

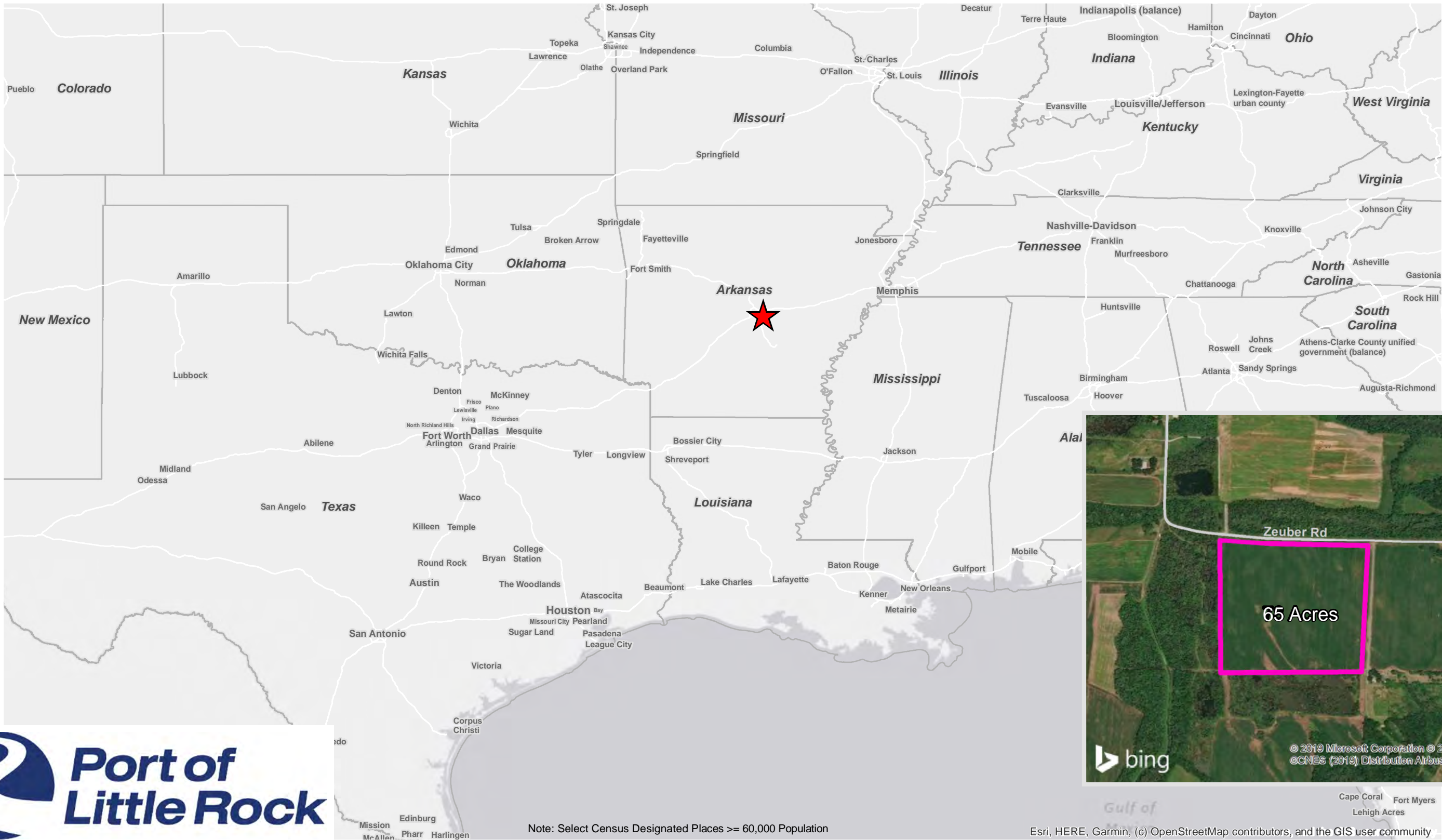


**BUSINESS
DEVELOPMENT**
ARKANSAS

Little Rock South Port Site

Pulaski County, AR

425 West Capital Ave Suite 2700
Little Rock, AR 72201
Phone: 1-888-301-5861
goentergy.com/ar



Note: Select Census Designated Places >= 60,000 Population

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



BUSINESS
DEVELOPMENT
ARKANSAS

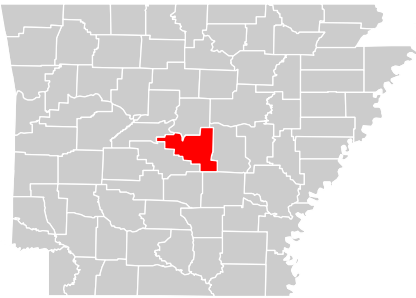
Little Rock South Port Site
Transportation, Regional

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

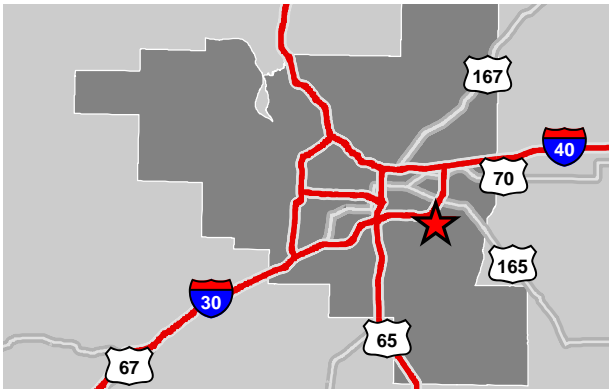
Phone: 1-888-301-5861

goentergy.com/ar

PULASKI COUNTY



VICINITY



LEGEND

- ★ Site
- ★ Port
- ✈ Airports
- Railroads
- Highways**
- Interstate
- U.S.

NOTE

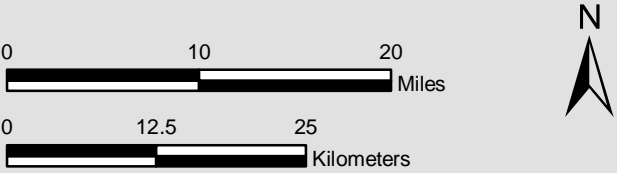
These drawings are provided merely to assist in economic development efforts. The Entergy Companies make no representations or warranties whatsoever regarding the accuracy or completeness of any information contained herein nor the condition or suitability of any properties. Users should direct inquiries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

SOURCE

Source:
- ESRI Basemaps; ESRI Datamaps 10.2; Census Tiger, 2014 Date: 9/9/2019



The Port of Little Rock is a unique intermodal transportation center. It is located approximately seven miles east of downtown Little Rock along the banks of the Arkansas River. The Port is adjacent to I-440 which connects I-30 and I-40. The Port is also less than one mile from the Bill and Hillary Clinton National Airport.





**BUSINESS
DEVELOPMENT**
ARKANSAS

Little Rock South Port Site

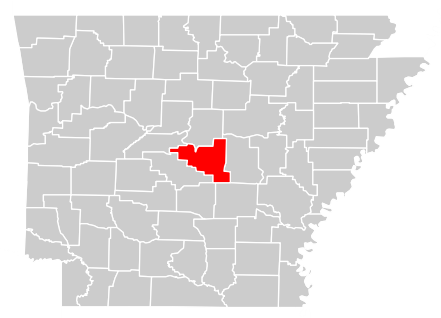
City Boundaries

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

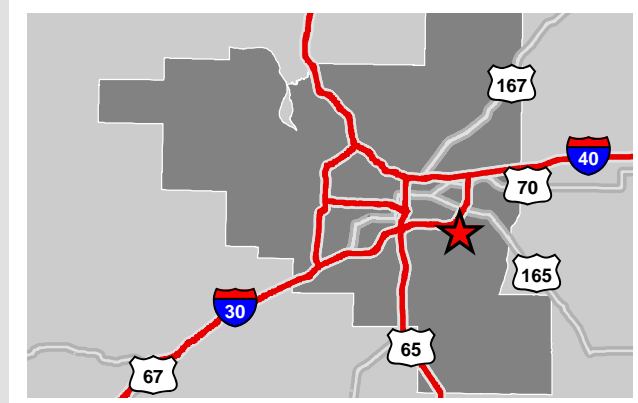
Phone: 1-888-301-5861

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PULASKI COUNTY



VICINITY



LEGEND

- | | |
|-----------------|------------------------|
| Airports | City Boundaries |
| Highways | Jacksonville |
| Interstate | Little Rock |
| U.S. | Maumelle |
| Site | North Little Rock |
| Railroads | Sherwood |

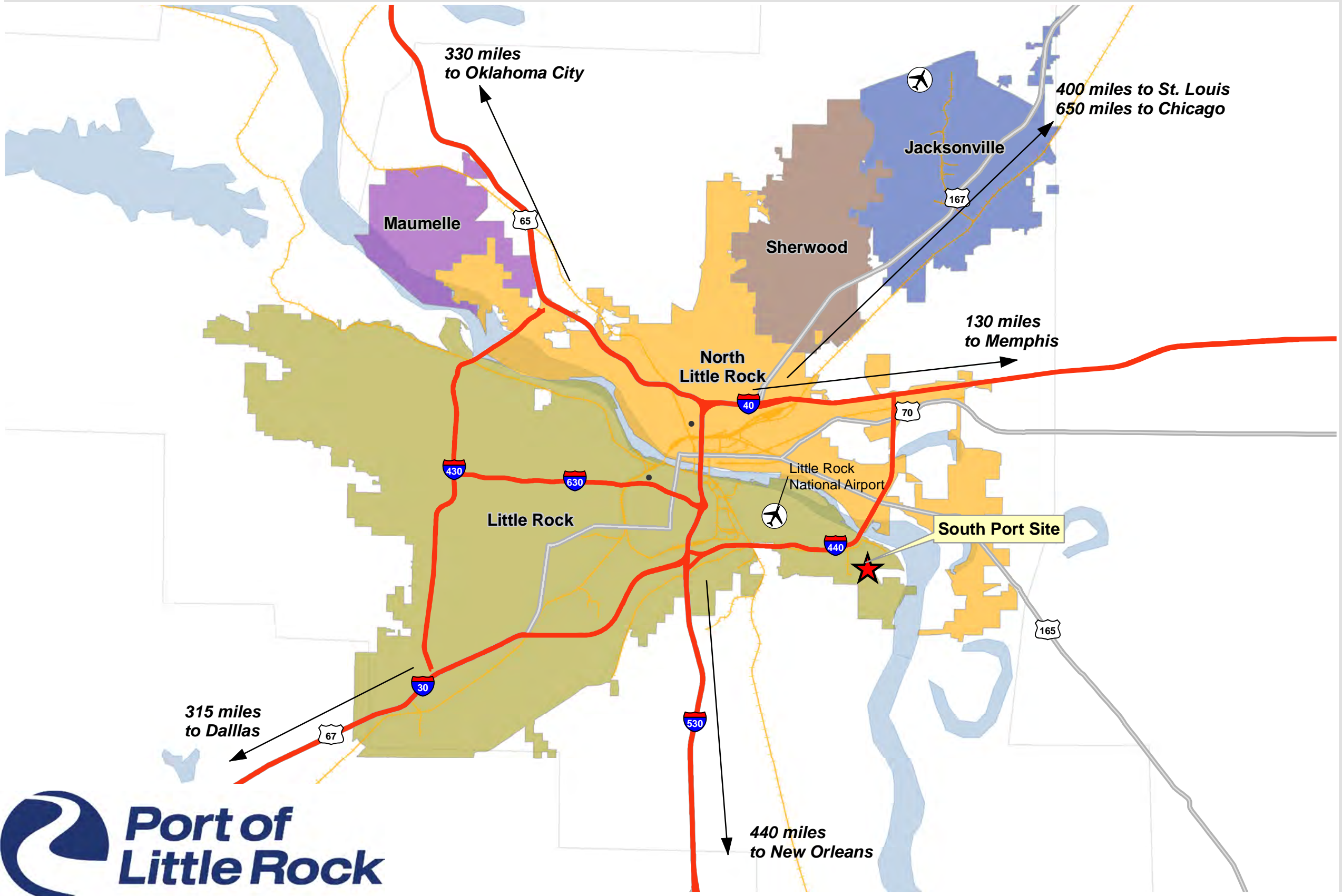
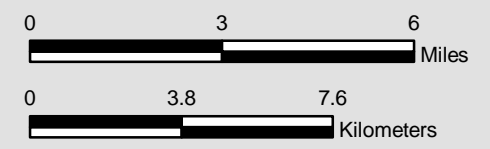
NOTE

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SOURCE

Source:
- ESRI Basemaps; ESRI Datamaps 10.2; Census Tiger, 2014

Created by: RPG
Date 3/2018





BUSINESS
DEVELOPMENT
ARKANSAS

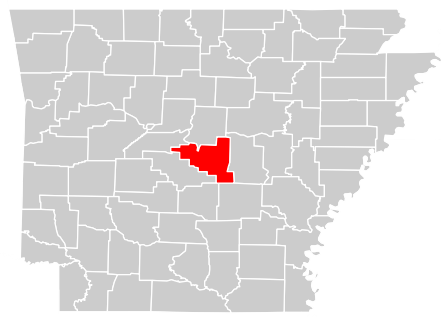
Little Rock South Port Site
Transportation, Immediate Vicinity

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

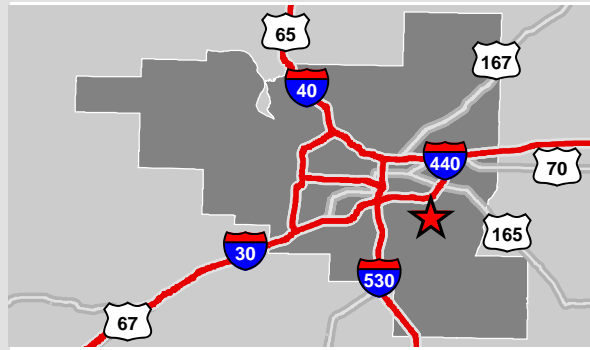
Phone: 1-888-301-5861

goentergy.com/ar

PULASKI COUNTY



VICINITY



LEGEND

- Property Boundary
- Commercial & Public
- Ports
- River Mile Markers
- Railroads**
 - Arkansas Midland RR -
 - Little Rock & Western Rwy - LRWN
 - Little Rock Port RR - LRPA
 - Union Pacific RR - UP

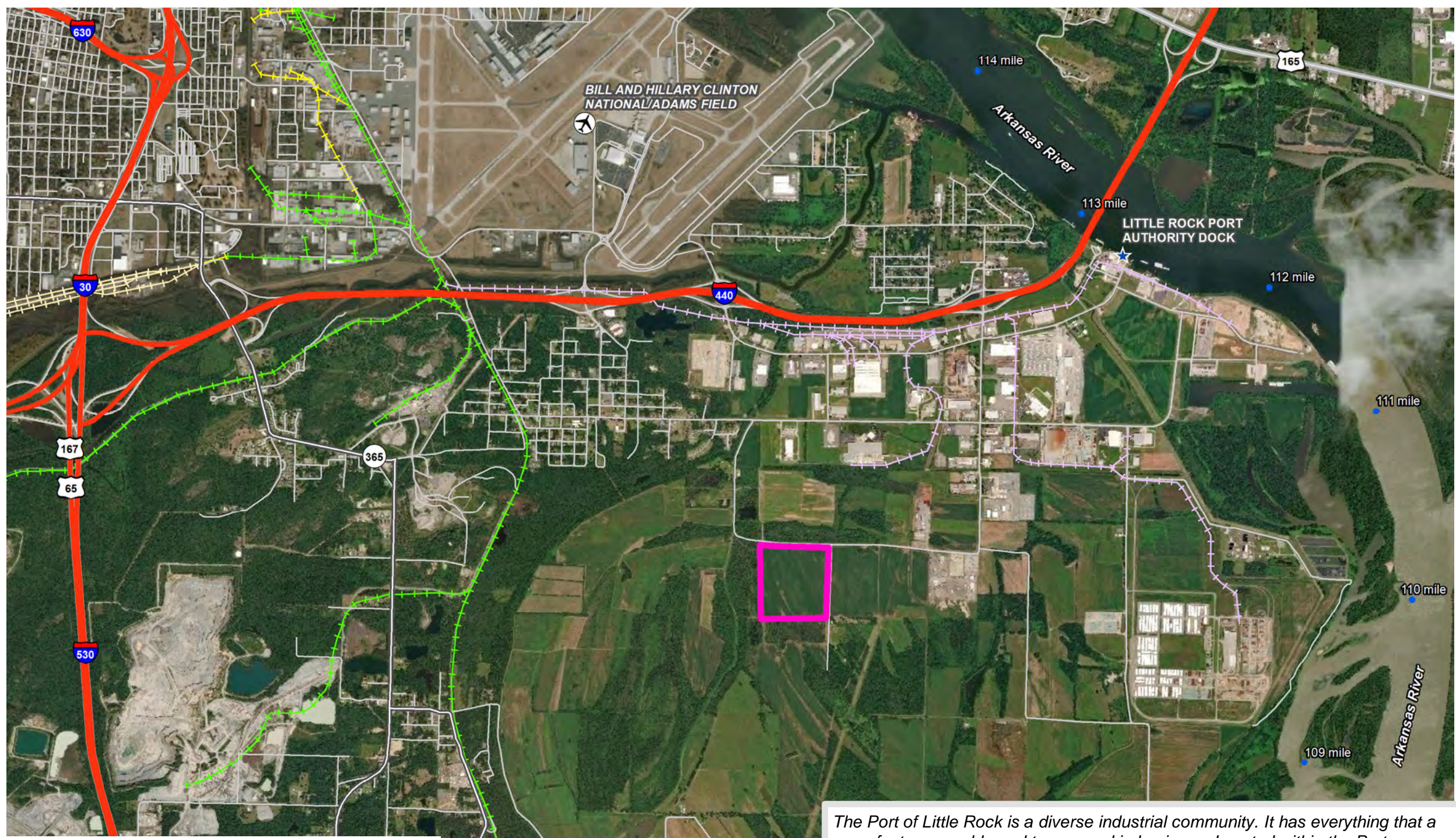
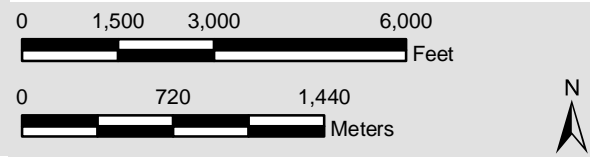
NOTE

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

Source: Census Tiger Data, 2014; LOSCO Environmental Baseline Inventory Dataset 'U.S. Navigated Waterway Mile Marker Locations from USCOE source data, Geographic NAD83, LOSCO (2000); Bureau of Transportation Statistics, 2014; US Army Corps of Engineers

Created by: PW/RPG
Date: 05/2017



The Port of Little Rock is a diverse industrial community. It has everything that a manufacturer would need to succeed in business. Located within the Port are over 30 industrial manufacturers, including 2 full service gas stations, 2 parts stores, numerous trucking companies, a Fire Department, a medical clinic, and a myriad of other businesses and industries. Due to the central location of the Port, it is a great location for companies preferring access to rail, highway, and river modes of transportation.



BUSINESS
DEVELOPMENT
ARKANSAS

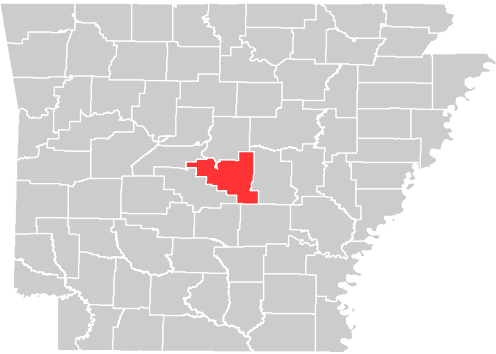
Little Rock South Port Site
Aerial Site Map

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

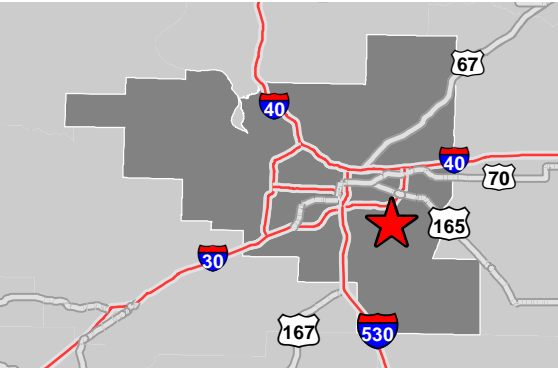
Phone: 1-888-301-5861

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PULASKI COUNTY



VICINITY



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

Source:
- Aerial Imagery by Bing Maps

Date: 8/22/2019





**BUSINESS
DEVELOPMENT**

ARKANSAS

Little Rock South Port Site

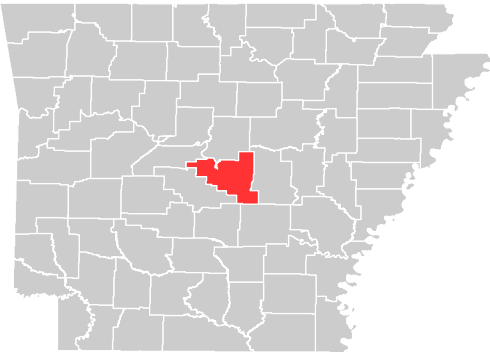
Topographic Image

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

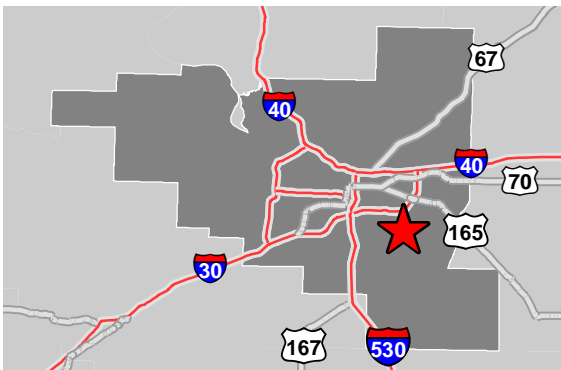
Phone: 1-888-301-5861

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PULASKI COUNTY



VICINITY



LEGEND

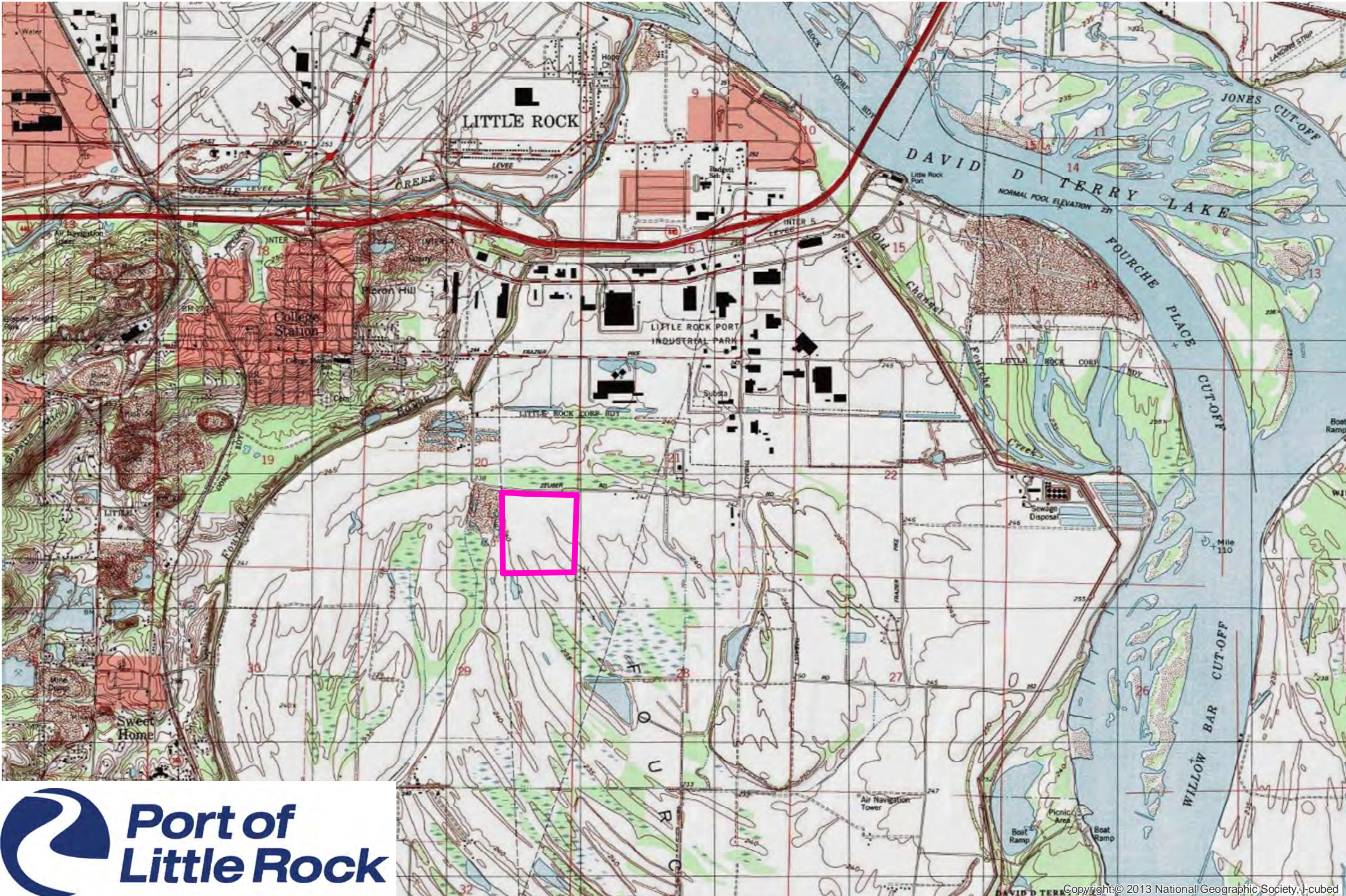
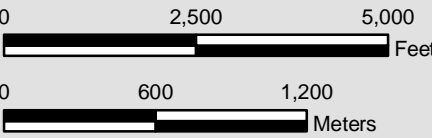
 Property Boundary

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

Source: - Aerial Imagery by USGS/USA Topo Maps
Date: 9/9/2019





**BUSINESS
DEVELOPMENT**

ARKANSAS

Little Rock South Port Site

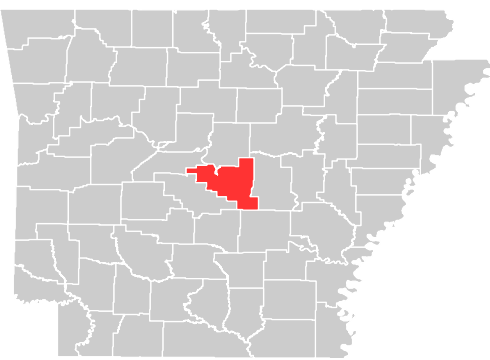
Elevation Contours

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

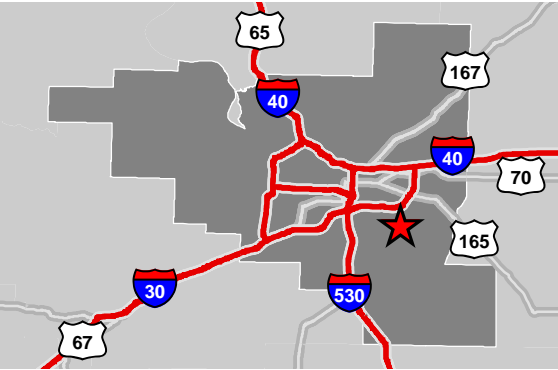
Phone: 1-888-301-5861

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PULASKI COUNTY



VICINITY



LEGEND

- Property Boundary
- Elevation (ft.)**
 - 231 - 245
 - 246 - 260
 - 261 - 285

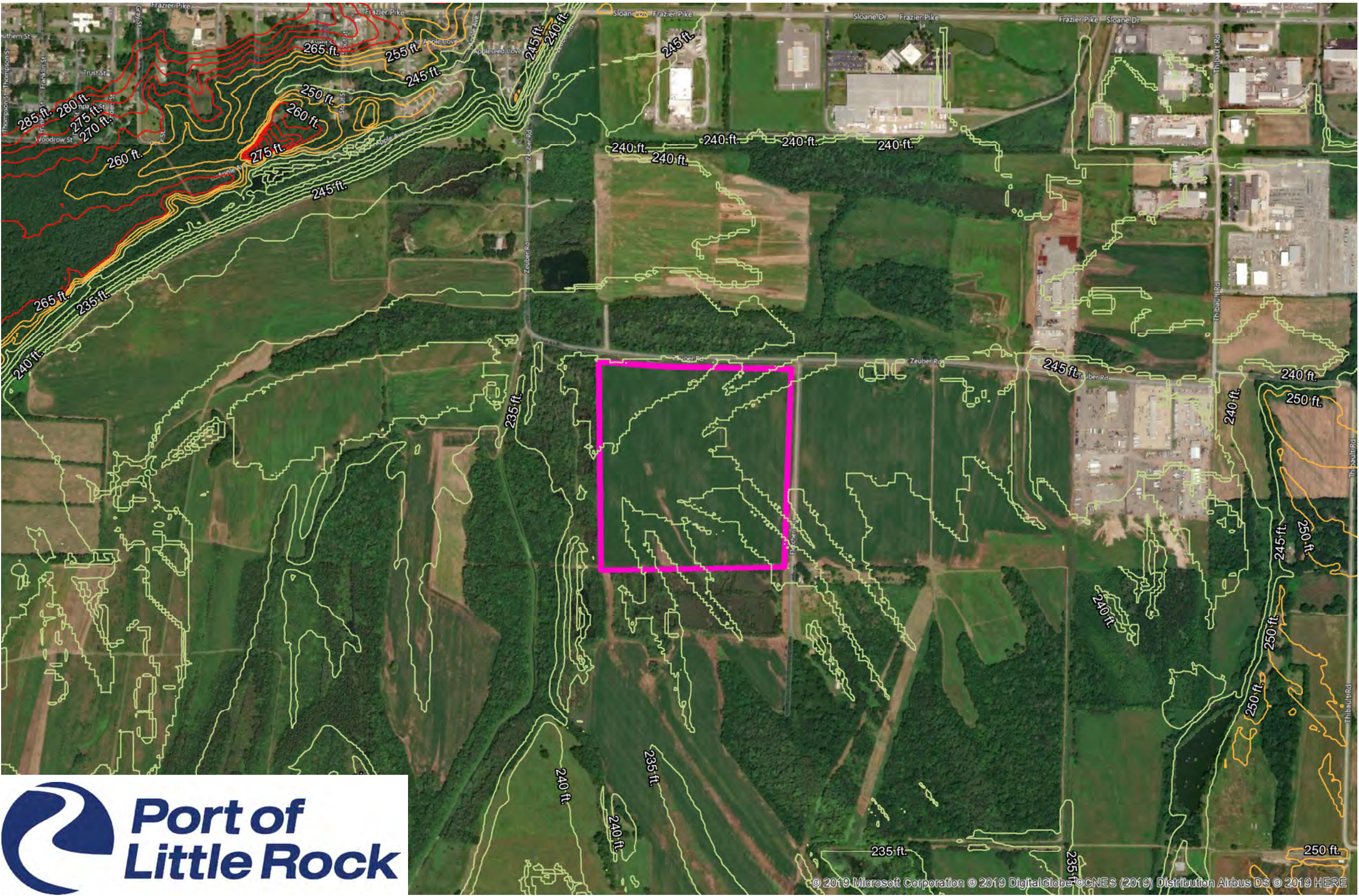
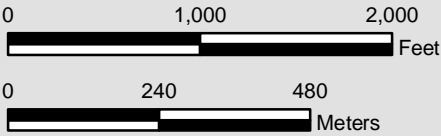
NOTE

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

Source: Elevation contours derived from DEM data from
USDA/NRCS - National Geospatial Center of Excellence

Created by: RPG
Date: 5/2017





**BUSINESS
DEVELOPMENT**
ARKANSAS

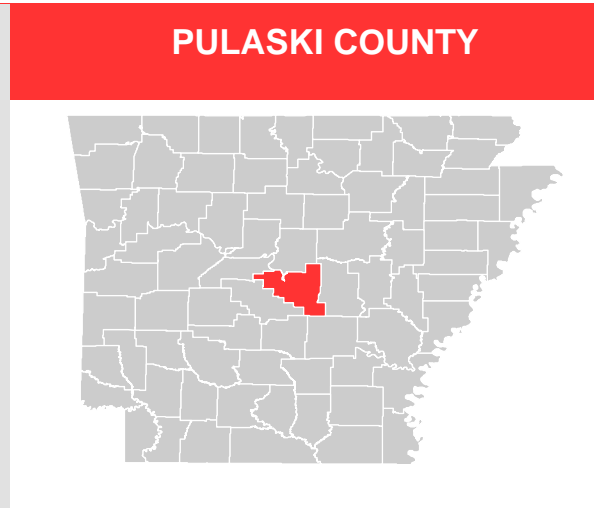
Little Rock South Port Site

FEMA Flood Hazard

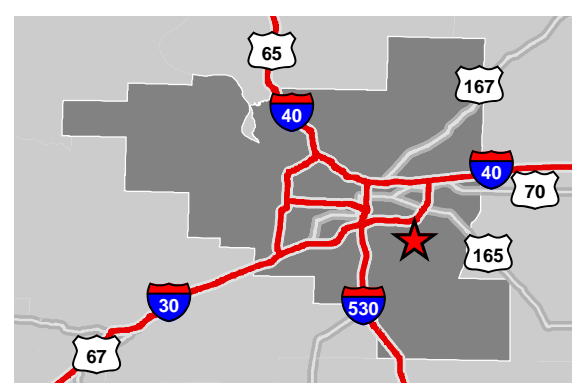
425 West Capitol Ave, Suite 2700
Little Rock, AR 72201

Phone: 1-888-301-5861

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VICINITY



LEGEND

- Property Boundary
- Base Flood Elev
- Flood Hazard**
 - A
 - AE
 - X
 - X Protected by Levee

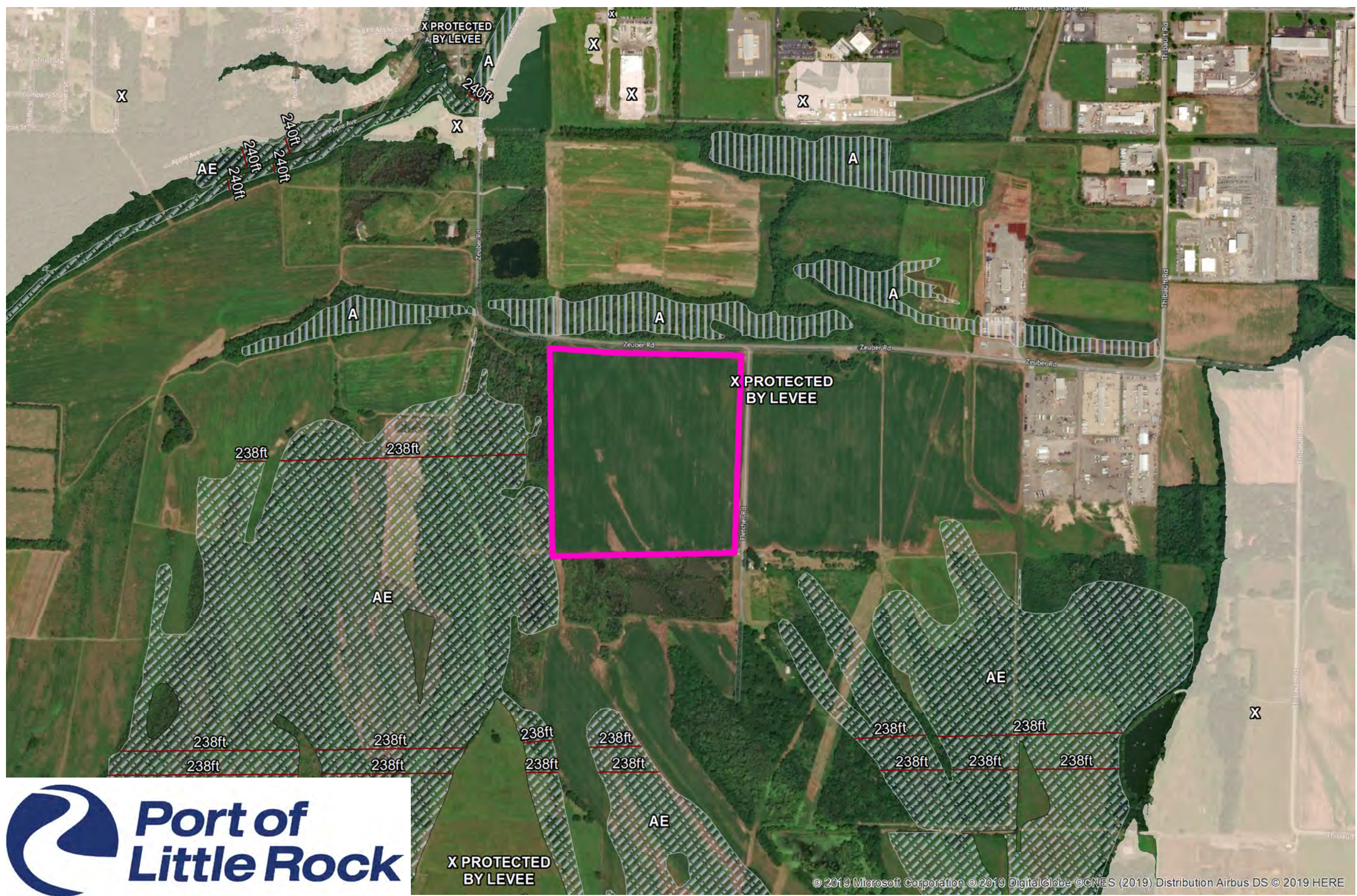
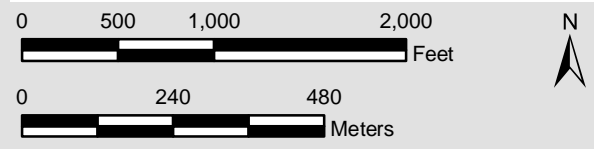
NOTE

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SOURCE

Source: Federal Emergency Management Agency, Published Date: 07/2014

Created by: RPG
Date: 5/2017





BUSINESS
DEVELOPMENT
ARKANSAS

Little Rock South Port Site

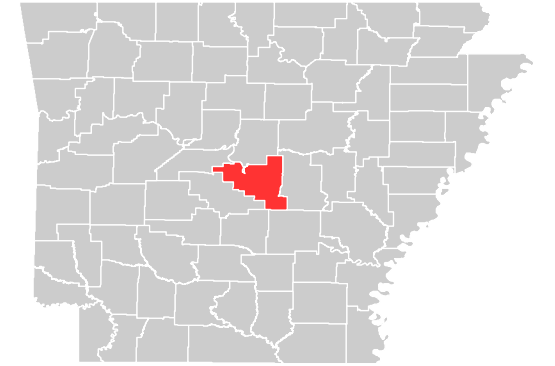
USDA Soils Survey

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

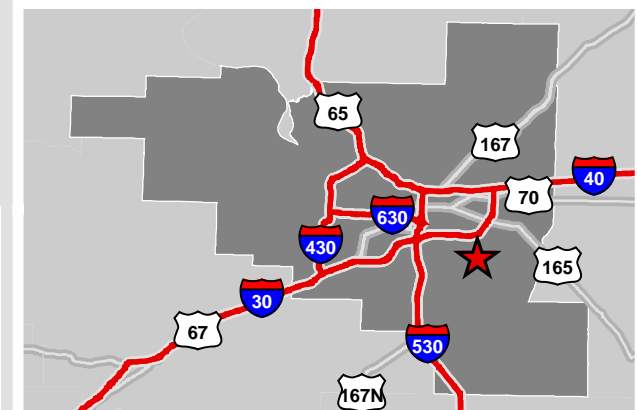
Phone: 1-888-301-5861

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PULASKI COUNTY



VICINITY



LEGEND

Property Boundary

Soil Classification

- No
- Pe
- RmA
- RmC

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

Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at <https://websoilsurvey.nrcs.usda.gov/>. Accessed 3/13/2018.

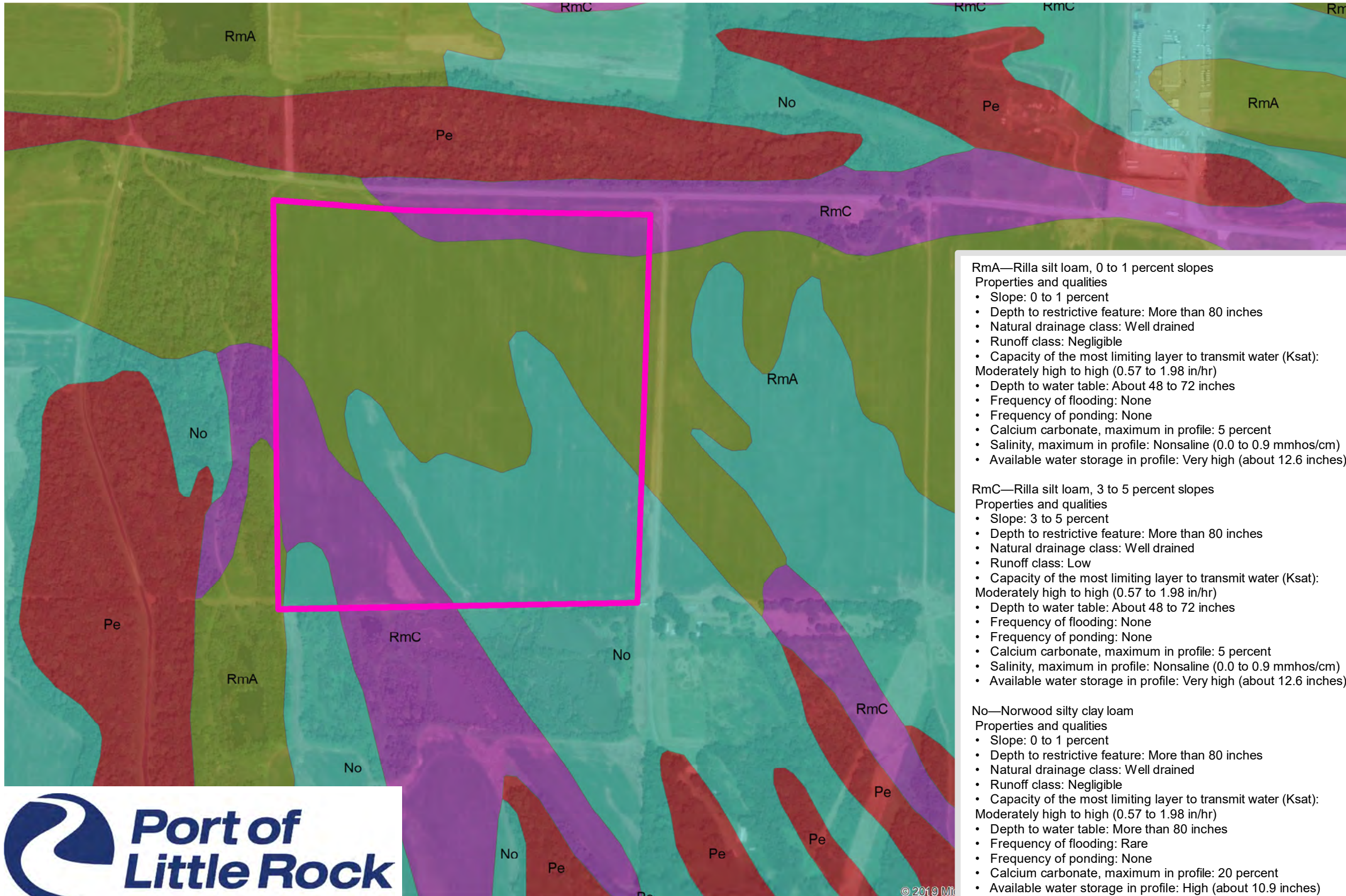
Created by: RPG
Date: 3/2018



1:6,000

0 500 1,000
Feet

0 60 120 240
Meters





**BUSINESS
DEVELOPMENT**
ARKANSAS

Little Rock South Port Site

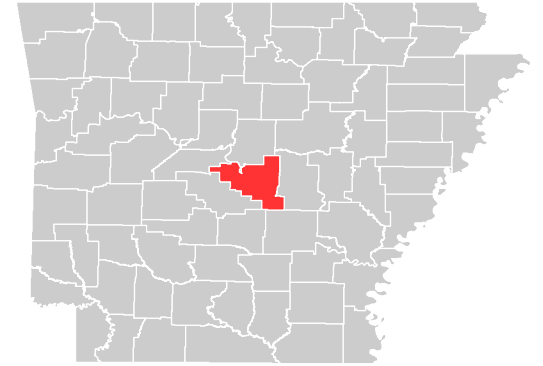
National Wetland Inventory

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

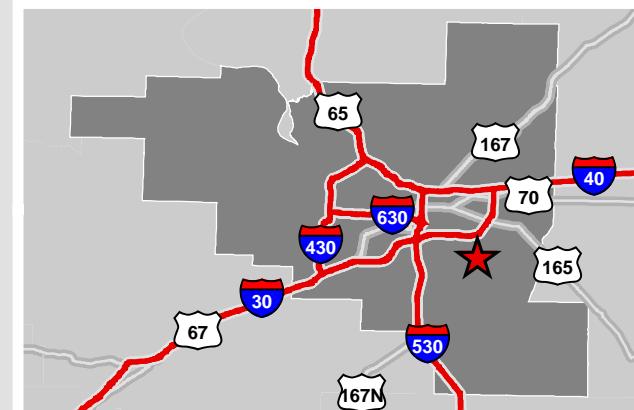
Phone: 1-888-301-5861

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PULASKI COUNTY



VICINITY



LEGEND

- Property Boundary
- WETLANDS**
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond

NOTE

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SOURCE

National Wetlands Inventory, U.S. Fish and Wildlife Service, 9/2014

Created by: RPG
Date: 5/2017

1:12,000

0 1,000 2,000
Feet

0 240 480
Meters



The National Wetlands Inventory Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type, and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.





**BUSINESS
DEVELOPMENT**
ARKANSAS

Little Rock South Port Site

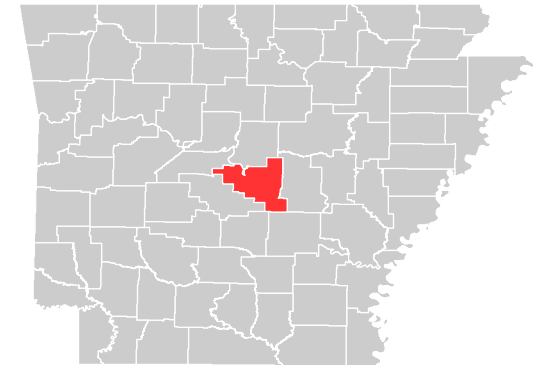
Utility Map

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

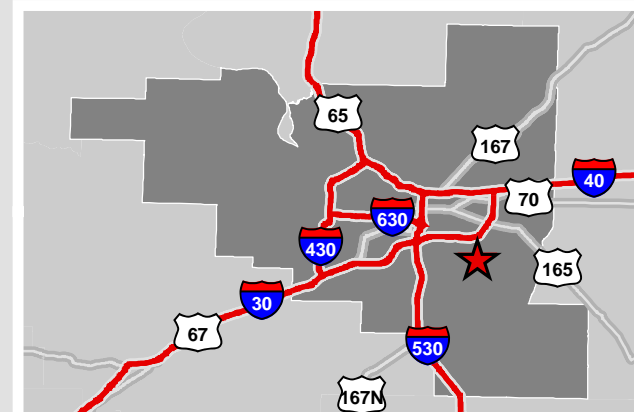
Phone: 1-888-301-5861

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PULASKI COUNTY



VICINITY



LEGEND

Property Boundary	Waterlines
Fiber Optic Cable	2-3 in.
Natural Gas Distribution	4-6 in.
Sewer Gravity Line	8-10 in.
Sewer Force Main	12 in.
	16-20 in.
	24 in.

NOTE

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SOURCE

Water Line: Little Rock Port Authority
Wastewater: Little Rock Wastewater, Project Silent Noise

Created by: RPG
Date: 5/2017



1:18,000

0 1,000 2,000
Feet

0 120 240 480
Meters

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BUSINESS
DEVELOPMENT
ARKANSAS

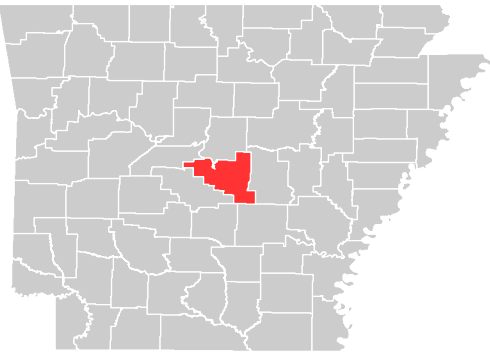
Little Rock South Port Site
Transmission Pipeline Infrastructure

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

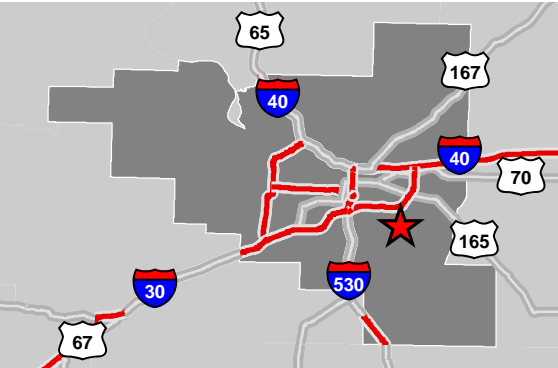
Phone: 1-888-301-5861

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PULASKI COUNTY



VICINITY



LEGEND

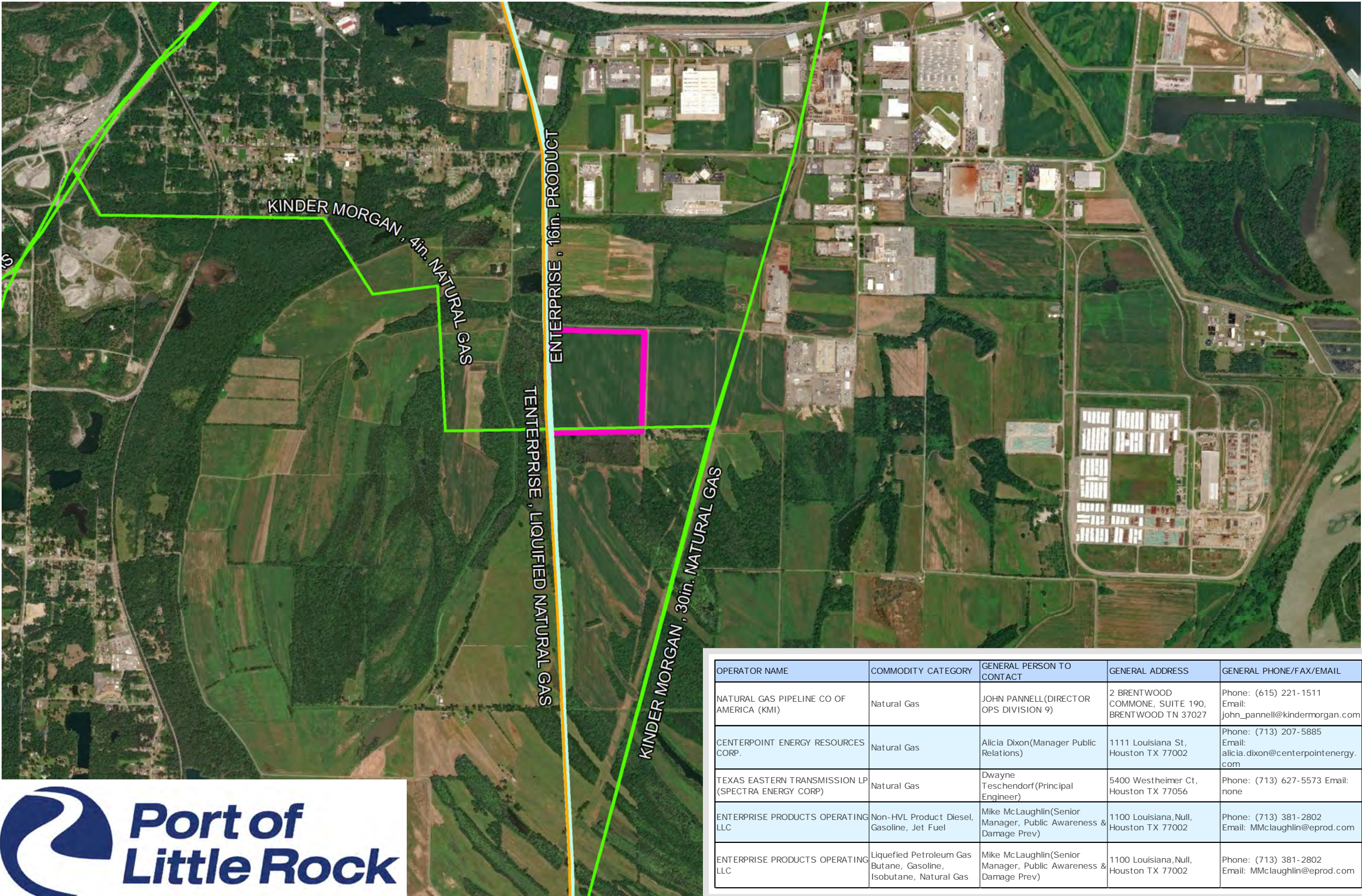
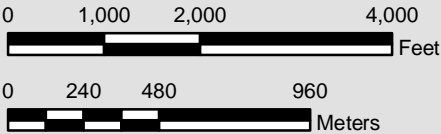
- Property Boundary
- Pipeline**
 - LIQUIFIED NATURAL GAS
 - NATURAL GAS
 - PRODUCT

NOTE

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SOURCE

Source: HTSI, Downloaded 6/2015, NPMS Viewer, Donloaded 7/2015
Created by: RPG
Date: 5/2017



OPERATOR NAME	COMMODITY CATEGORY	GENERAL PERSON TO CONTACT	GENERAL ADDRESS	GENERAL PHONE/FAX/EMAIL
NATURAL GAS PIPELINE CO OF AMERICA (KMI)	Natural Gas	JOHN PANNELL(DIRECTOR OPS DIVISION 9)	2 BRENTWOOD COMMONS, SUITE 190, BRENTWOOD TN 37027	Phone: (615) 221-1511 Email: john_pannell@kindermorgan.com
CENTERPOINT ENERGY RESOURCES CORP.	Natural Gas	Alicia Dixon(Manager Public Relations)	1111 Louisiana St, Houston TX 77002	Phone: (713) 207-5885 Email: alicia.dixon@centerpointenergy.com
TEXAS EASTERN TRANSMISSION LP (SPECTRA ENERGY CORP)	Natural Gas	Dwayne Teschendorf(Principal Engineer)	5400 Westheimer Ct, Houston TX 77056	Phone: (713) 627-5573 Email: none
ENTERPRISE PRODUCTS OPERATING LLC	Non-HVL Product Diesel, Gasoline, Jet Fuel	Mike McLaughlin(Senior Manager, Public Awareness & Damage Prev)	1100 Louisiana, Null, Houston TX 77002	Phone: (713) 381-2802 Email: MMclaughlin@eprod.com
ENTERPRISE PRODUCTS OPERATING LLC	Liquefied Petroleum Gas Butane, Gasoline, Isobutane, Natural Gas	Mike McLaughlin(Senior Manager, Public Awareness & Damage Prev)	1100 Louisiana, Null, Houston TX 77002	Phone: (713) 381-2802 Email: MMclaughlin@eprod.com



**BUSINESS
DEVELOPMENT**
ARKANSAS

Little Rock South Port Site

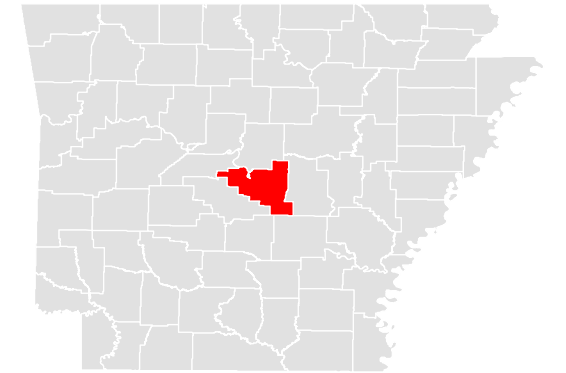
Entergy's Electrical Infrastructure

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

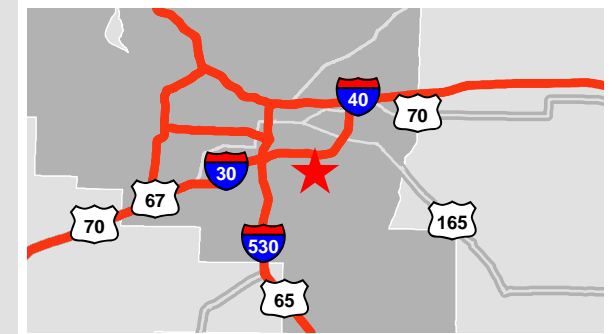
Phone: 1-888-301-5861

goentergy.com/ar

PULASKI COUNTY



VICINITY



LEGEND

- Property Boundary
- Transmission**
 - Substations
 - 115 kV
- Distribution**
 - Phase, Voltage**
 - Three Phase, 13.8 kV
 - Single Phase, 13.8 kV

NOTE

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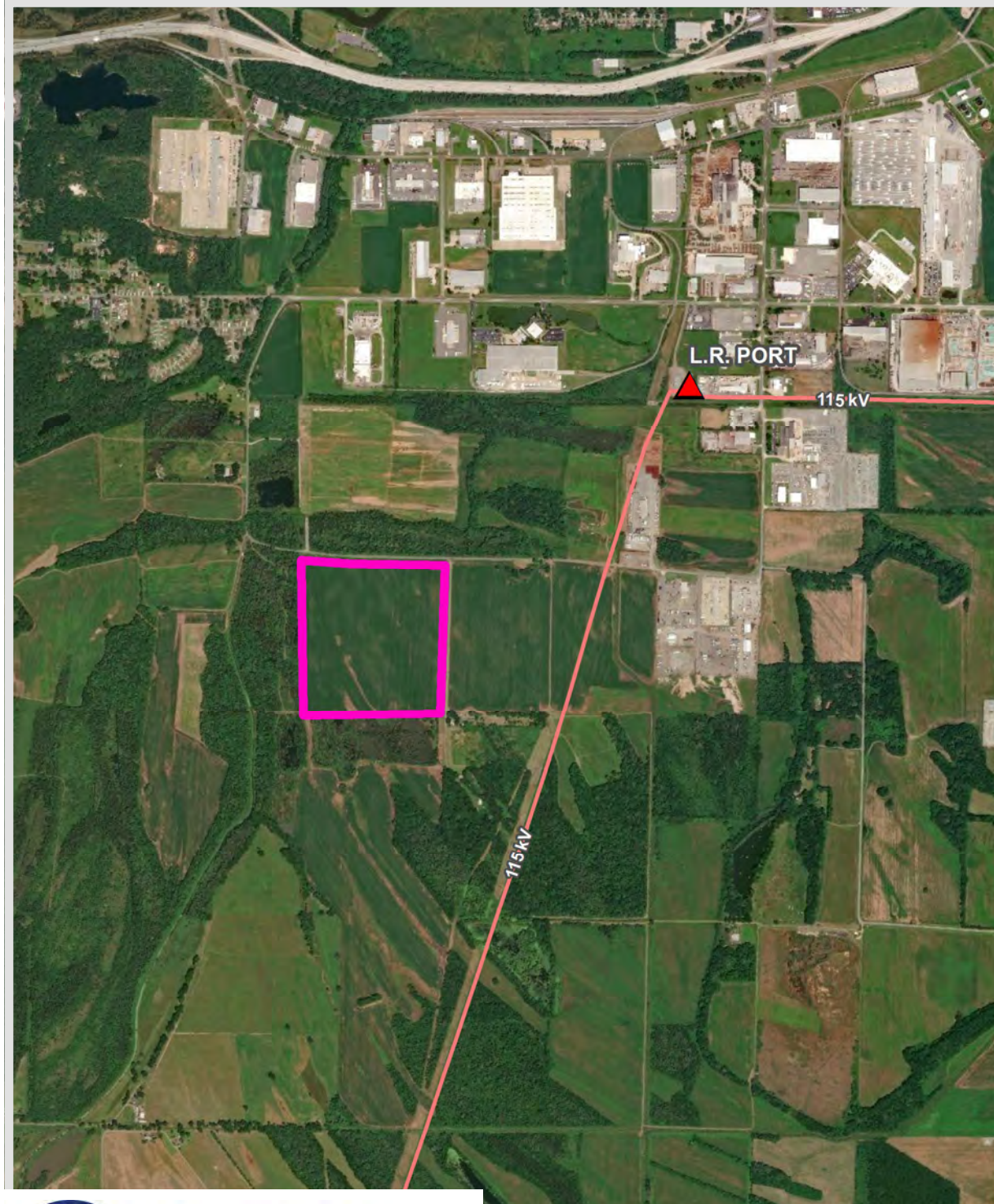
SOURCE

Service Layer Credits: © 2019 Microsoft Corporation © 2019 DigitalGlobe
©CNES (2019) Distribution Airbus DS

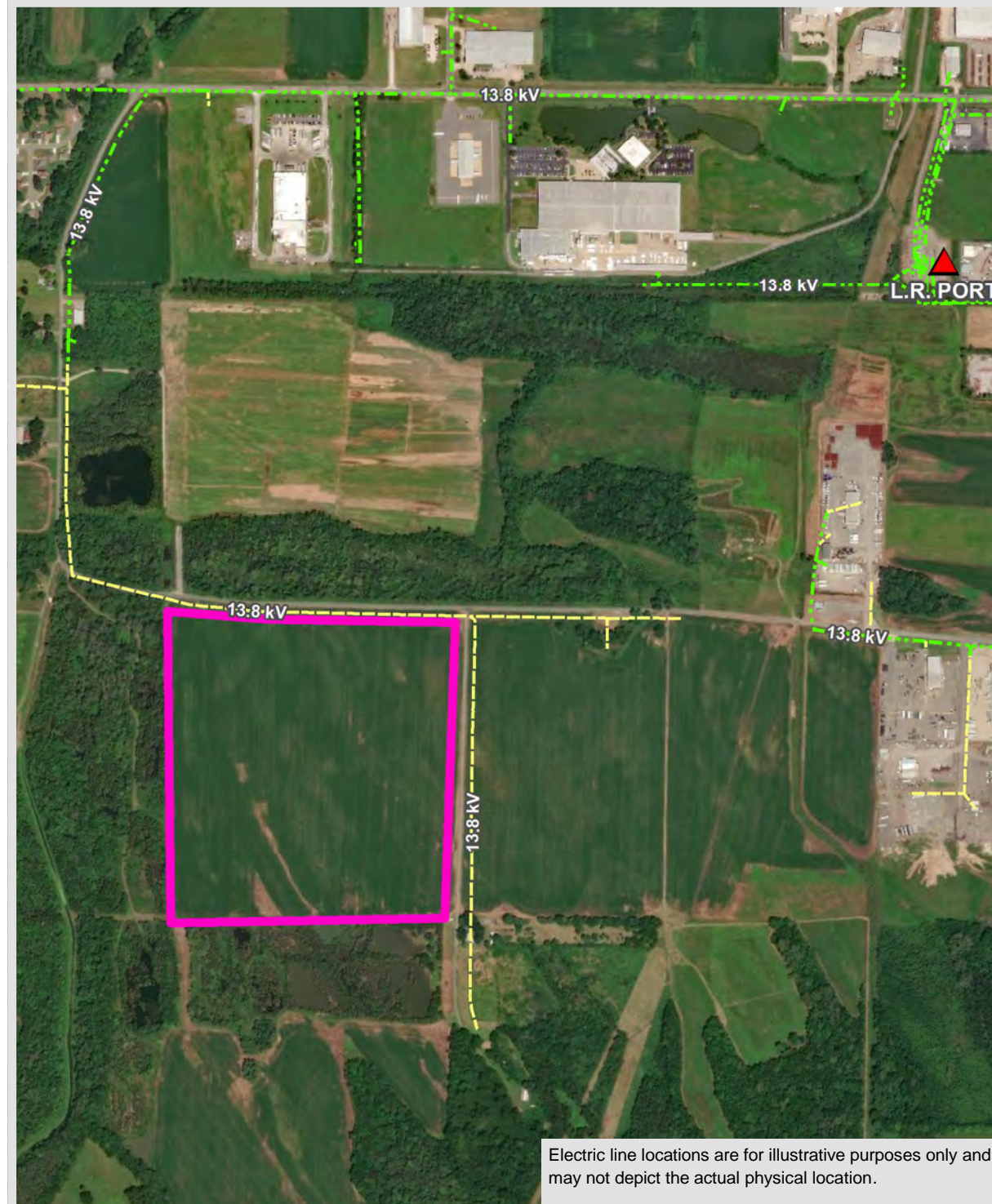
Source: Transmission-Entergy, 2014;
Distribution-Entergy, 2015

Created by: PCW
Date: 05/2017

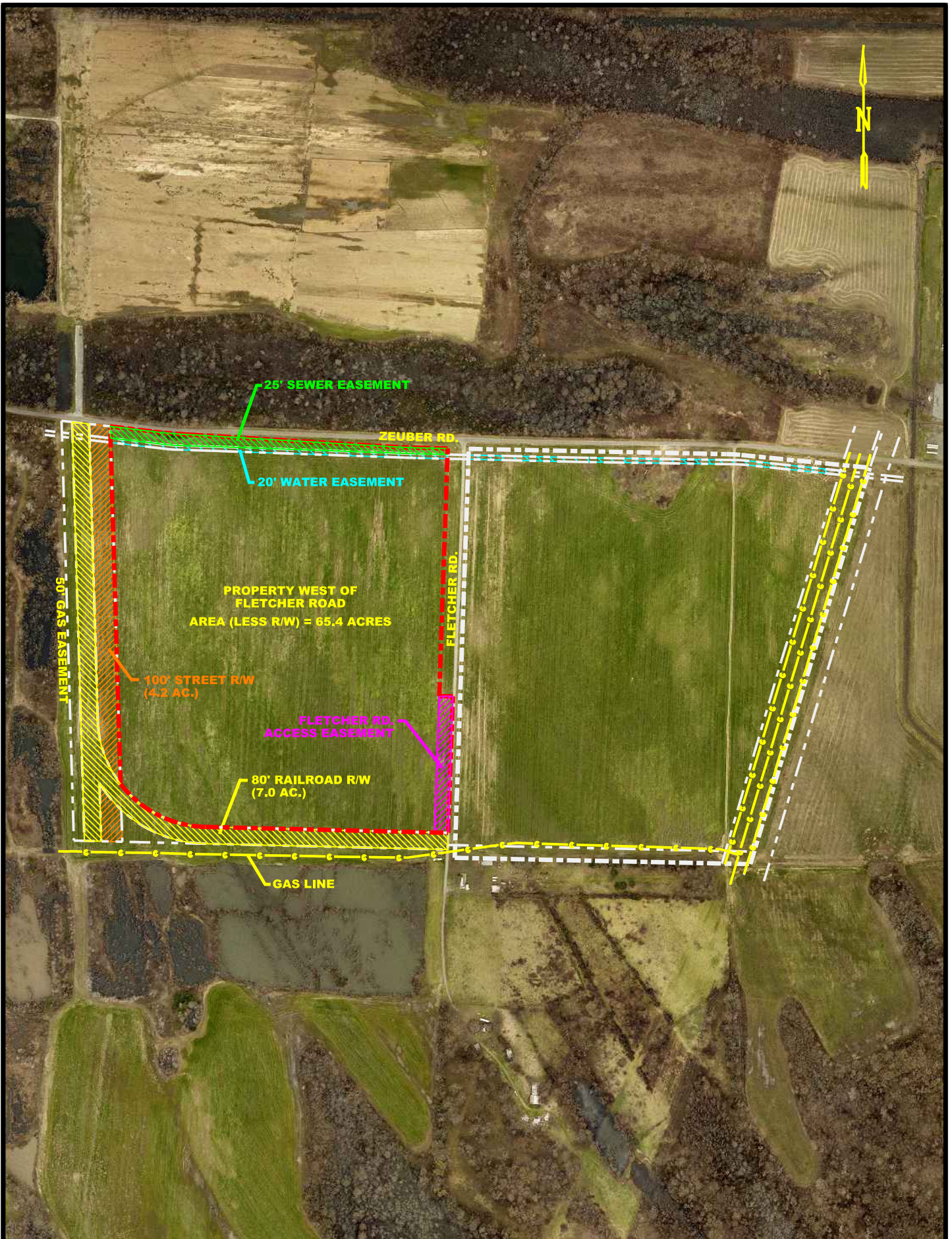
TRANSMISSION



DISTRIBUTION



Electric line locations are for illustrative purposes only and may not depict the actual physical location.











LITTLE ROCK PORT AUTHORITY
LITTLE ROCK, ARKANSAS

**SOUTHPORT SITE
RAILROAD EASEMENT**

FIGURE NUMBER

Existing Industries

1. Sage V Foods
2. Cap Fleet Upfitters
3. Central Pipe Supply
4. BNSF
5. Medical Clinic
6. Hi Speed
7. US Postal Service
8. Admiral Moving Services
9. Orbit Fluid Power/ Access Control Devices
10. Fire Station – Class 2 Rating
11. Fastenal
12. Phillips 66 (Gas Station)
13. Valero (Gas Station)
14. LRPA Foreign Trade Zone 14
15. Buzzi Unicem
16. SSA Logistic Services
17. Southern Freight Lines
18. Con-way Southern Express
19. Frito Lay
20. Boyd Metals
21. Democrat Printing & Lithographing
22. HMS
23. Interstate Signways
24. Lexicon
25. Available Building
26. Available Building
27. Novus
28. Waste Management
29. USALCO
30. Ryerson
31. LM Windpower / GE
32. Safety Kleen
33. TY Garments
34. REW Materials
35. Entergy Arkansas
36. Hormel Skippy Peanut Butter
37. SIMS Metals
38. LRPA Warehouses
39. LRPA Dock
40. Central Transport
41. George Fischer Harvel
42. Bulk Transport Company
43. Yourga
44. AAA Cooper
45. Tri State Truck Center
46. L&W Supply
47. Natural State Recycling
48. Dar Pro Solutions
49. O'Neal Steel
50. Welspun (Small Pipe)
51. Delta Plastics
52. Ring Container
53. J&M Food Products
54. Raj Mahal Temple
55. Welspun (Large Pipe)
56. CZ-USA

-  SUB Electrical Substation
-  WTP Wastewater Treatment
-  Dock Locations
-  Little Rock Port Authority
-  Roadways
-  Existing Buildings
-  Existing Industries
-  Railroad



Little Rock Port Authority Industrial Park



**BUSINESS
DEVELOPMENT**
ARKANSAS

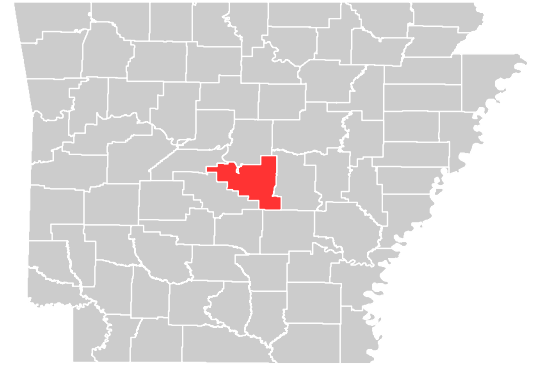
Little Rock South Port Site Zoning Map

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

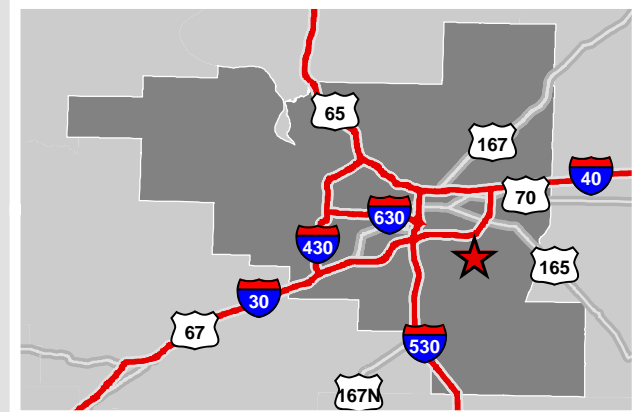
Phone: 1-888-301-5861

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PULASKI COUNTY



VICINITY



LEGEND

Property Boundary

Existing Zoning		ZONING	
AF	CAPE	CAPE	CAPE
C1	CAPM	CAPM	CAPM
C2	CAPN	CAPN	CAPN
C3	CAPO	CAPO	CAPO
C4	I1	I1	I1
CAPA1	I2	I2	I2
CAPA2	I3	I3	I3
CAPB	M	M	M
MF12	MF18	MF18	MF18
MF24	MF6	MF6	MF6
NOT	O1	O1	O1
O2	O3	O3	O3
OS	OS	OS	OS
PD-C	PD-I	PD-I	PD-I
PD-O	PD-R	PD-R	PD-R
PID	POD	POD	POD
PR	PRD	PRD	PRD
R3	R4	R4	R4
R4A	R5	R5	R5
R6	R7	R7	R7
R7A	UU	UU	UU
County	Heavy Industrial	Heavy Industrial	Heavy Industrial

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

Zoning Map from Little Rock Port Authority map of existing zoning for project submission. 3/2018.

Created by: RPG
Date: 3/2018

