OSCEOLA DRIVER 130 SITE

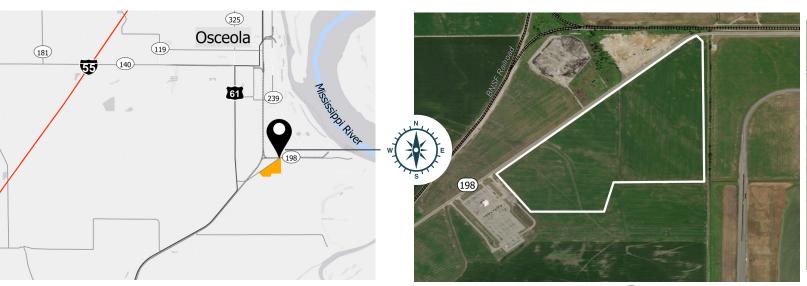
Mississippi County, Arkansas





- Certified Entergy Arkansas Select Site
- 130-acre property, located in Osceola, Arkansas, which is less than 1 mile from U.S. Highway 61 and 6 miles from I-55
- Utilities are available on site, including the Osceola Driver substation
- No endangered species, no environmental concerns or cultural issues
- City of Osceola is north of the property and Big River Steel is to the east









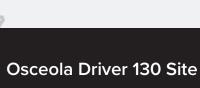


Osceola Driver 130 Site

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HIGHLIGHTS

Transportation Infrastructure								
0	INTERSTATES I-55 I-555		DISTANCE 5.7 Miles 24 Miles	9	RAIL BNSF Rail		DISTANCE O Miles	
HIGHWAYS State Hwy 198			DISTANCE 0 Miles	*	AIRPORT Osceola Municipal Memphis International A	Airport	DISTANCE 3.8 Miles 61.8 Miles	
	US Hwy 61		0.6 Miles		PORTS Port of Memphis		DISTANCE 32.4 Miles	
Utility Providers					Demographics			
	ELECTRICITY Provider	Entergy		G	POPULATION (2022 ES 60 Minute Drive Time		30	
	NATURAL GAS FOTAL DAYTIME POPULATION (2022 ESRI) Provider Black Hills Energy 60 Minute Drive Time 276,706							
	FIBER-OPTIC Provider							
?	TELECOMMUN Provider							
	WATER & SEWI Provider	ER City of Osceola		\$	PER CAPITA INCOME 60 Minute Drive Time			
		G WA	TCH SITE VIDEOS	3	60 PHOTO TOUR			
Mississippi County Economic Development			Ent	Entergy Arkansas Project Managers				
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SELECT

CERTIFIED BY ENTERGY ARKANSAS



Mississippi County, Arkansas

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