

HARVEY COUCH BUSINESS PARK - SOUTHEAST

Columbia County, Arkansas



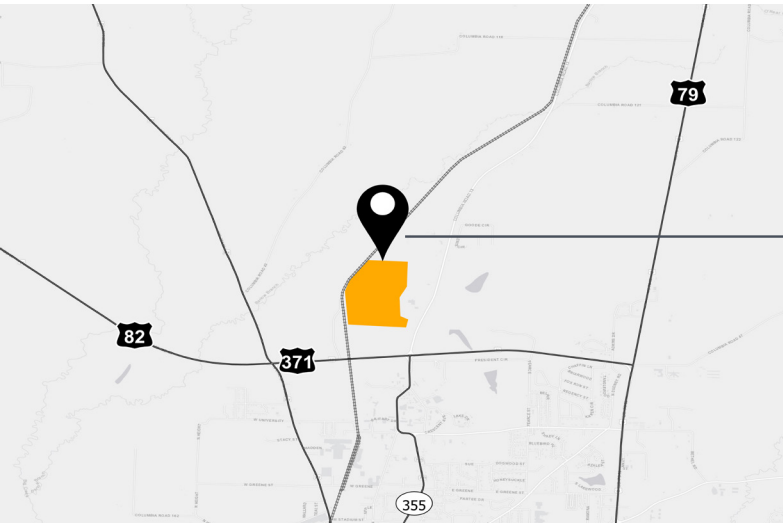
ARKANSAS



[ArkansasSiteSelection.com/Harvey Couch Business Park Southeast](https://ArkansasSiteSelection.com/Harvey-Couch-Business-Park-Southeast)

- Certified Entergy Arkansas *Select Site*
- 104-acre property, located in Magnolia, Arkansas, is located on U.S. Highway 82
- It is a great site for light industrial and has rail frontage with utilities within the near vicinity
- Cost and timing estimates are available for all utility extensions
- Nearby neighbors include South Arkansas University, Arkansas Department of Workforce and the Southwest Arkansas Planning and Development District

104
Total acres



Harvey Couch Business Park - Southeast

Columbia County, Arkansas



ARKANSAS

HIGHLIGHTS

Transportation Infrastructure

 **INTERSTATES**
I-30
I-49

DISTANCE
43.6 Miles
50.1 Miles

 **RAIL**
Louisiana & North West
Union Pacific RR

DISTANCE
0.0 Miles
2.9 Miles

 **US HIGHWAYS**
US Hwy 82
US Hwy 371
US Hwy 79

DISTANCE
0.0 Miles
0.2 Miles
1.7 Miles

 **AIRPORT**
Magnolia Municipal
Southwest Regional Airport

DISTANCE
5.2 Miles
27 Miles


 **PORTS**
Shreveport, LA
Port of Little Rock

DISTANCE
86.5 Miles
114 Miles

Utility Providers

 **ELECTRICITY**
Provider Entergy

 **NATURAL GAS**
Provider Summit Utilities

 **FIBER-OPTIC**
Provider AT&T South Arkansas Telephone

 **TELECOMMUNICATIONS**
Provider AT&T and SATCO

 **WATER & SEWER**
Provider Magnolia Utilities

Demographics

 **POPULATION (2022 ESRI)**
60 Minute Drive Time 130,082

 **TOTAL DAYTIME POPULATION (2022 ESRI)**
60 Minute Drive Time 130,270

 **EMPLOYED CIVILIAN POPULATION 16+ (2022 ESRI)**
60 Minute Drive Time 53,780

 **AVERAGE HOUSEHOLD INCOME (2022 ESRI)**
60 Minute Drive Time \$61,544

 **PER CAPITA INCOME (2022 ESRI)**
60 Minute Drive Time \$25,584

SITE MAPPING



WATCH SITE VIDEOS



360 PHOTO TOUR



CERTIFICATION DOCUMENTS



Magnolia Economic Development

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