting

- Copy of Restrictive Covenants
- Current Classification and Proposed Zoning to Conform with Intended Use
- Copy of Zoning Ordinance
- Explanation of Process to Change Zoning



Utilities

- Local Contact Information, Service, and Proximity to Site
 - Electric
 - Natural Gas
 - Water
 - Sewer
 - Telecommunications
 - Rail

Taxes

- Local Sales Tax Rates
- Property Tax Rates and Methods of Assessment
- State Taxation Summary

Maps

- Aerial Site Location
- Utility
- Transportation Infrastructure
- Topography
- FEMA Flood Hazard Delineation
- National Wetlands
- Surrounding Uses
- Zoning

General Information

Site Name: West Memphis I-40 Megasite

Site Address: I-40 N. Service Road, West Memphis, AR 72301
Between Kuhn Road and Highway 147

Owner Contact Name: Freddie N. Bollinger, Etal
Kyzar Partnership LP
Nadeau Partnership LP
Woodland LLC
Scott and Deborah Ferguson
Bollinger Brothers Inc.
Hardin Partnership LP

Economic Development Organization Contact Information: Phillip Sorrell
205 S. Redding
West Memphis, AR 72301
Phone: (870)732-7507 Fax: (870)732-7504
Email: psorrell@westmemphisar.gov

Site Size: 1,819.13

Site Control Document: Parcels are under option by the City of West Memphis. With most expiring January 2023.

Aerial Site Location Map See attachment G-1 for detail.



WEST MEMPHIS
ECONOMIC DEVELOPMENT

I-40 Megasite



**I-40
Megasite
1,819 ACRES**





BUSINESS DEVELOPMENT ARKANSAS

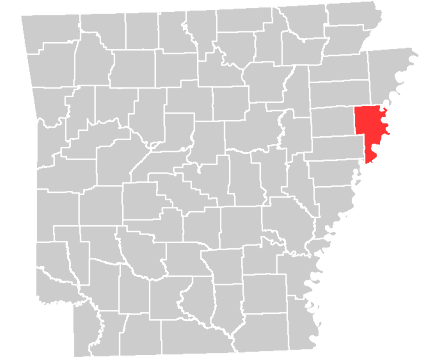
West Memphis I-40 Megasite Aerial

425 West Capitol Ave, Suite 2700
Little Rock, AR 72201

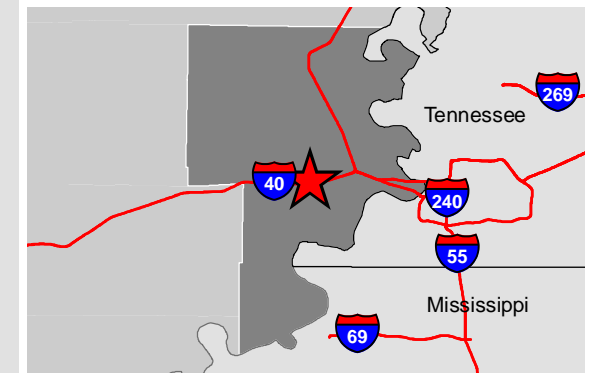
Phone: 1-888-301-5861

goentergy.com/ar

CRITTENDEN COUNTY



VICINITY MAP



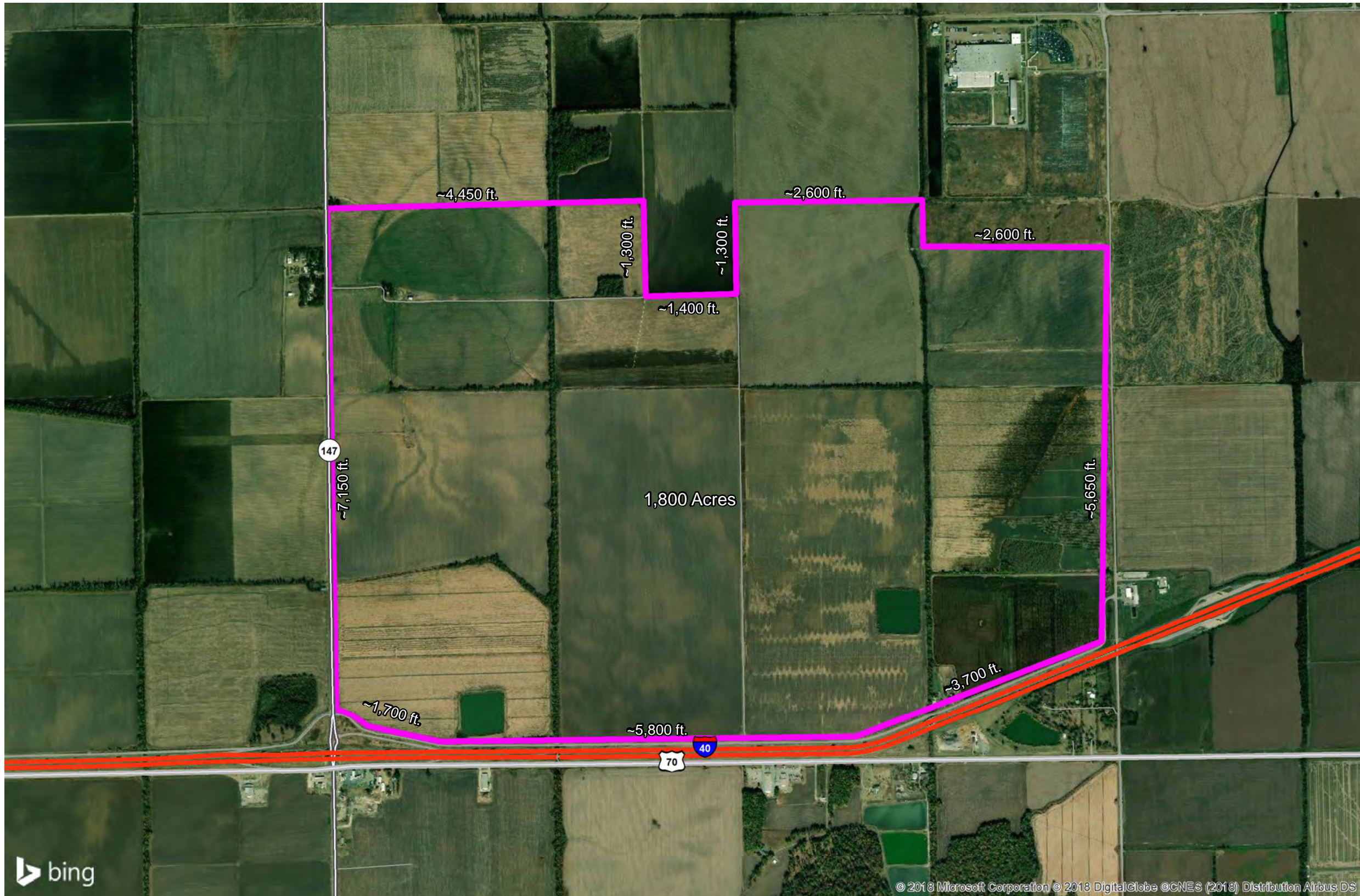
LEGEND

Property Boundary

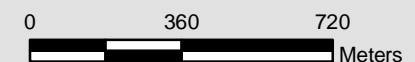
NOTE

These drawings are provided merely to assist in economic development efforts. The Entergy Companies make no representations or warranties whatsoever regarding the accuracy or completeness of any information contained herein nor the condition or suitability of any properties. Users should direct inquiries about any property to the listing broker for that property.

SOURCE



Created by: RPG
Date: 8/2018



Site Characteristics

| | |
|---|---|
| Acreage: | 1,819 |
| Dimensions: | Approximately 11,000' x 7,650' – The site dimensions are not uniform. |
| Previous Use: | Primarily agricultural/crop cultivation. There are two personal dwellings on the boundaries of the site. |
| Fire Rating: | Class 1 |
| Distance to Fire Station: | 3.4 miles – Station 2 713 West Barton Street West Memphis, AR 72301 |
| Distance to Nearest Interstate: | I-40 < 1 mile |
| Distance to Nearest 4-lane Hwy: | Highway 118 < 3 miles |
| Access Points to Hwy/Interstate: | I-40 < 1 mile Highway 118 < 3 miles |
| Road Frontage, Type and Weight Capacities: | The site has road frontage on the south, east and west boundaries. Bolling Road and Highway 147 act as the sites southern and western borders, respectively. Both are built to highway standards and maintained by the Arkansas Department of Transportation (ArDOT) with a maximum weight limit of 80,000 lbs. Kuhn Road is the eastern boundary of the site. It is a gravel road and maintained by Crittenden County. |
| Distance to Nearest Rail: | <3 miles from Union Pacific main line and intermodal facility |
| Distance to Nearest Commercial Airport: | <25 miles – Memphis International Airport |
| Distance to Nearest Port Facility: | <8 miles – West Memphis Port |



Distance from Retail or Central Business District: <5 miles – West Memphis, AR
<15 miles – Memphis, TN

Site Type: Stand alone

Site Survey: Not available



Cost Estimates and Timing

Cost per Acre: \$20,000/acre

Special Timing Considerations: Special timing and consideration should be given to existing structures, small residential dump site, cultural resource survey, wetlands, and floodplain.

See details in the attachment titled “Special Timing Considerations,” located behind tab C-1.

Clearing Cost: 12.3 acres of wooded area and 22,000 L.F. of wooded ditches will need to be cleared. The estimated cost is \$146,000.

See details in the attachment titled “Clearing Cost Estimate,” located behind tab C-1.

Grading Cost: The affected area will include approximately 1,000 acres. The scope of work included in the grading plan will include site detention, excavation, grading and ditch rerouting. The estimated cost is \$1,480,000.

See details in the attachment labeled “Grading and Stormwater Detention Cost Estimate,” located behind tab C-1.



Cut/Fill Cost: Cut/Fill quantities are based recommendations from the geotechnical subsurface exploration report which recommended removing and replacing expansive materials as follows:

- 4' below foundation bearing level
- 3' below floor slab subgrade
- 2' below pavement subgrade

Assumptions

Building area – 2,000,000 sq/ft

Pavement area – 5,000,000 sq/ft

Required

Excavated material – 220,000 yd³

Fill material – 370,000 yd³

See details in the attachment labeled “Cut/Fill Cost Estimate,” located behind tab C-1.

Utility Extension or Upgrade Costs: Electric – There are two options to provide service to the West Memphis I-40 Megasite. The solution and associated costs will be determined based on customer’s load and power factor. Time to build out the necessary infrastructure is estimated between 8 and 18 months depending on solution requirements.

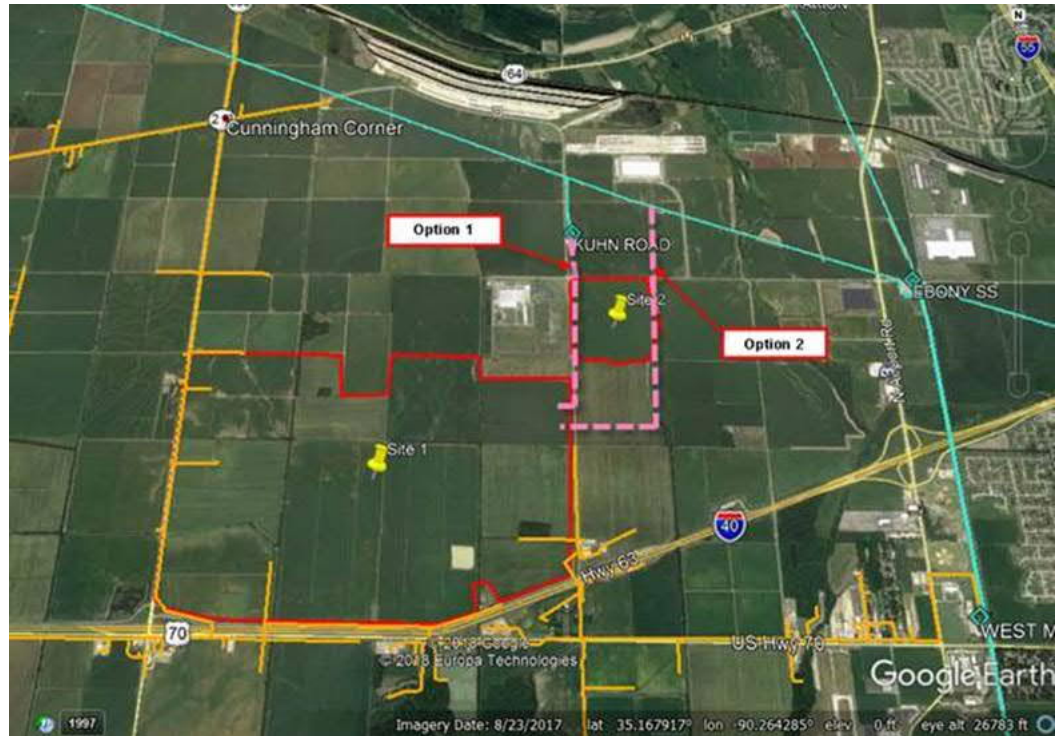
Option 1

- Utilize the existing Kuhn Road Substation and use the spare breaker at the substation and extend approximately 1 mile of 13.8 kV distribution line to the site up to 15MW.

Option 2

- Cut-into the existing Ebony SS – Kuhn Rd. 161 kV transmission line and build approximately 2 miles of “in and out” transmission line and construct a new substation at the site.





Gas – Minimal cost – 180 days

Service extension provided by CenterPoint which currently terminates at the Hino facility just northeast of the site. Hino is served with a 6" high pressure steel line, operating at a minimum pressure 100 PSI with significant excess capacity available.

Sewer

A service extension and pump station will be required. System capacity available to the site of 2MGD. The cost to extend sewer is estimated at \$2,165,000 with a timeline of 12 to 15 months. Provided by West Memphis Utility Commission.

Water

A service extension of 12" water line required with system capacity available to the site of 2MGD. The cost to extend water is estimated at \$868,000 with a timeline of 12 to 15 months. Provided by West Memphis Utility Commission.

Telecom/Fiber – Service by AT&T at the site – no upgrades necessary

Rail

A wye connection and extension of 21,000 L.F. required. The cost to extend the rail is estimated at \$9,950,000 with a timeline of 15 to 18 months. Construction funding to be determined pursuant to the project.



**West Memphis I-40 Megasite
Rail Construction Cost Estimates**

| | |
|--|---------------------------|
| Land Acquisition (25 acres @ \$20,000/acre) | \$500,000 |
| Engineering | \$800,000 |
| Roadway Crossing | \$300,000 |
| Wye Connection | \$1,000,000 |
| Rail Construction (21,000 L.F. @ \$350/L.F.) | \$7,350,000 |
| Total Construction Cost | <u>\$9,950,000</u> |

Phillip Sorrell, PE
Director, Economic Development
City of West Memphis, AR
psorrell@westmemphisar.gov

**West Memphis I-40 Megasite
Water Utility Extension Cost Estimate**

| | |
|--|------------------------------|
| 12" water line (22,000 L.F. @ \$27/L.F.) | \$660,000 |
| 12" gate valves (10 @ \$1,500/each) | \$15,000 |
| Fire Hydrant (5 @ \$3,000/each) | \$15,000 |
| 12" road bores (540 L.F. @ \$120/L.F.) | \$64,800 |
| Contingency (5%) | \$34,400 |
| Subtotal | <hr/> \$789,200 |
| Engineering | <hr/> \$79,000 |
| Total | <hr/> \$868,200 <hr/> |

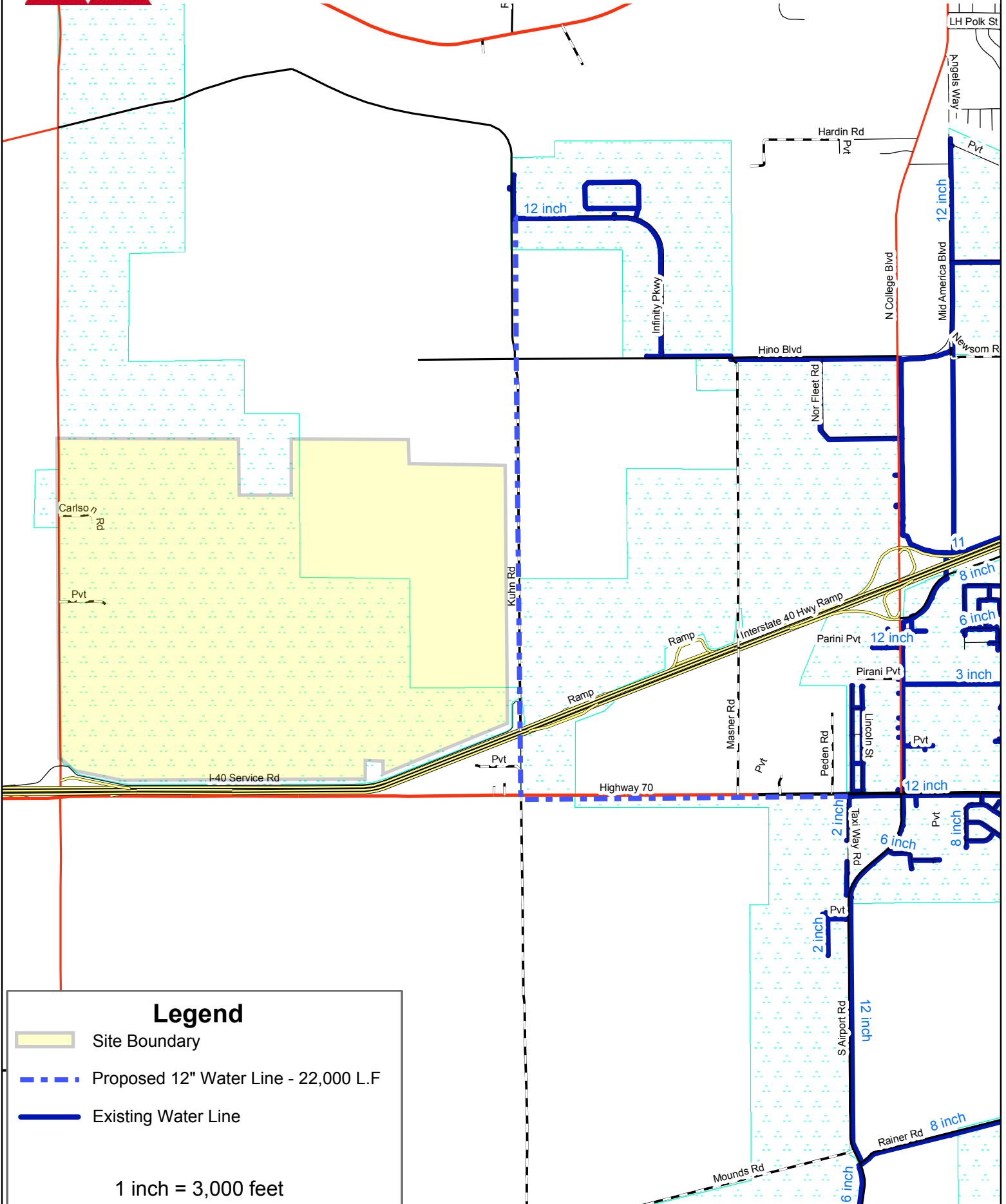
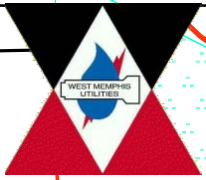
Phillip Sorrell, PE
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City of West Memphis, AR
psorrell@westmemphisar.gov

**West Memphis I-40 Megasite
Wastewater Utility Cost Estimate**

| | |
|---|---------------------------|
| 24" gravity sewer (8,000 L.F. @ \$100/L.F.) | \$840,000 |
| 16" forcemain (12,000 L.F. @ \$50/L.F.) | \$600,000 |
| Manholes (25 @ \$3,000 each) | \$75,000 |
| 16" road bores (400 L.F. @ \$150/L.F.) | \$60,000 |
| Pump station (1 @ \$300,000 each) | \$300,000 |
| Contingency (5%) | \$90,000 |
| Subtotal | <u>\$1,965,000</u> |
| Engineering (10%) | <u>\$200,000</u> |
| Total | <u>\$2,165,000</u> |

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West Memphis I-40 Megaproject Proposed Water Solution

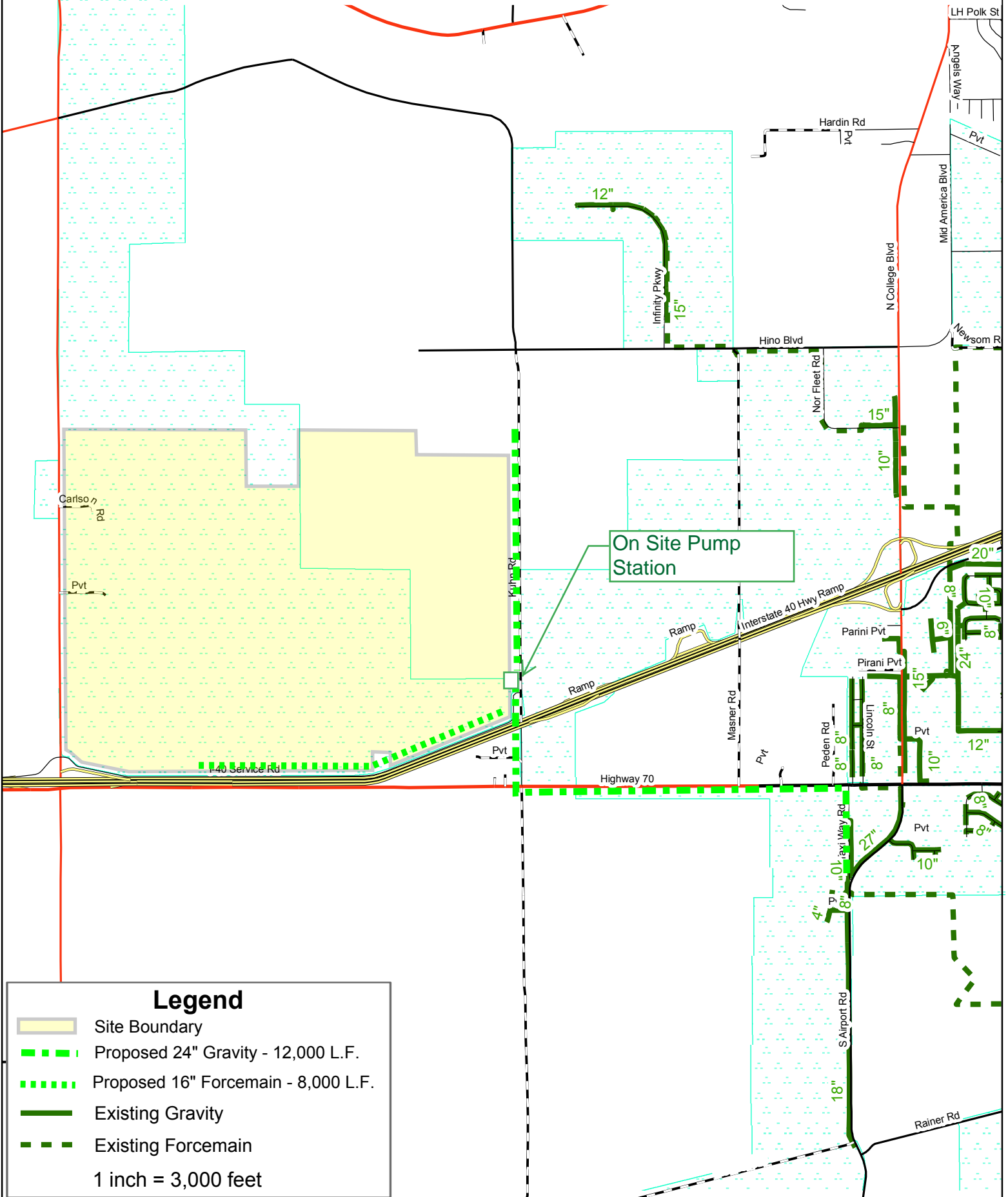


Legend

- Site Boundary
- Proposed 12" Water Line - 22,000 L.F
- Existing Water Line

1 inch = 3,000 feet

West Memphis I-40 Megaside Proposed Sewer Solution



Legend

- Site Boundary
 - Proposed 24" Gravity - 12,000 L.F.
 - Proposed 16" Forcemain - 8,000 L.F.
 - Existing Gravity
 - Existing Forcemain
- 1 inch = 3,000 feet

Wetlands Screening: Jurisdictional waters (wetlands and streams) were found to be present on the site. One wooded area of approximately 7 acres, located on the southeast corner of the site, was determined to be wetland. Given the remote location, excluding the 7 acres from site development is recommended thus there would be no need for permitting or mitigation.

Two ditches 10 and 11 on site were determined to be jurisdictional. Neither of these ditches are navigable waters of the United States, therefore, clearing and dredging of these ditches is permissible without a 404 or other special permit. Should either ditch relocation be required during development, this work would be done under nationwide 404 permit and not require a specific individual permit. Time for approval of the nationwide permit is less than 90 days.

See attachment E-1 for detail.

Floodplain Delineation: According to the FEMA flood insurance rate maps, the entire site lies in Zone X (area of minimal flood hazard). The 100-year flood zone (ZONE A) is located south of I-40, Figure 2 at an elevation range of 209 to 210. The elevation range at the property is from 210 to 219 msl. The entire property is flat and is in agricultural use with the exception of two small, wooded areas, two irrigation ponds and two residences with small yards. All drainage on site leads south to Ditch 12 (Fifteen Mile Bayou) located on the south side of I-40. Based on the information provided for the project site, development would not require a CLOMA (conditional letter of map amendment). A Floodplain Permit application would not be required.

See attachment E-2 for detailed maps.

Historical Survey: AECOM conducted a screening-level assessment for the proposed 1,800-acre I-40 Mega Site (Site), located in Crittenden County, Arkansas. The report includes a review of available web-based cultural resources data and soils, and the results of coordination with the Arkansas Historic Preservation Program (AHPP).

Based on a desktop review of the National Historic Register of Properties (NRHP) and the Arkansas Register of Historic



Properties (ARHP) within a 1-mile buffer (Study Area) around the Site, no properties listed in the NRHP are present. Investigations of electronic AHPP site files revealed that two historic archaeological sites (3CT427 and 3CT428) are within the 1-mile Study Area; neither is located within the boundaries of the Site. The desktop review revealed three places of worship (e.g., churches) within the Study Area. Of these, only one (Reynold Grove Church) was identified within the boundaries of the Site. The Reynold Grove Church structure is no longer standing. The New Lehi Church is outside of but situated immediately adjacent to the Site on the west side Highway 147. Given its historic age (>50 years), a review by an architectural historian may be necessary to assess the eligibility of this structure for listing in the NRHP, if impacts are anticipated. The Jackson Chapel is within the Study Area but is situated approximately 0.65 miles north of the Site. Review of topographic maps and aerial photographs indicate that this structure is no longer standing.

No recreational resources were identified in the Study Area. Examination of historic topographic maps and aerial photographs indicates that numerous standing structures once stood inside the boundaries of the Site, particularly in the vicinity of the communities of Lehi, Reynold Grove near U.S. 70, and along Garant Bayou, but many of these structures have since been leveled or otherwise removed. A review of the project area soils indicates that a low percentage of the Site exhibit high archeological potential.

Following an initial coordination request, the AHPP recommended that a cultural resources survey should be conducted for the entire area of potential effect (APE). In addition, the AHPP recommended that consultation should be undertaken with several Tribes that have expressed an interest in the area (AHPP Tracking Number 101026). In the event a proposed project includes a Federal nexus i.e. federal funding or a federal permit such as a Section 404 permit, additional cultural resources survey would be required. Based upon the screening level cultural resources survey, the assessment of the geomorphology and soils within the project area, and correspondence with the AHPP, a cultural resources survey of areas proposed for disturbance within the I-40 Mega Site is recommended prior to any developments of the Site.

Based on the screening level cultural resources survey and



site walk-over, no historic properties, historic districts, churches or cemeteries are located on the 1,800-acre project site. In addition, no known archaeological sites are present on the property and only two archaeological sites are located within one mile of the site, both to the south along Fifteen Mile Bayou (Ditch 12).

See attachment E-3 for the letter from the AHPP and the AECOM full report.

Endangered Species Survey: Endangered species were reviewed by accessing the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) database online <https://ecos.fws.gov/ipac/location/index>. The site was outlined on the website and a list of endangered species and migratory birds was generated for the project area. A total of six endangered species and 13 migratory birds were listed in the database as potentially present in the project area. Endangered species were reviewed for the project site. In addition, the USFWS and the Arkansas Natural Heritage database was contacted for a review of their most current data base.

The database indicated that six protected species are known to occur in the area. In addition, bald eagle (*Haliaeetus leucocephalus*) are known in the area. During the site inspection, none of these species or their habitat were observed at or near the project site. The proposed development of the site is not likely to negatively impact migratory birds.

See attachment E-4 for detail.

Environmental Phase I (and Phase II if required): AECOM conducted a Phase I Environmental Site Assessment (ESA) of the 1,800 acre I-40 Mega site in April 2018.

Based on the scope of the assessment, no controlled recognized environmental conditions (CRECs), or historical recognized environmental conditions (HRECs) were identified for the subject property. The assessment revealed the following three RECs in connection with this site.

1. Based on the approximate age of construction of the houses located on the property (pre-1978) asbestos containing materials, lead paint or other contaminants may be present and the structures are likely to have buried septic



tanks. The location and condition of these tanks is unknown.

2. Fuel tanks and pumps have been in use on the property for many years. A total of six were observed during the time of the site visit. Those inspected closely did not appear to contain fuel and were not in use. The observed above ground storage tanks did not have secondary containment. Stained soil associated with fuel spillage was observed at one tank, but not all tanks were accessible due to access issues of muddy roads. The observed soil stained areas were limited to adjacent to the tanks.

3. A small residential dump site was discovered at the confluence of Ditch 11 and Drain 4. The site appeared to encompass an area approximately 30 feet x 40 feet. A substantial amount of glass bottles (mostly broken) tin cans, plastic containers, old farm equipment etc. was observed at the dump site and in Ditch 11. No drums or large chemical or fuel containers were observed. The site is considered a REC due to the potential dumping of hazardous substances including farming related chemicals.

See attachment E-5 for detail.

Stormwater Retention Plan: See attachment E-6 for detail.



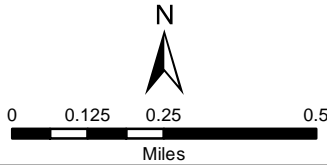
Legend

- Site Boundary
- Flood Zone Type**
- Zone A: 100 Year Flood Area
- Zone X: Area of Minimal Flood Hazard



T:\GIS\Franklin_Work\Ornl-I-40_Megasite\FEMA_Map.mxd

Service Layer Credits: Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors
 Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



| |
|-------------|
| FILE NUMBER |
| DESIGNED BY |
| MBE |
| DRAWN BY |
| MBE |
| CHECKED BY |

AECOM

1000 Corporate Centre Dr
 Suite 250
 Franklin, TN 37067

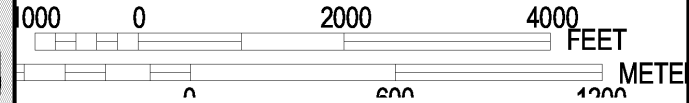
**I-40 Mega Site
 FEMA Flood Zone Map**

Marion, Arkansas, 72364

| |
|----------------|
| PROJECT NUMBER |
| 60572497 |
| DATE |
| April, 2018 |
| FIGURE NUMBER |
| 2 |



MAP SCALE 1" = 2000'



CITY OF MARION
050345

T. 7 N.

HINO BLVD T. 6 N.

Garant Bayou

Ditch No. 11 #3

CARLSON ROAD

FLOODING EFFECTS FROM
FIFTEEN MILE BAYOU

LIMIT OF DETAILED STUDY

ZONE A

CITY OF WEST MEMPHIS
050055

NFIP

PANEL 0325E

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP
CRITTENDEN COUNTY,
ARKANSAS
AND INCORPORATED AREAS

PANEL 325 OF 600

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

| COMMUNITY | NUMBER | PANEL | SUFFIX |
|-------------------------|--------|-------|--------|
| CRITTENDEN COUNTY | 050429 | 0325 | E |
| CRAWFORDSVILLE, TOWN OF | 050317 | 0325 | E |
| MARION, CITY OF | 050345 | 0325 | E |
| WEST MEMPHIS, CITY OF | 050055 | 0325 | E |

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER
05035C0325E

EFFECTIVE DATE
MAY 3, 2011

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

Soils Report: See attachment GT-1 for detail.

Water Table Depth: Borings were drilled to depths of approximately 30 and 50 feet. Groundwater was encountered in Borings B-3 through B-6 and B-9 through B-13 at approximate depths ranging from 23-29 feet. Groundwater levels might not have stabilized and could vary substantially over time due to the effect of seasonal variation in precipitation, recharge or other factors not evident at the time of exploration.

Seismic Rating: The site lies within the influence of the New Madrid Seismic Zone (NMSZ). It is our understanding that the structure(s) will be designed in accordance with the International Building Code (IBC 2012). Based on the preliminary borings, and per the general procedures of Section 1613.3 of IBC 2012, the seismic site class could be defined as Class F due to potentially liquefiable soil, as indicated in the following section. Spectral acceleration values must be determined by a site-specific seismic evaluation for Class F sites. However, if the proposed structure(s) will have a fundamental period of vibration equal to or less than 0.5 seconds, or if the estimated dynamic settlement within the upper 50 feet (see the next section) would not substantially destabilize the building to collapse, the site class may be defined as Class D, Stiff Soil, in accordance with IBC 2012.

Copy of Restrictive Covenants: There are no restrictive covenants. The site is not in an existing industrial park. The site is a stand-alone parcel that is currently used for crop cultivation. See the zoning ordinance (Attachment Z-1) for details on allowed uses.

Current Classification and Proposed Zoning (if different) to Conform with Intended Use: The current zoning for the portion of the site that is in West Memphis city limits is I-1-M which is supportive of the intended use.

Copy of Zoning Ordinance: The current zoning for the portion of the site that is in Marion city limits is I-1 which is supportive of the intended use.

Copy of Zoning Ordinance: See attachment Z-1 for detail on zoning for the City of West Memphis and the City of Marion.

Explanation of Process to Change Zoning: The current zoning is supportive of the intended use of the site and does not require a change.

Electric Utility:

Name of Utility: Entergy Arkansas
Contact Person(s): Joe Bailey or Chris Murphy
Address: 425 West Capitol Ave., Suite 2700
City, State, Zip: Little Rock, AR 72201
Phone: 501-377-4089 or 501-377-4467
Fax: 501-377-4448
Email: jbail12@entergy.com or cmurph4@entergy.com
Service and Proximity to Site: Service is at the site with 15 MW of excess capacity.

Natural Gas Utility:

Name of Utility: CenterPoint
Contact Person(s): Chauncey Taylor
Address: P.O. Box 751
City, State, Zip: Little Rock, AR 72203
Phone: 501-377-4557
Fax: 501-377-4630
Email: Chauncey.taylor@centerpointenergy.com
Service and Proximity to Site: There is a 6" high pressure steel line with a minimum pressure of 100 PSI located 1 mile north of the site. The line has significant excess capacity and can operate at higher pressures if needed.

Water Utility:

Name of Utility: West Memphis Utility Commission
Contact Person(s): Todd Pedersen
Address: 604 E. Cooper Avenue
City, State, Zip: West Memphis, AR 72301
Phone: 870-702-5110
Fax: 870-732-7623
Email: tpedersen@westmemphisar.gov
Service and Proximity to Site: There is a 12" water line that terminates at Hino Boulevard and Infinity Parkway, approximately 1.5 miles from the site with a static pressure of 55 psi.

Utilities

Sewer:

Name of Utility: West Memphis Utility Commission
Contact Person(s): Todd Pedersen
Address: 604 E. Cooper Avenue
City, State, Zip: West Memphis, AR 72301
Phone: 870-702-5110
Fax: 870-732-7623
Email: tpedersen@westmemphisar.gov
Service and Proximity to Site: A pump station will need to be built on site to handle the load of the facility. The nearest connection point is approximately 2.5 miles from the site.

Telecommunications:

Name of Utility: AT&T
Contact Person(s): Rhonda Cline
Address: 723 South Church, Room 120
City, State, Zip: Jonesboro, AR 72401
Phone: 870-972-7851
Fax: 870-926-1646
Email: Rk.cline@att.net
Service and Proximity to Site: Telecommunication service is at the site.

Rail:

Name of Utility: Union Pacific
Contact Person(s): Eric Watkins
Address: 24125 Aldine-Westfield Road
City, State, Zip: Spring, TX 77373
Phone: 281-350-7177
Fax: 402-233-3312
Email: ewatkin@up.com
Service and Proximity to Site: The nearest rail line is approximately 3 miles north of the site and is owned by Union Pacific.



Taxes

Local Sales Tax Rates: Crittenden County, AR – 1.75%
Marion, AR – 2%
West Memphis, AR – 1.5%

Property Tax Rates (Real, Personal) and Methods of Assessment: The property is comprised of multiple jurisdictions and therefore there are a number of different millage rates. For demonstrative purposes, the highest millage rate was used below.

| | | |
|----|---------------------|--|
| \$ | 10,000,000.00 | Building and Equipment Investment |
| | <u>20.00%</u> | Assessment Ratio |
| \$ | <u>2,000,000.00</u> | Taxable Amount |
| | 49.5 | Millage Rate |
| \$ | <u>99,000.00</u> | Normal Tax Due (Millage Rate/1000)*(Taxable Amount) |

State Taxation Summary: See attachment T-1 for detail.



The following maps are provided:

- Regional Map
- Transportation, Regional
- Transportation, Immediate
- Aerial
- Topographic
- Elevation Contours
- FEMA Flood Hazard
- National Wetlands Inventory
- Pipeline Infrastructure
- Entergy's Electrical Infrastructure
- Surrounding Use
- FEMA Flood Insurance Rate Map (2011)
- Zoning
 - City of West Memphis
 - City of Marion