

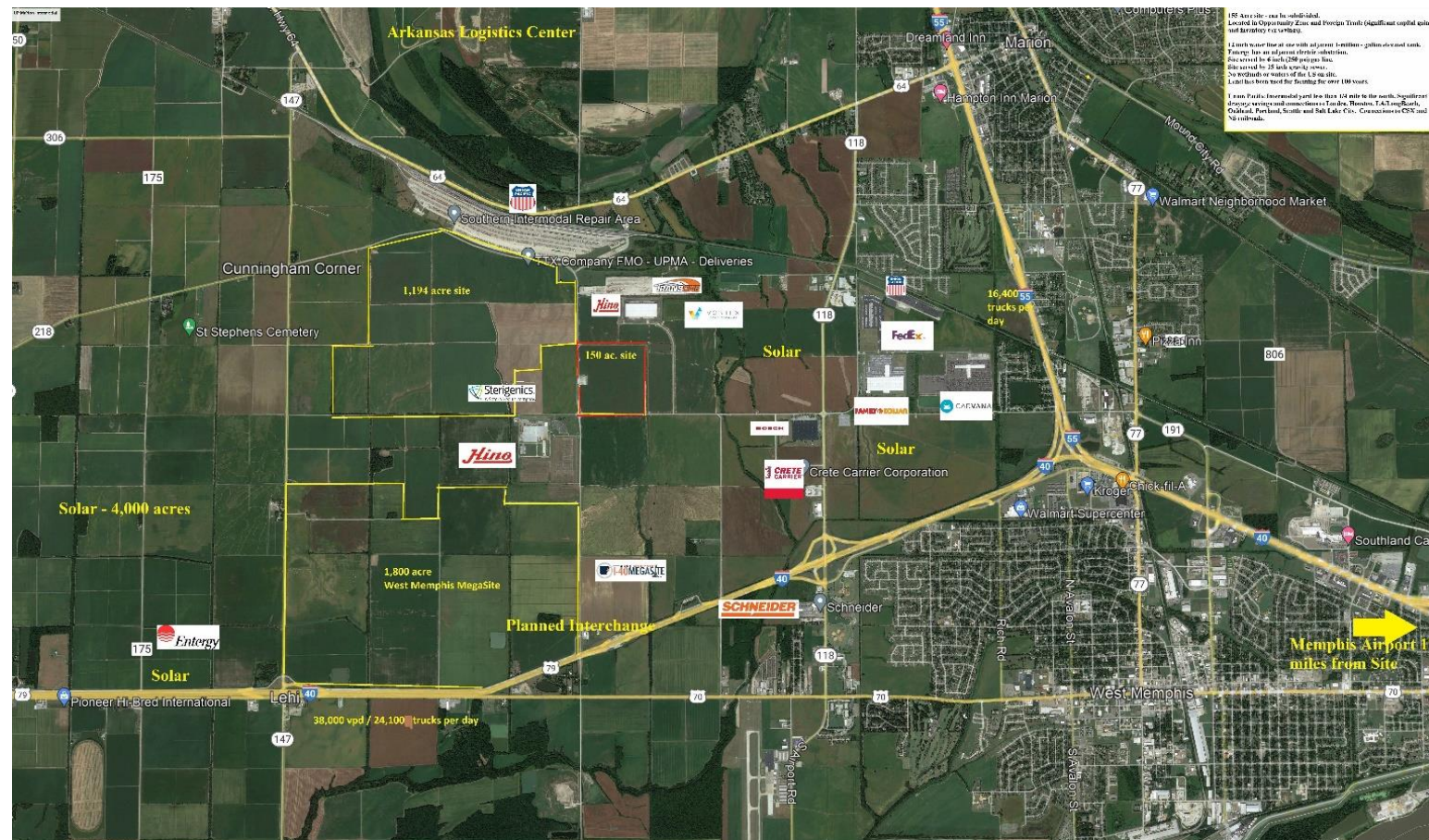
Arkansas Logistic Center

West Memphis / Marion Arkansas

Anchored by 650 acre Union Pacific's Marion Intermodal Terminal

- 4,000 total acres with all utilities available.
- Memphis has all five Class 1 Railroads.
- Opportunity Zone and Free Trade Zone.
- Fed Ex World Terminal – 12 miles to the east.
- Property Tax Abatement and Intermodal Improvement District.
- Comparable to UP's Joliet and S. Dallas. Marion is having record lifts.
- Substantial transportation savings for imported containers. Rural setting less container theft.
- Eastern terminus for Mexican rail traffic.
- Memphis MSA Supply Chain & Logistics Consulting businesses have a location quotient (LQ) of 6.84, representing almost seven times the concentration of similarly sized areas and the highest concentration of all major metro areas with populations exceeding 1 million.
- Greater Memphis is also among the top ten major metros for the number of employees in the logistics industry.
- Over 1.4 million people—23% aged 18-34—live within 50 miles of downtown Memphis.
- The local warehouse labor force of just under 53,000 is expected to grow by 6% by 2034, according to [CBRE Labor Analytics](#). The average wage for non-supervisory warehouse worker is \$17.61 per hour, slightly below the U.S. average.

Land Priced at \$55,000 acre.



General:

- 1,150 acres of private farmland
- Zoned 1-1
- 1.5 miles to 1-40
- 3.3 miles to 1-55
- Truck access on Hino & Kuhn Rd.
 - *25' wide/4' shoulders/2-lane/80,000 lb. state weight limit
- Primary Wetland Study, Phase One environmental study completed in 2005 with no changes in site usage or adjoining use.
- Property is not within a 100-year floodplain
- 35.18521; -90.27196

Water--City: of Marion:

- 12" main located adjacent to the site's eastern boundary
- Line is across Kuhn Rd. from the site
- Excess capacity--2.8 mgd
- Peak capacity--3.5 mgs
- 1 million gallon elevated tank located 0.5 miles from the site

Sewer--City: of Marion:

- 12" gravity flow line adjacent to the site
- Excess capacity--0.4 mgd

Electricity:--Entergy:

- Kuhn Rd. substation is located adjacent to the site
- Primary voltage: 161 kV transmission and 13.8 kV distribution
- Location of line: Distribution and transmission on-site
- Kuhn Rd. A 161 kV transmission line feeds the substation and is in/out service agreement. Allows for service from either direction in case of a transmission line fault.

Available Telecommunications Companies

- AT&T with fiber optics and internet
- Xfinity Comcast cable network
- Ritter Communications

Natural Gas:

- Location of line: On-site
- 6" main

West Memphis / Marion

Trains arrive at UP from Houston, Laredo, L.A./Long Beach, Oakland, Portland, Seattle and Salt Lake City. Marion/West Memphis is one of UP's most important intermodal yards.

UP trains arriving from West Coast ports and Mexico to Marion/West Memphis are at least 12 hours faster than their rail competition (based on published standard service schedules).



West Memphis/Marion

UP Marion is a hub for near-shored automotive parts from Mexico. Nissan imports engines to UP for assemblage in Spring Hill, TN. Hino transports automobile components between Mexico and UP Marion. Mexico is the United States' largest trading partner and, according to Morgan Stanley, new investments in Mexican nearshoring could reach \$46 billion in the next five years.

Domestic Intermodal Service from Mexico Southeastern U.S.



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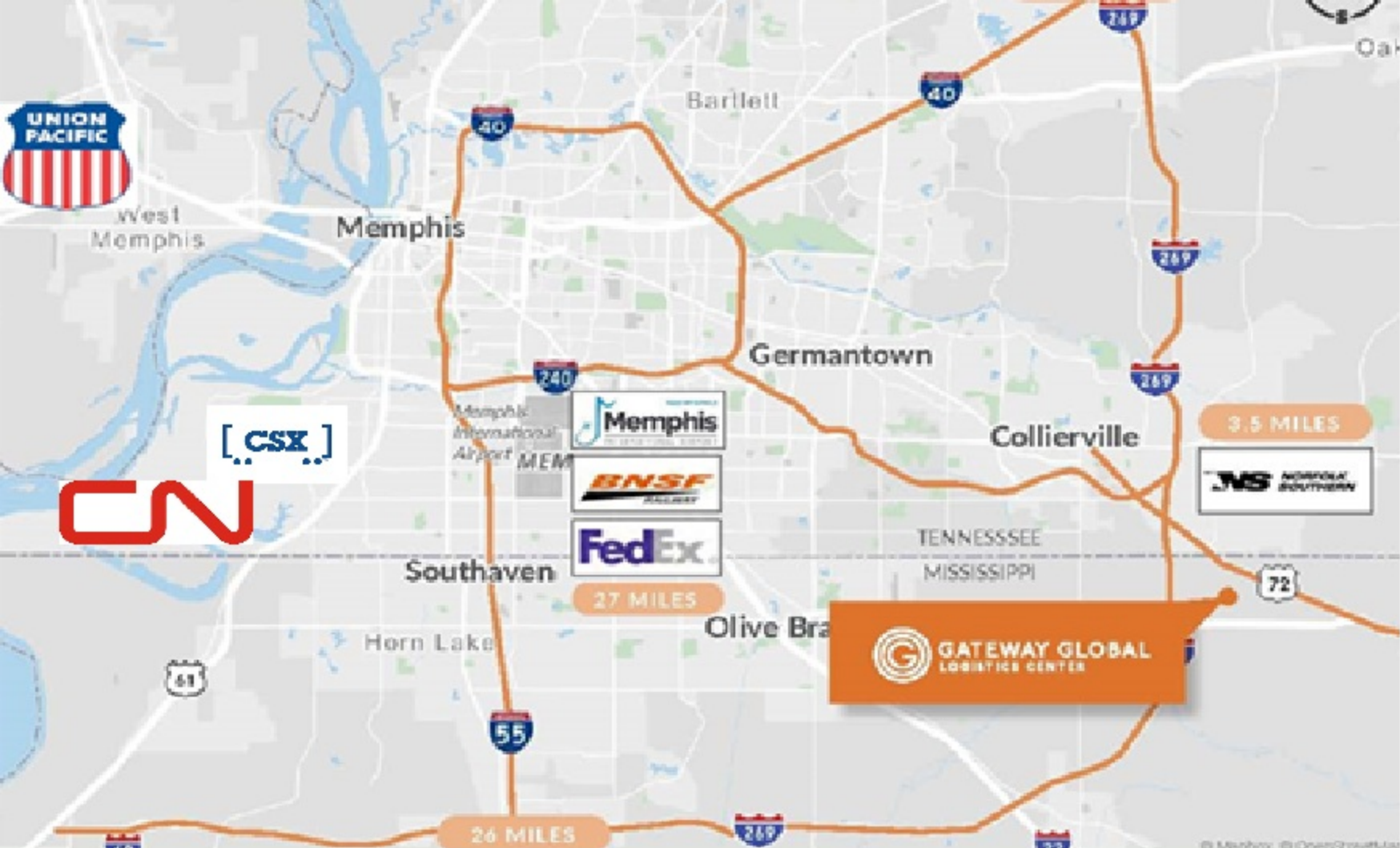
ELROD REAL ESTATE

Memphis MSA Top Incentive Programs

Program (Arkansas)	Description	Program (Tennessee)	Description	Program (Mississippi)	Description
Job Tax Credit	Tax Credit equal to 3% of State Payroll for a period of 5 years. Like TN it can be used to offset up to 50% of Income taxes	Job Tax Credit	Tax credit equal to \$4,500 to \$9,000 per new job	Advantage Job Incentive Program	Rebate up to 90% of withholding taxes paid for a period of 10 years
Create Rebates	Discretionary rebate equals to 4.5% of total net new payroll of up to 10 years	Sales Tax Exemptions	Discretionary sales tax exemption for HQ facilities, manufacturing and data centers	Sales Tax Exemptions	Discretionary sales tax exemption for manufacturing and data centers.
Sales Tax Exemptions	Statutory sales tax exemption for manufacturing equipment	Deal Closing Fund/Job Training Grant	Discretionary cash grant / discretionary training grant	National or Regional Headquarters Credit	Tax credits between \$500 and \$2,000 per worker, per year, for a 5-year period.
Sales Tax Refund	Statutory sales tax refund for construction material in eligible facilities	Property Tax Abatements	Discretionary abatement of property and personal property taxes	Mississippi Work Funds Grant	Job Training grant
Deal Closing Fund/Job Training Grant	Discretionary grant for infrastructure and/or training			Property Tax Abatements	Discretionary abatement of property and personal property taxes
Property Tax Abatements	Discretionary abatement of property taxes				



UP Marion has trains arriving from Houston, Laredo, El Paso, LA/Long Beach, Oakland, Portland, Seattle, Salt Lake City Transferring to Atlanta, Charlotte and Florida



[CSX]



3.5 MILES



27 MILES

26 MILES



GATEWAY GLOBAL
LOGISTICS CENTER



Harhan Bridge
built 1912
UP
Two tracks

Frisco Bridge
built 1892
BNSF - one
track

**Conceptual of new I-55 bridge
from West Memphis to
Memphis. Starting
construction in 2026 - finished
in 2031. It is funded.
The current bridge will not be
removed until new bridge
completed.**