

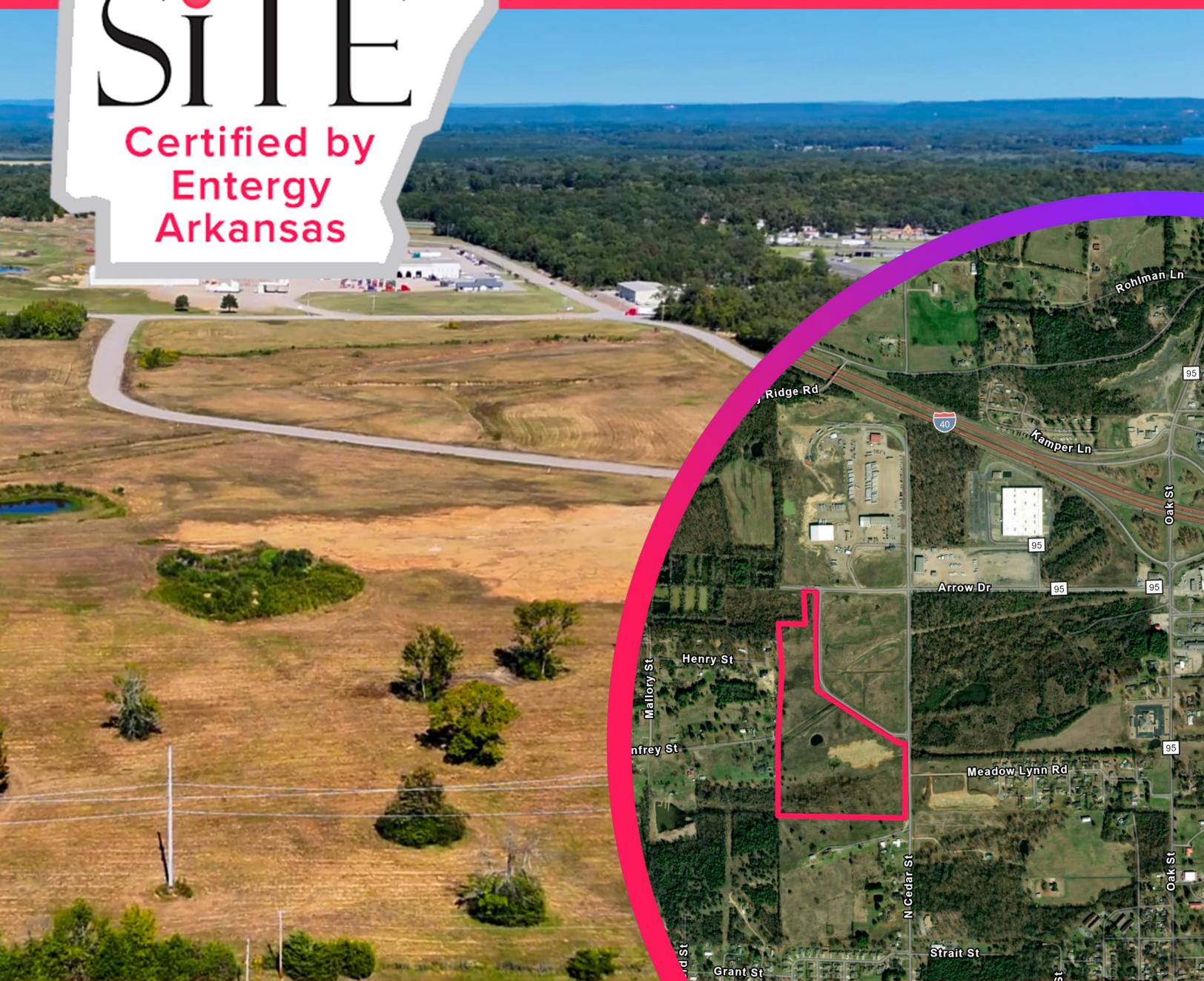
# Morrilton Industrial Park - South Site

40 Acres

Certified January 2026

SELECT  
SITE

Certified by  
Entergy  
Arkansas



**CONWAY**COUNTY  
ECONOMIC DEVELOPMENT CORPORATION



ARKANSAS

# Morrilton Industrial Park – South Site

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## **DISCLAIMER**

Entergy Arkansas, LLC ("EAL"), nor anyone acting on behalf of EAL, makes no representations or warranties of whatsoever nature, directly or indirectly, express or implied, as to the site described herein or any improvements located thereon including, without limitation, the physical conditions or attributes of the site or improvements; condition of title to the site or improvements; suitability of the site or improvements for any particular purposes; compliance with federal, state or local laws, regulations or orders and applicable zoning, building and other legal requirements; and/or the correctness and completeness of the contents contained within these materials.

Recipients of these materials must perform their own investigation and due diligence concerning all aspects of the site and/or improvements, financial, tax, and business matters associated therewith so as to enable them to evaluate the merits and risks of the site and to make any informed decision with respect thereto.



## General Information

**Site Name:** Morrilton Industrial Park – South Site

**Site Address:** May Hope Moose Addition to the  
North Industrial Park, South Site  
N. Cedar Street, Morrilton, AR 72110

Geocoordinates: 35.168277, -92.755934

Parcel ID(s): 002-01338-000, 002-01341-000, 002-01346-  
000, 002-01347-000, 002-01348-000, 001-07772-001

**Owner Contact Name:** Conway County Economic Development Corporation

**Economic Development Contact:** Mr. Donnie Crain, President  
Conway County Economic Development Corporation  
115 E Broadway  
Morrilton, Arkansas 72110  
501.354.2393  
[Donnie@morriltonchamber.com](mailto:Donnie@morriltonchamber.com)

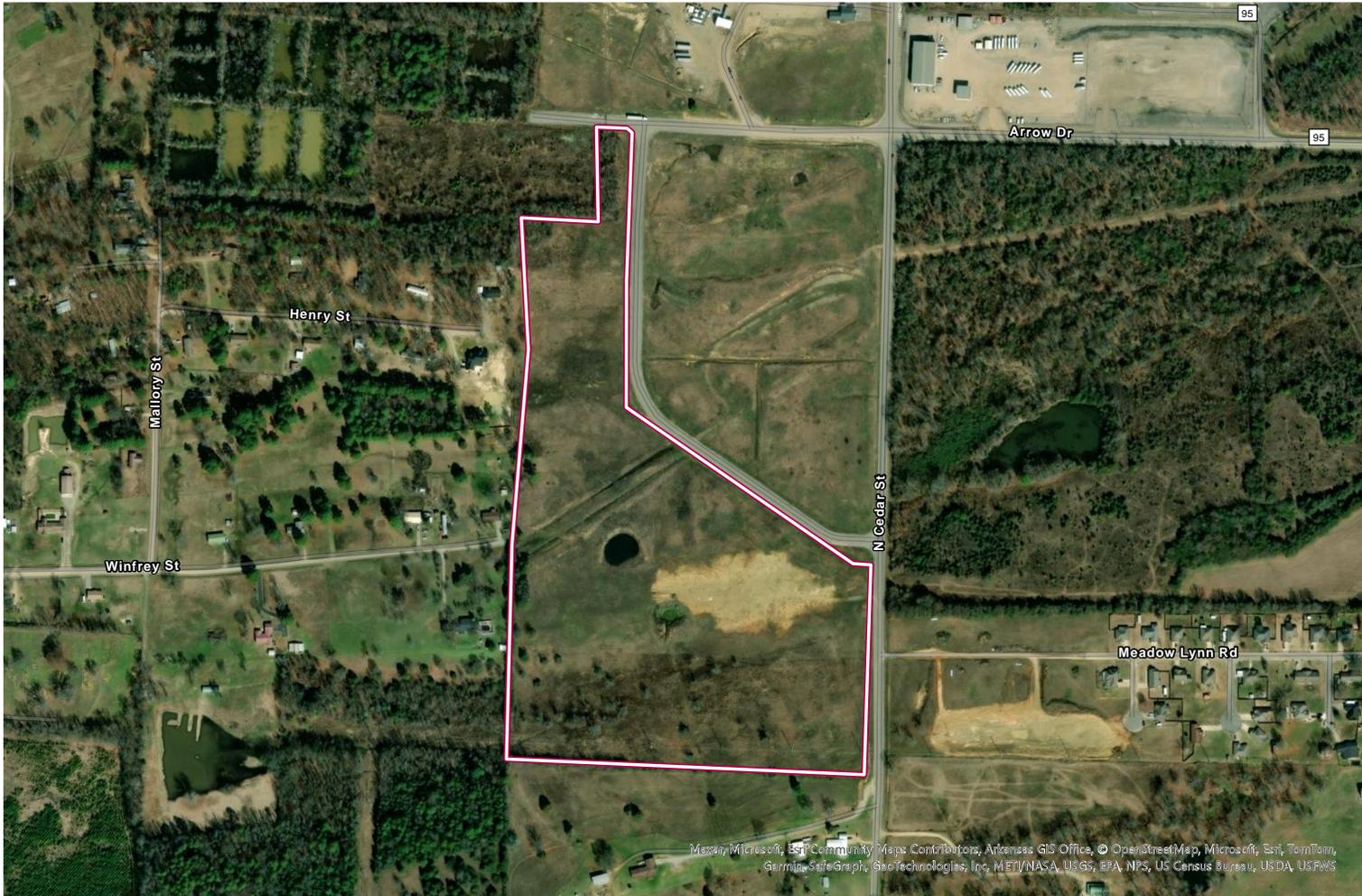
**Site Size:** 40 acres

**Site Control Document:** Site is owned by the Conway County Economic  
Development Corporation.

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



# MORRILTON INDUSTRIAL PARK - SOUTH SITE / AERIAL



Maxar, Microsoft, Esri Community Maps Contributors, Arkansas GIS Office, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, GeoGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

## CONWAY COUNTY



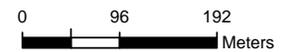
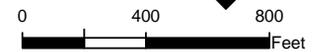
## LEGEND

 Property Boundary

## SOURCE

Property Boundary: Entergy's BuildingandSites Database

## SCALE



Date: 9/2025  
Created by: RPG

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.

## Site Characteristics

**Acreage:** 40 acres

**Dimensions:** 820' frontage along N. Cedar Street x 1328' deep; then 1865' frontage along Industrial Circle x ~335' average depth

**Previous Use:** Agriculture

**Fire Rating:** The northernmost portion of property inside Morrilton city limits (~2-3 acres inside the dotted city limit line in the picture below) is served by the Morrilton Fire Department and has a fire rating of 3.

The larger southern portion of the property outside of the city limits is served by the Conway County Fire Department and has a fire rating of 5.



**Distance to Fire Station:** 1.9 miles to Morrilton Fire Department  
4.4 miles to Conway County Fire Department

**Distance to Nearest Interstate and 4-lane Highway and Access Points:** 0.9 miles to Interstate 40 interchange with State Highway 95  
0.8 miles to U.S. Highway 64

**Road Frontage, Type and Weight Capacities:** The site fronts on N. Cedar Street, Industrial Circle, and Arrow Drive, all public, asphalt-paved streets. Arrow Drive provides direct access to Hwys. 95 and 64. Legal weight limit of 80,000 lbs. applies, and there are no city or county bridges on these routes that might further restrict weight capacities.

**Distance to Nearest Rail:** 0.8 miles to Union Pacific Railroad mainline

**Distance to Nearest Commercial Airport:** 55 miles to Little Rock National Airport

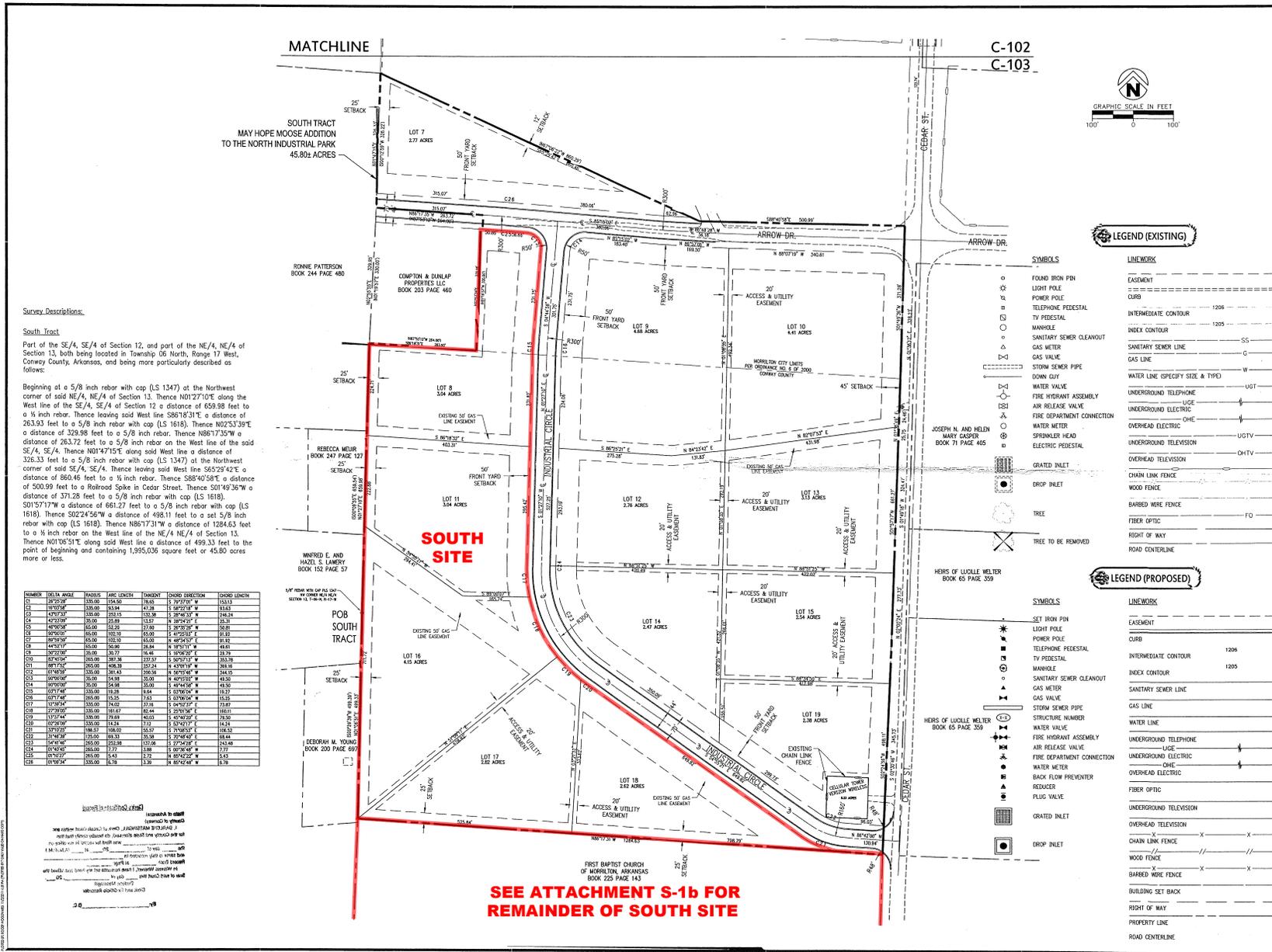
**Distance to Nearest Port Facility:** 59 miles to Port of Little Rock  
5 miles to Bruce Oakley Terminal and a planned Central Arkansas Intermodal Authority Port facility.

**Distance from Retail or Central Business District:** 1.6 miles to downtown Morrilton

**Site Type:** Greenfield

**Site Survey:** See attachment S-1a and S-1b for detail.





Survey Descriptions:

South Tract

Part of the SE/4, SE/4 of Section 12, and part of the NE/4, NE/4 of Section 13, both being located in Township 06 North, Range 17 West, Conway County, Arkansas, and being more particularly described as follows:

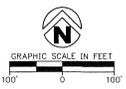
Beginning at a 5/8 inch rebar with cap (LS 1347) at the Northwest corner of said NE/4, NE/4 of Section 13. Thence N01°27'01"E along the West line of the SE/4, SE/4 of Section 12 a distance of 659.98 feet to a 1/2 inch rebar. Thence leaving said West line S86°18'31"E a distance of 263.33 feet to a 5/8 inch rebar with cap (LS 1616). Thence N02°53'39"E a distance of 329.98 feet to a 5/8 inch rebar. Thence N86°17'35"W a distance of 263.72 feet to a 5/8 inch rebar on the West line of the said SE/4, SE/4. Thence N01°47'15"E along said West line a distance of 326.33 feet to a 5/8 inch rebar with cap (LS 1347) at the Northwest corner of said SE/4, SE/4. Thence leaving said West line S65°29'42"E a distance of 860.46 feet to a 1/2 inch rebar. Thence S88°40'58"E a distance of 500.99 feet to a Railroad Spike in Cedar Street. Thence S01°49'36"W a distance of 371.29 feet to a 5/8 inch rebar with cap (LS 1618). S01°57'17"W a distance of 661.27 feet to a 5/8 inch rebar with cap (LS 1618). Thence S02°24'56"W a distance of 498.11 feet to a set 5/8 inch rebar with cap (LS 1618). Thence N86°17'31"W a distance of 1284.63 feet to a 1/2 inch rebar on the West line of the NE/4 NE/4 of Section 13. Thence N01°56'51"E along said West line a distance of 499.33 feet to the point of beginning and containing 1,995,036 square feet or 45.80 acres more or less.

NUMBER	DETA. ANGLE	HABUS	ARC LENGTH	TANGENT	CHORD	DIRECTION	OTHER LENGTH
C1	20°59'29"	338.00	154.50	78.63	179.77	W	153.13
C2	119°59'59"	338.00	154.50	78.63	179.77	E	153.13
C3	44°59'57"	338.00	154.50	78.63	179.77	N	153.13
C4	44°59'57"	338.00	154.50	78.63	179.77	S	153.13
C5	20°59'29"	338.00	154.50	78.63	179.77	W	153.13
C6	119°59'59"	338.00	154.50	78.63	179.77	E	153.13
C7	44°59'57"	338.00	154.50	78.63	179.77	N	153.13
C8	44°59'57"	338.00	154.50	78.63	179.77	S	153.13
C9	20°59'29"	338.00	154.50	78.63	179.77	W	153.13
C10	119°59'59"	338.00	154.50	78.63	179.77	E	153.13
C11	44°59'57"	338.00	154.50	78.63	179.77	N	153.13
C12	44°59'57"	338.00	154.50	78.63	179.77	S	153.13
C13	20°59'29"	338.00	154.50	78.63	179.77	W	153.13
C14	119°59'59"	338.00	154.50	78.63	179.77	E	153.13
C15	44°59'57"	338.00	154.50	78.63	179.77	N	153.13
C16	44°59'57"	338.00	154.50	78.63	179.77	S	153.13
C17	20°59'29"	338.00	154.50	78.63	179.77	W	153.13
C18	119°59'59"	338.00	154.50	78.63	179.77	E	153.13
C19	44°59'57"	338.00	154.50	78.63	179.77	N	153.13
C20	44°59'57"	338.00	154.50	78.63	179.77	S	153.13
C21	20°59'29"	338.00	154.50	78.63	179.77	W	153.13
C22	119°59'59"	338.00	154.50	78.63	179.77	E	153.13
C23	44°59'57"	338.00	154.50	78.63	179.77	N	153.13
C24	44°59'57"	338.00	154.50	78.63	179.77	S	153.13
C25	20°59'29"	338.00	154.50	78.63	179.77	W	153.13
C26	119°59'59"	338.00	154.50	78.63	179.77	E	153.13
C27	44°59'57"	338.00	154.50	78.63	179.77	N	153.13
C28	44°59'57"	338.00	154.50	78.63	179.77	S	153.13
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C30	119°59'59"	338.00	154.50	78.63	179.77	E	153.13
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C32	44°59'57"	338.00	154.50	78.63	179.77	S	153.13
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C41	20°59'29"	338.00	154.50	78.63	179.77	W	153.13
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C44	44°59'57"	338.00	154.50	78.63	179.77	S	153.13
C45	20°59'29"	338.00	154.50	78.63	179.77	W	153.13
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C50	119°59'59"	338.00	154.50	78.63	179.77	E	153.13
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C52	44°59'57"	338.00	154.50	78.63	179.77	S	153.13
C53	20°59'29"	338.00	154.50	78.63	179.77	W	153.13
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C56	44°59'57"	338.00	154.50	78.63	179.77	S	153.13
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C60	44°59'57"	338.00	154.50	78.63	179.77	S	153.13
C61	20°59'29"	338.00	154.50	78.63	179.77	W	153.13
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C63	44°59'57"	338.00	154.50	78.63	179.77	N	153.13
C64	44°59'57"	338.00	154.50	78.63	179.77	S	153.13
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C66	119°59'59"	338.00	154.50	78.63	179.77	E	153.13
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C68	44°59'57"	338.00	154.50	78.63	179.77	S	153.13
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C71	44°59'57"	338.00	154.50	78.63	179.77	N	153.13
C72	44°59'57"	338.00	154.50	78.63	179.77	S	153.13
C73	20°59'29"	338.00	154.50	78.63	179.77	W	153.13
C74	119°59'59"	338.00	154.50	78.63	179.77	E	153.13
C75	44°59'57"	338.00	154.50	78.63	179.77	N	153.13
C76	44°59'57"	338.00	154.50	78.63	179.77	S	153.13
C77	20°59'29"	338.00	154.50	78.63	179.77	W	153.13
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C80	44°59'57"	338.00	154.50	78.63	179.77	S	153.13
C81	20°59'29"	338.00	154.50	78.63	179.77	W	153.13
C82	119°59'59"	338.00	154.50	78.63	179.77	E	153.13
C83	44°59'57"	338.00	154.50	78.63	179.77	N	153.13
C84	44°59'57"	338.00	154.50	78.63	179.77	S	153.13
C85	20°59'29"	338.00	154.50	78.63	179.77	W	153.13
C86	119°59'59"	338.00	154.50	78.63	179.77	E	153.13
C87	44°59'57"	338.00	154.50	78.63	179.77	N	153.13
C88	44°59'57"	338.00	154.50	78.63	179.77	S	153.13
C89	20°59'29"	338.00	154.50	78.63	179.77	W	153.13
C90	119°59'59"	338.00	154.50	78.63	179.77	E	153.13
C91	44°59'57"	338.00	154.50	78.63	179.77	N	153.13
C92	44°59'57"	338.00	154.50	78.63	179.77	S	153.13
C93	20°59'29"	338.00	154.50	78.63	179.77	W	153.13
C94	119°59'59"	338.00	154.50	78.63	179.77	E	153.13
C95	44°59'57"	338.00	154.50	78.63	179.77	N	153.13
C96	44°59'57"	338.00	154.50	78.63	179.77	S	153.13
C97	20°59'29"	338.00	154.50	78.63	179.77	W	153.13
C98	119°59'59"	338.00	154.50	78.63	179.77	E	153.13
C99	44°59'57"	338.00	154.50	78.63	179.77	N	153.13
C100	44°59'57"	338.00	154.50	78.63	179.77	S	153.13

NOT TO SCALE  
THIS PLAT IS THE PROPERTY OF CRAFTON TULL SPARKS  
ALL RIGHTS RESERVED  
NO PART OF THIS PLAT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CRAFTON TULL SPARKS  
CRAFTON TULL SPARKS  
65 BARCLAY COVE RD.  
LITTLE ROCK, AR 72012  
479.663.1861  
WWW.CRAFTONTULLSPARKS.COM

SEE ATTACHMENT S-1b FOR  
REMAINDER OF SOUTH SITE

C-102  
C-103



LEGEND (EXISTING)

- | SYMBOLS |                            |
|---------|----------------------------|
| ○       | FOUND IRON PIN             |
| □       | LOAD POLE                  |
| ■       | POWER POLE                 |
| ⊕       | TELEPHONE PEDESTAL         |
| ⊙       | TV PEDESTAL                |
| ○       | MANHOLE                    |
| ○       | SANITARY SEWER CLEANOUT    |
| ○       | GAS METER                  |
| ○       | GAS VALVE                  |
| —       | STORM SEWER PIPE           |
| —       | DOWN GUT                   |
| —       | WATER VALVE                |
| —       | FIRE HYDRANT ASSEMBLY      |
| —       | AIR RELEASE VALVE          |
| —       | FIRE DEPARTMENT CONNECTION |
| —       | WATER METER                |
| —       | SPRINKLER HEAD             |
| —       | ELECTRIC PEDESTAL          |
| —       | GRATED INLET               |
| —       | DROP INLET                 |
| —       | TREE                       |
| —       | TREE TO BE REMOVED         |

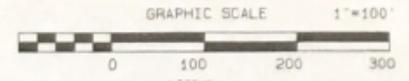
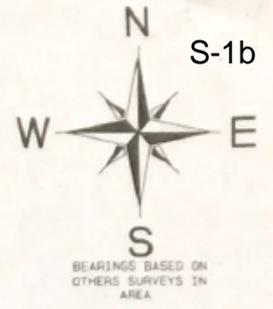
LEGEND (PROPOSED)

- | SYMBOLS |                            |
|---------|----------------------------|
| —       | SET IRON PIN               |
| —       | LIGHT POLE                 |
| —       | POWER POLE                 |
| —       | TELEPHONE PEDESTAL         |
| —       | TV PEDESTAL                |
| —       | MANHOLE                    |
| —       | SANITARY SEWER CLEANOUT    |
| —       | GAS METER                  |
| —       | GAS VALVE                  |
| —       | STORM SEWER PIPE           |
| —       | STRUCTURE NUMBER           |
| —       | WATER VALVE                |
| —       | FIRE HYDRANT ASSEMBLY      |
| —       | AIR RELEASE VALVE          |
| —       | FIRE DEPARTMENT CONNECTION |
| —       | WATER METER                |
| —       | BACK FLOW PREVENTER        |
| —       | REDUCER                    |
| —       | PLUG VALVE                 |
| —       | GRATED INLET               |
| —       | DROP INLET                 |

MAY HOPE MOOSE ADDITION  
TO THE NORTH INDUSTRIAL  
PARK  
MORRISON, CONWAY COUNTY,  
ARKANSAS

This document, and the files and designs incorporated herein, are an instrument of professional service, in the property of Crafton, Tull, Sparks & Associates, Inc., and it is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull, Sparks & Associates, Inc.  
PROJECT NO. 107005-00  
REVISED: 10/20/2011  
CONTACT: B. MARX  
CRAFTON TULL SPARKS  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF ARKANSAS  
No. 107005-00  
11/02/11

C-103



LEGEND

○ IRON PIN FOUND	○ IRON PIN SET	△ CONTROL POINT
▲ WATER METER	▲ WATCH VALVE	— WATCH LINE
○ FIRE HYDRANT	— FENCE LINE	— FENCE A/C
■ FENCE CORNER	— FENCE LINE	— POWER LINE
○ POWER PULC	— GAS METER	— GAS LINE
● SEWER MANHOLE	— SEWER LINE	— TELEPHONE PED.

DESCRIPTION

Part of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 13, T-6-N, R-17-W, Conway County, Arkansas being more particularly described as follows: Beginning at the Southeast Corner (SE Cor.) of the NE1/4 NE1/4 of said Section 13 and run thence N 01° 07' 06" E along the East line of said NE1/4 NE1/4 for 820.97' feet to a point, Thence run N 86° 53' 49" W for 1325.14' feet to a point, Thence run S 01° 31' 08" W for 416.10' feet to a Iron Pin Found, Thence run S 01° 07' 52" W for 404.69' feet to the Southwest Corner (SW Cor.) of said NE1/4 NE1/4, Thence run S 86° 53' 35" E along the South line of said NE1/4 NE1/4 for 1328.14' feet to the Point of Beginning (P.O.B.), containing 25.00 acres and is SUBJECT TO an apparent 40' wide Right of Way along the entire East line thereof for the extension of Cedar Street and to all other easements, Public or Private which may exist thereon.

FLOOD ZONE STATEMENT  
The herein described tract does not lie in any flood hazard area according to the flood insurance rate map of the Federal Emergency Management Agency for Conway County, Arkansas. Refer to Community Number 050426 at Panel Number 2. Effective date of said map: June 3, 1988.

SURVEYORS CERTIFICATION  
I hereby certify that the herein plotted and described survey was completed under my supervision on the 11th day of 09/20/97 and that the corners were set, as shown, to the best of my knowledge and ability. This survey is for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto.

*Leo E. Lower*  
Leo E. Lower, PLS 674, Ark.



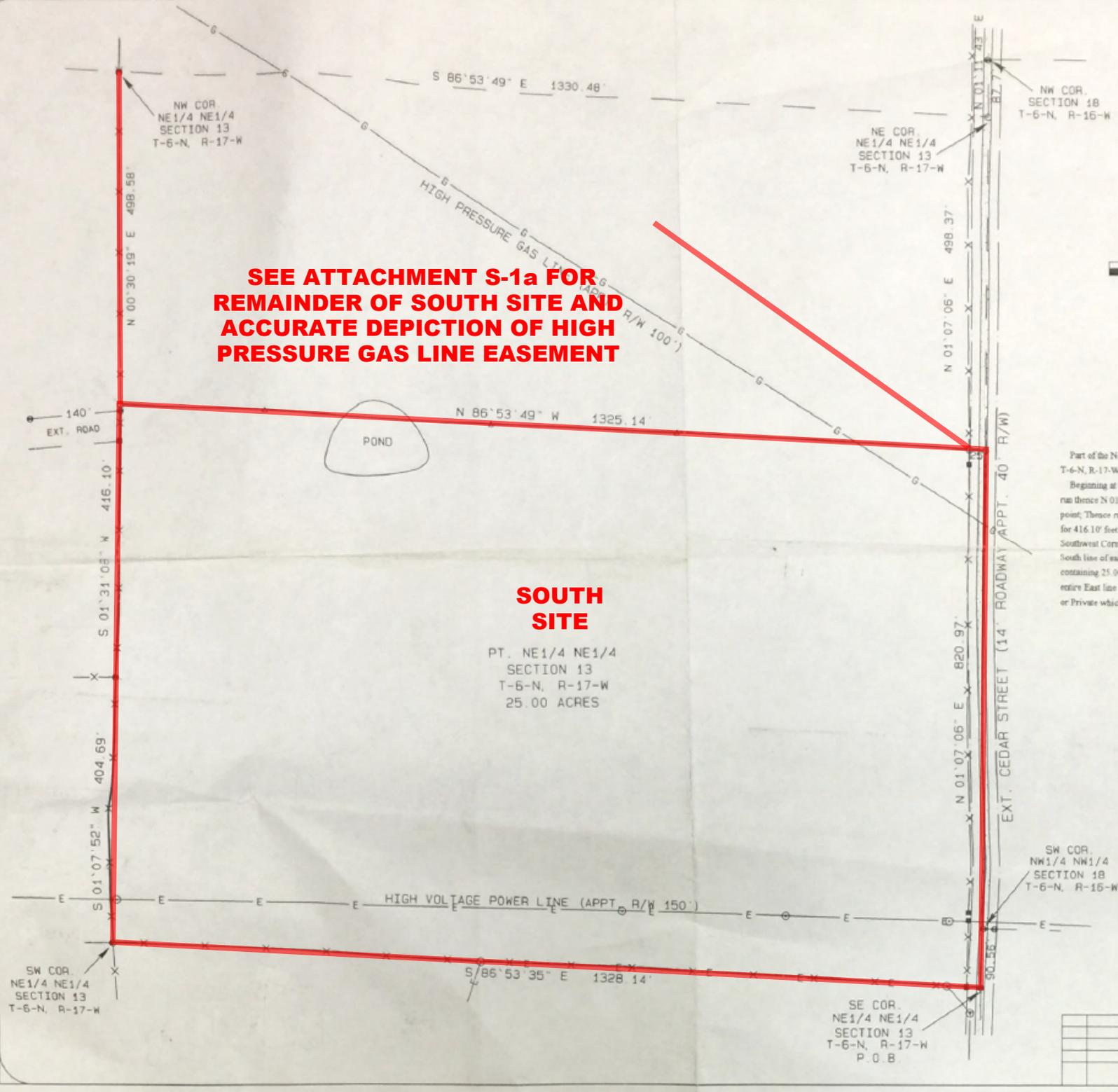
SURVEY FOR: CHRIS & PENNY OAKLEY

L & D SURVEYS		DATE: 9/20/97
25.00 ACRE SURVEY IN		SCALE: 1"=80'
NE1/4 NE1/4 OF SECTION 13		DRAWN BY: S.E.B.
T-6-N, R-17-W		DATE: 9/20/97
CONWAY COUNTY, ARKANSAS		BY: S.E.B.

**SEE ATTACHMENT S-1a FOR REMAINDER OF SOUTH SITE AND ACCURATE DEPICTION OF HIGH PRESSURE GAS LINE EASEMENT**

**SOUTH SITE**

PT. NE1/4 NE1/4  
SECTION 13  
T-6-N, R-17-W  
25.00 ACRES



## Cost Estimates and Timing

**Cost per Acre:** \$15,000/acre

**Special Timing Considerations:** None

**Clearing Cost:** The site has been cleared. No unusual costs are expected.

**Grading Cost:** Terracon performed geotechnical investigations and prepared a Preliminary Geotechnical Engineering Report, dated April 17, 2025. The investigation reports the presence of low-strength surficial soils (lean clay) to a depth of about 2 feet and isolated areas of expansive, fat clay to a potential depth of 5 feet. It is recommended that these materials be removed and replaced with low-volume change (LVC) material below proposed buildings and pavement. Further investigation should be performed prior to completing any designs.

According to Arkansas Department of Transportation Weighted Average Unit Prices, an estimate of removal and replacement with suitable material may cost approximately \$27/cubic yard. The volume of material and resulting cost depends on the site layout of the tenant.

**Cut/Fill Cost:** The site is generally flat with only shallow areas of non-jurisdictional wetlands. Grading of these features will be incidental to general site grading activities. Cut/fill volumes and costs should be minimal and dependent upon site layout and grading requirements of the tenant.

**Utility Extension or Upgrade Costs:** Water, sewer, electric, natural gas, and fiber optic lines are all present at the site along Cedar Street and/or Arrow Drive. Extensions or upgrades would only be necessary to accommodate increased service demands by the tenant. See the Utilities section for more details.



## Environmental

**Wetlands Screening:** There are no wetlands reflected on the site in the National Wetland Inventory (see map behind E-1a).

Crafton Tull conducted a wetland delineation survey to identify potential Waters of the U.S. that would be considered jurisdictional under Section 404 of the Clean Water Act. In the report dated April 7, 2025, Crafton Tull noted some wet areas on the site but stated on p. 3 that the site “has been heavily manipulated and many of these wetlands would not exist if not for large, geomorphological disturbances of the project area.” Additionally on p.7 in the Conclusion, it was stated that the field observations did not identify any features that would be considered likely jurisdictional.

Crafton Tull has submitted their report to the US Army Corps of Engineers with a Request for Jurisdictional Determination. Response has not yet been received.

See attachment E-1b for detail.

**Floodplain Delineation:** The subject property is shown on Flood Insurance Rate Map (FIRM) 05029C0250D with an effective date of 3/21/2019 and lies within Special Flood Hazard Area Zone X, which is outside of the 100-year (1% Annual Chance) floodplain.

See attachment E-2 for detail.

**Historical and Cultural Review:** Burns & McDonnell conducted a desktop review for historic and cultural resources. According to a letter dated June 4, 2025, based on the archival review, the potential for archeological sites for the subject property is low.

The Arkansas Historic Preservation Program (AHPP) staff reviewed the site location and responded on August 4, 2025, that no cultural resources survey has been conducted in the proposed area. Therefore, the AHPP recommends that a cultural resource survey be conducted.

See attachment E-3 for detail.

**Endangered Species:** Crafton Tull performed a Threatened and Endangered Species Assessment which included onsite, visual



reconnaissance and generated a report dated March 26, 2025, including reference from the United States Fish and Wildlife iPac report dated March 17, 2025. The assessment found two bat species which are known to occur in the area of the site. Adverse impacts to these bats can be avoided by performing tree removal during the inactive period for these bats, which is generally mid-November through mid-March.

See attachment E-4 for detail.

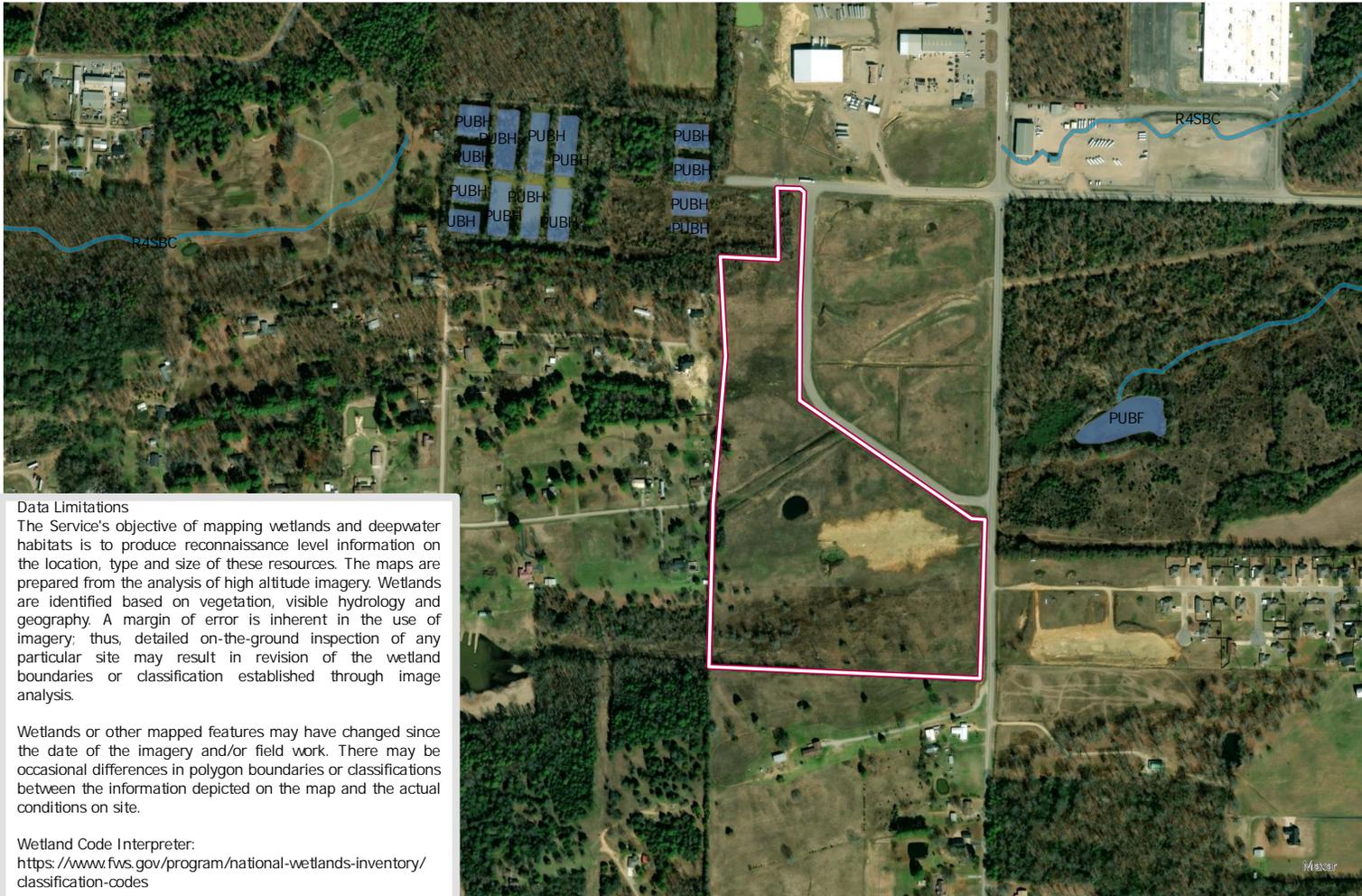
**Environmental Phase I (and Phase II if required):** Crafton Tull performed a Phase I Environmental Site Assessment (ESA) and prepared a report dated April 8, 2025. The assessment revealed no recognized environmental conditions, controlled recognized environmental conditions, or significant gaps in connection with the subject property.

See attachment E-5 for detail.

**Stormwater Retention Plan:** Conway County nor the City of Morrilton require stormwater retention/detention by ordinance.



# MORRILTON INDUSTRIAL PARK - SOUTH SITE / NATIONAL WETLAND INVENTORY



**Data Limitations**  
The 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.

Wetlands or other mapped features may have changed since the date of the imagery and/or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Wetland Code Interpreter:  
<https://www.fws.gov/program/national-wetlands-inventory/classification-codes>

## CONWAY COUNTY



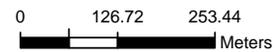
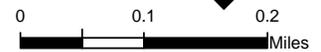
### LEGEND

-  Property Boundary
- National Wetland Inventory**
- Wetland Type**
-  Freshwater Pond
-  Riverine

### SOURCE

Wetland: U.S. Fish and Wildlife Service and the National Wetlands Inventory. Download Date: 2025\_09

### SCALE



Date: 9/2025  
Created by: RPG

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.

# MORRILTON INDUSTRIAL PARK - SOUTH SITE / FEMA FLOOD HAZARDS



## CONWAY COUNTY



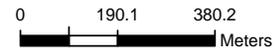
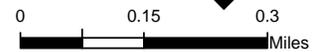
### LEGEND

-  Property Boundary
- FEMA Flood Hazards**
- Flood Zone, Subtype**
-  A,
-  AE,
-  AE, FLOODWAY
-  X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
-  X, AREA OF MINIMAL FLOOD HAZARD

### SOURCE

Wetland: U.S. Fish and Wildlife Service and the National Wetlands Inventory. Download Date: 2025\_09

### SCALE



Date: 9/2025  
Created by: RPG

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.

July 18, 2025

Scott Kaufmann  
State Historic Preservation Officer and Director  
Arkansas Historic Preservation Program  
1100 North Street  
Little Rock, AR 72201

RE: Cultural Resources Desktop Review for the May-Hope Diligence Project in Morrilton, Conway County, Arkansas

Dear Mr. Kaufmann,

Burns & McDonnell Engineering Company, Inc. (Burns & McDonnell) was retained by the Conway County Economic Development Corporation to provide a cultural resources desktop review of the 40-acre May-Hope Diligence Project (Project) in Conway County, Arkansas (Figure 1). The following sections provide information on the proposed Project and summarize the results of the desktop review for potentially impacted cultural resources. This letter seeks your guidance regarding whether the Arkansas State Historic Preservation Office (SHPO) would recommend a field survey for the Project should Section 106 consultation be required.

### **Cultural Resources Desktop Review**

This desktop review of cultural resources includes a 1-mile Study Area around the Project. The Study Area includes Township and Ranges 6N / 17W (sections 1, 11, 12, 13, and 14) and 6N / 16W (sections 7, 18, and 19). The majority of the Project is in T6N / R17W. This review included the online Automated Management of Archeological Site Data (AMASDA) database, the Encyclopedia of Arkansas History and Culture website, National Register of Historic Places (NRHP) data, General Land Office (GLO) data, and U.S. Geological Survey (USGS) historic topographic maps (Figure 2).

### **AMASDA Database**

The Arkansas Archeological Survey houses and maintains AMASDA Online. AMASDA is a collection of relational databases with archeological site locations, archeological project locations, National Register status, and other information along with supporting documentation. Site files and projects are also linked to the Survey's GIS system. Information retrieved from these databases was exported to ArcGIS format files.

### **AMASDA: Previous Archeological Investigations in the Study Area**

Based on the results of the AMASDA review, three previous archeological investigations (Survey #s: 3427, 4666, and 6140) have been conducted in the Study Area but none intersect with the Project. In 1996, SPEARS archaeologists surveyed a wastewater corridor and storage lagoon (Survey #3427), a portion of which is located within the northeastern portion of the Study Area. Spears did not record any archeological sites in the current Study Area. In 2003, Henry Thomason of AHTD conducted Survey #4666 in support of highway upgrades in Morrilton, AR. It resulted in the recording of an archeological site within the current Study Area, 3CN0273, a light historic artifact scatter and architectural features related to a nonextant residential site. Panamerican Consultants conducted Survey #6140 in 2011, for a proposed fiber optic network upgrade. Panamerican revisited site 3CN0273 and fully delineated the site boundaries during that 2011 survey.

### **AMASDA: Archeological Sites in the Study Area**

No archeological sites have been recorded within the Project area. However, one archeological site has been recorded within the Study Area, approximately 0.75 miles to the east of the Project Area. Site 3CN0273 consists of a light historic scatter composed of ceramic and glass fragments and accompanying features. These features include a mortared stone spring box and an unarticulated stone and brick cellar. The cellar feature lies on top of a low swale with the spring box is 30 meters to the east. Panamerican Consultants revisited site 3CN0273 in 2011. Based on the results of that investigation, Panamerican Consultants recommended the site as not eligible for listing in the NRHP.

Table 1: Archeological and Historic Resources Surveys Within the Study Area

AMASDA Number	Project Title	Report Year	Author(s)	Intersects Project
3427	An Archeological Survey of a 45 Acre Storage Lagoon and Six Miles of a Wastewater Corridor, Conway County, Arkansas	1996	Cooper, Judy Hennessee, Carol S. Spears, Annie L. Moerbe, and Davis C. Chenault	No
4666	A Cultural Resources Survey of a Proposed Arkansas Highway and Transportation Department, Job #080113	2003	Thomason, Henry	No
6140	Phase I Cultural Resources Survey of High-Probability Locations on the Proposed ARE-ON and Atom Fiber Optic Network Upgrades	2011	Buchner, Andrew C. and Angie Clifton	No

Source: AMASDA 2025

### Encyclopedia of Arkansas History and Culture

The Encyclopedia of Arkansas History and Culture website contains information about the history of the county. There is nothing in that data that indicates the presence sites within the Study Area.

### National Register of Historic Places

There are no NRHP-listed properties within the Project Area. There are three NRHP-listed structures within the Study Area: the Arkansas Christian College Administration Building (NRHP ID# 13001101), the W.L. Wood House (NRHP ID# 02000604), and the Elmwood Cemetery Community Mausoleum (NRHP ID# 100004436). The Arkansas Christian College Administration is a two-story late 19th and early 20th century colonial revival building made of stone, brick, and tar, and was utilized as an administrative building for Arkansas Christian College until 1934. It was built in 1919-1920, and is the last remnant of the College. It is 0.6 miles to the southeast of the Project. The W.L. Wood House is a Queen Anne-style dwelling constructed of brick and weatherboard, and dates to 1905. It is 0.6 miles south-southeast of the Project. The Elmwood Cemetery Community Mausoleum is a single-story limestone structure constructed in a Classical Revival Style. It was built in 1920-1921 and is the only architectural structure in Elmwood Cemetery. The mausoleum is 0.9 miles south of the Project area.

### GLO Records

GLO survey notes and plat maps do not show buildings, trails, or railways through the Survey Corridor.

### USGS Historic Topographic Maps

The 1889 Morrilton No.3 (1:62500), 1892 Morrilton (1:125000), 1894 Morrilton (1:125000), 1956 Russellville (1:250000), 1961 Morrilton West (1:24000), and 1964 Russellville (1:250000) topographic maps were reviewed for this desktop study (USGS). These maps show no buildings within the Project Area but do reveal the presence of the Oddfellows Cemetery 0.4 miles west of the Project Area and several buildings adjacent (west) to the Project area. The Oddfellow Cemetery is visible on the 1961 Morrilton West topographic map and appears to be non-extant on future and present maps. There is no indication that cemetery extends into the Project Area.

## Summary Cultural Resources

Based on the results of the archival review, the potential for archeological sites is low in the Project Area. This letter seeks guidance regarding whether the SHPO would recommend an archeological survey and possibly an architectural survey (depending on proposed above ground aspects) for the Project should Section 106 consultation be required.

If you have any questions, please contact me at (816) 349-6718, [agottsfeld@burnsmcd.com](mailto:agottsfeld@burnsmcd.com).

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Gottsfeld".

Andrew Gottsfeld, PhD, RPA

## References

Automated Management of Archeological Site Data in Arkansas (AMASDA)

2025 Automated Management of Archeological Site Data in Arkansas, Webpage accessed March 12, 2025, at: <https://archeology.uark.edu/amasdaonline/index.html?pageName=Main%20Query>

Buchner, Andrew C. and Angie Clifton (6140)

2011 Phase I Cultural Resources Survey of High-Probability Locations on the Proposed ARE-ON and ATOM Fiber Optic Network Upgrades, Multiple Counties, Arkansas. Prepared by Panamerican Consultants, Inc., for ENERCON Services, Inc., Tulsa, Oklahoma.

Cooper, Judy Hennessee, Carol S. Spears, Annie L. Moerbe, and Davis C. Chenault (3427)

1996 An Archeological Survey of a 45 Acre Storage Lagoon and Six Miles of a Wastewater Corridor, Conway County, Arkansas.

Thomason, Henry (4666)

2003 A Cultural Resources Survey of a Proposed Arkansas Highway and Transportation Department, Job #080113.

U.S. Geological Survey (USGS)

1889 USGS 1:625000, Morrilton No. 3, AR topographic map.

1892 USGS 1:125000, Morrilton, AR topographic map.

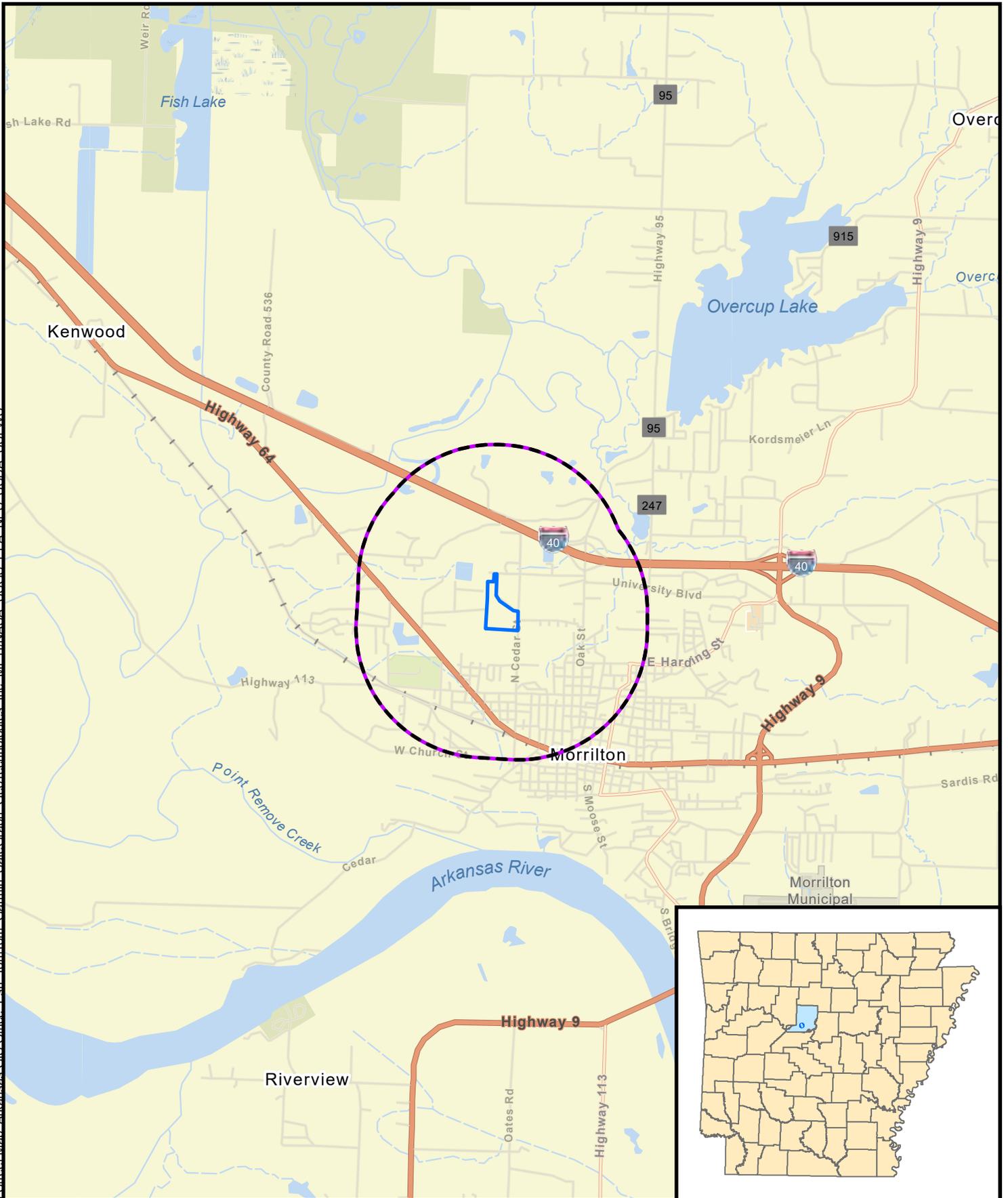
1894 USGS 1:125000 Morrilton, AR topographic map.

1956 USGS 1:125000 Russellville, AR topographic map.

1961 USGS 1:24000 Morrilton West, AR topographic map.

1964 USGS 1:250000 Russellville, AR topographic map.

Path: \\bmc\dfs\Clients\TRN\Conwy\ConwyEco182053\_MAY\DILIGENCE\Studies\Site\_Invest\Cultural\Desktop\MayHope\_cultural.aprx khouse 4/16/2025  
Service Layer Credits: World Street Map: Arkansas GIS Office Esri TomTom Garmin SafeGraph Geotechnologies Inc METI/NASA USGS EPA NPS USDA USEMS



- Study Area
- Project Boundary

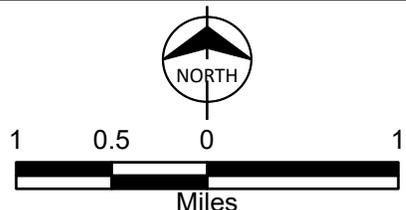
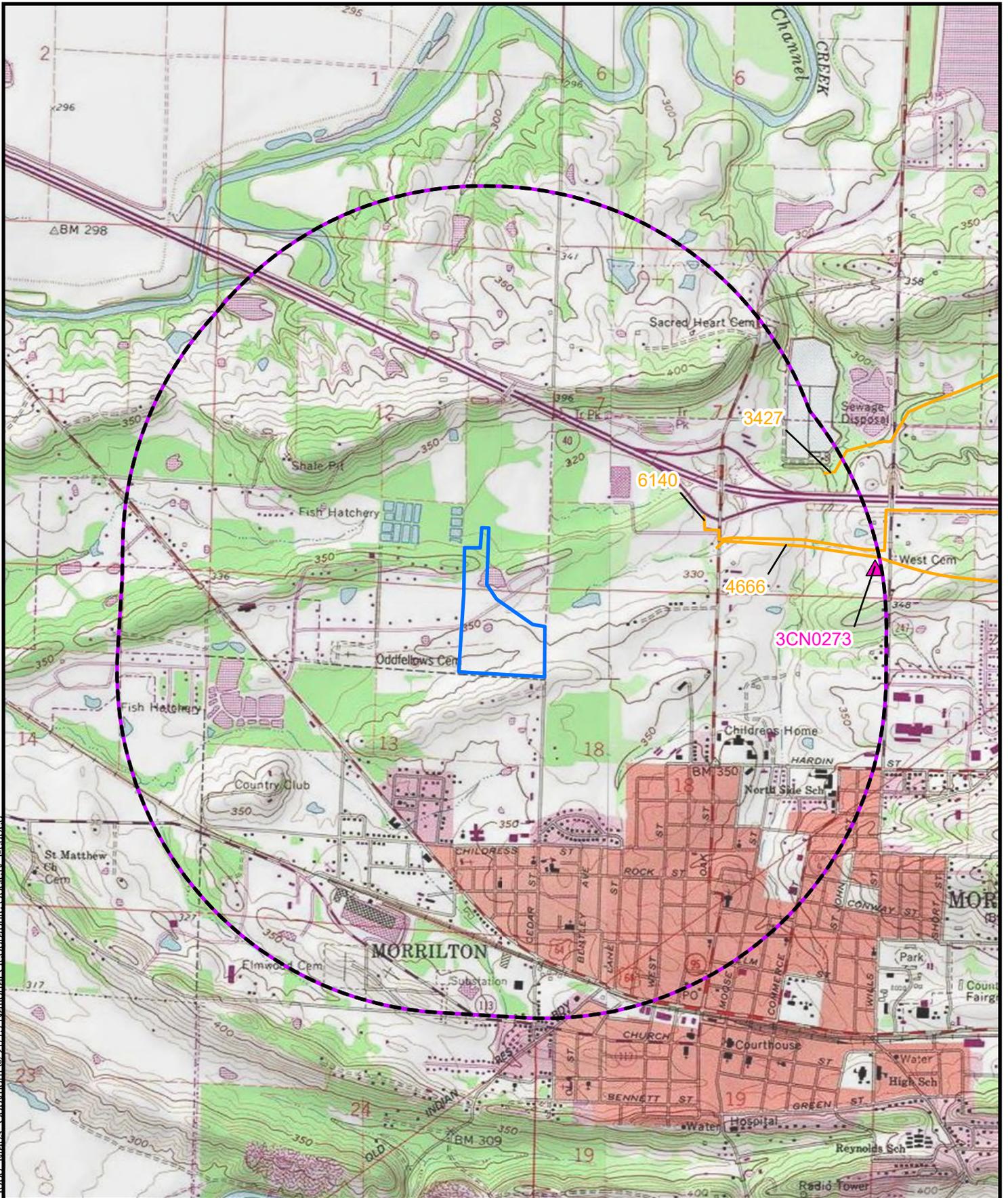


Figure 1  
General Location  
May-Hope Diligence Project  
Conway County, Arkansas



-  Study Area
-  Project Boundary
-  Previously Identified Archeological Site
-  Previous Archeological Investigation

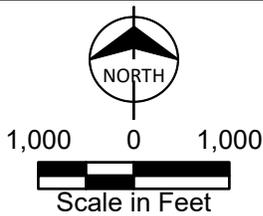


Figure 2  
 Desktop Review  
 May-Hope Diligence Project  
 Conway County, Arkansas



**Sarah Huckabee Sanders**  
Governor  
**Shea Lewis**  
Secretary

August 04, 2025

Mr. Andrew Gottsfield  
Section Manager  
Cultural Resources  
Burns and McDonnell

RE: Conway County: Morrilton  
Technical Assistance  
Proposed Undertaking: May-Hope Diligence Project  
AHPP Tracking Number: 114057

Dear Mr. Gottsfield:

The staff of the Arkansas Historic Preservation Program (AHPP) reviewed the submission for the aforementioned undertaking in Sections 12 and 13, Township 6 North, Range 17 West in Morrilton, Conway County, Arkansas. The area of potential effect encompasses a 40 acres area and has never been surveyed for historic properties.

There is one previously recorded archeological site (3CN0273) within a mile of the APE and numerous others in the Morrilton vicinity outside of the APE and study area.

Based on the information provided, the AHPP requests that a cultural resources survey be conducted of the APE. This request is based on the APE's proximity to the Arkansas River and the discovery of archeological sites during other surveys conducted in the Morrilton vicinity. We request the survey conform to the *Arkansas State Plan, Appendix B: Guidelines for Archeological Fieldwork and Report Writing in Arkansas* (revised 2010). Personnel supervising the investigation should meet the Secretary of the Interior's Professional Qualifications Standards found in 36 CFR Part 61.

Thank you for the opportunity to review this submission. If you have any questions, please contact Jessica Cogburn at [jessica.cogburn@arkansas.gov](mailto:jessica.cogburn@arkansas.gov).

Sincerely,

*for*  
Scott Kaufman  
State Historic Preservation Officer and Director, AHPP

Cc: Dr. Melissa Zabecki, State Archeologist, Arkansas Archeological Survey

# Geotechnical

**Soils Report:** Terracon performed geotechnical investigations and prepared a Preliminary Geotechnical Engineering Report dated April 17, 2025, which included five borings with a maximum depth of the deepest boring being 35 feet. The investigation reports the presence of low-strength surficial soils (lean clay) to a depth of about 2 feet and isolated areas of expansive, fat clay to a potential depth of 5 feet. It is recommended that these materials be removed and replaced with low-volume change (LVC) material below proposed buildings and pavement. Soil stabilization would be another option in lieu of removal and replacement.

It is anticipated that conventional shallow footing foundations could be used to support lightly loaded buildings with maximum column loads of about 100 kips (p. 8 of the report). Footings designed to bear in the overburden soils could be designed for allowable bearing pressures of 2,000 to 2,500 psf, and heavily loaded buildings with column loads exceeding 100 kips could be designed with deep foundations such as drilled piers bearing on the gray shale with allowable bearing pressures of 25,000 to 35,000 psf. Shale was observed in the borings at depths of 3.5 feet to 8.5 feet.

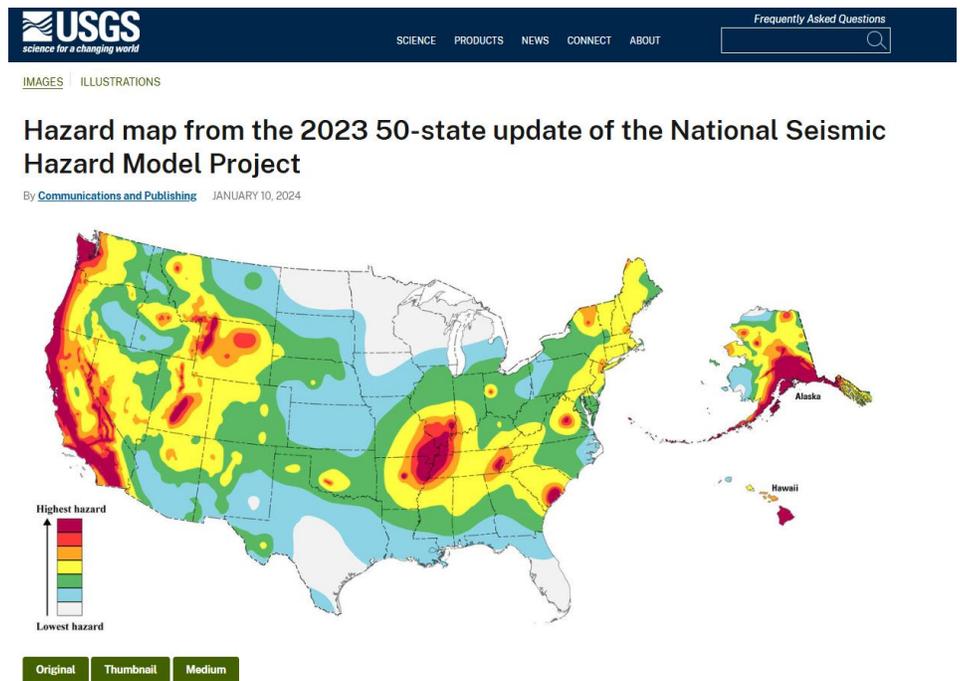
On p. 5 of the report, Terracon states “based on conditions encountered, the site appears suitable for construction.” Further investigation should be carried out prior to completing any final designs.

See attachment GT-1 for detail.



**Seismic Rating:** The Preliminary Geotechnical Engineering Report prepared by Terracon dated April 17, 2025, has determined the site to be Seismic Site Classification D (p. 4 of GT-1).

The USGS National Seismic Hazard Map (Simplified; 2% PGA, 50 years) identifies the area of Arkansas where the site is located with a Moderate risk level. The risk levels used in this rating system are: Lowest, Very Low, Low, Moderate, High, Very High, and Highest.



Source: <https://www.usgs.gov/media/images/hazard-map-2023-50-state-update-national-seismic-hazard-model-project>

# Zoning/Permitting

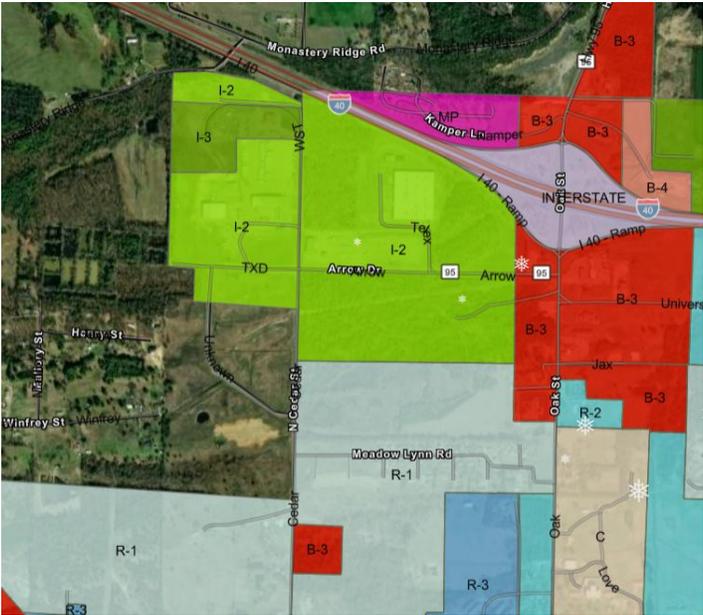
**Copy of Restrictive Covenants:** Restrictive Covenants have been filed for the north area of the site that lies within the platted boundaries of the May Hope Moose Addition to the North Industrial Park shown on Attachment S-1b.

See attachment Z-1 for a copy of these covenants.

Additionally, a 100-ft wide buffer of pine trees has been planted to separate the proposed industrial use from existing residential properties to the west of the site.

**Current Classification and Proposed Zoning (if different) to Conform with Intended Use:** Only the northernmost 1 acre of property lies within the city limits of Morrilton and is subject to zoning regulation. This area is zoned I-2 (Light Industrial). Conway County has no zoning regulations. Should the tenant desire annexation, the I-2 zoning could be applied to the annexed property.

<https://cityofmorrilton.com/zoning-map/>



**Copy of Zoning Ordinance:** Conway County has no zoning ordinance.

See attachment Z-2 for the City of Morrilton zoning ordinance in the event of annexation.



**Explanation of Process to Change Zoning:** Not applicable to property in Conway County. If annexed into the City of Morrilton, the desired zoning could be applied to the property at the time of annexation, which would be considered and approved by the City Council.

If a subsequent change in zoning is needed, it would be requested through application to the City Planning Department. The rezone will be considered by the Planning Commission with a recommendation to the City Council. The rezoning would be considered for approval by the City Council.

Rezoning will require approximately five months. There is a month of required public notification, a public hearing with the Planning & Zoning Commission, and passage of the Rezoning Ordinance.



## Utilities

### Electric:

**Name of Utility:** Entergy Arkansas  
**Contact Person(s):** Chris Murphy or Bentley Story  
**Address:** 425 West Capitol Ave., Suite 2700  
**City, State, Zip:** Little Rock, AR 72201  
**Phone:** 501.377.4467 or 501.377.4089  
**Email:** [cmurph4@entergy.com](mailto:cmurph4@entergy.com) or [wstory1@entergy.com](mailto:wstory1@entergy.com)  
**Service and Proximity to Site:** 161 kV transmission line is on the south side of the site. Distribution lines run along west side of Cedar Street adjacent to the site. Morrilton West Substation lies 0.9 miles south of the site.

### Natural Gas:

**Name of Utility:** Summit Utilities  
**Contact Person(s):** Chauncey Taylor or Neill Linebarier  
**Address:** P.O. Box 751  
**City, State, Zip:** Little Rock, AR 72203  
**Phone:** 501.772.2217 or 501.749.7189  
**Email:** [ctaylor@summitutilities.com](mailto:ctaylor@summitutilities.com) or [mlinebarier@summitutilities.com](mailto:mlinebarier@summitutilities.com)  
**Service and Proximity to Site:** 10" and 12" natural gas transmissions mains cross northern area of the site. The 10" main continues along the west side of Industrial Circle adjacent to the site.

### Water:

**Name of Utility:** Conway County Regional Water District  
**Contact Person(s):** Sarah Ryals  
**Address:** 30 H2O Drive  
**City, State, Zip:** Plumerville, AR 72127  
**Phone:** 501.354.3503  
**Email:** [sarah@ccrwdd.com](mailto:sarah@ccrwdd.com)  
**Service and Proximity to Site:** 8" waterline on west side of Cedar Street adjacent to the site. 8" waterline on east side of Industrial Circle adjacent to the site.



## Utilities

### Sewer:

**Name of Utility:** City of Morrilton  
**Contact Person(s):** Wayne Dixon, Wastewater Supervisor  
**Address:** 119 N. Division Street  
**City, State, Zip:** Morrilton, Arkansas 72110  
**Phone:** 501.208.1893  
**Email:** [Wdixon102974@gmail.com](mailto:Wdixon102974@gmail.com)  
**Service and Proximity to Site:** 12" sanitary sewer line is located on the west side of Industrial Circle adjacent to the site.

### Telecommunications:

**Name of Utility:** AT&T  
**Contact Person(s):** Jacob Garrett  
**Address:** 120 W 8<sup>th</sup> St  
**City, State, Zip:** Little Rock, AR 72201  
**Phone:** 501.697.0714  
**Email:** [jacob.garrett@att.com](mailto:jacob.garrett@att.com)  
**Service and Proximity to Site:** Gigabyte fiber optic located on site.

### Rail:

**Name of Utility:** Union Pacific Railroad  
**Contact Person(s):** Steven Ehrlich, Industrial Development Manager  
**Address:** 1400 Douglas St., STOP 1380  
**City, State, Zip:** Omaha, NE 68179  
**Phone:** 402.544.4033  
**Email:** [sdehrlic@up.com](mailto:sdehrlic@up.com)  
**Service and Proximity to Site:** UP Mainline lies 0.9 miles south of the site.



# Taxes

**Local Sales Tax** 9.25% (Inside Morrilton city limits)  
**Rates:** 8.25% (Outside Morrilton city limits)

State rate: 6.5%  
County rate: 1.75%  
City rate: 1.0%

**Property Tax Rates** Property Inside City Limits: 54.10 mills  
**(Real, Personal) and** Property Outside City Limits: 49.10 mills  
**Methods of**  
**Assessment:** Assessed Value is 20% of Estimated Market Value  
(Appraised Value).

Assuming the property was annexed fully into the city limits of Morrilton, property taxes are calculated by multiplying the taxable value (20% of the appraisal value) times the millage rate.

Millage rate for Morrilton is 54.10 mills.

For example, on a \$1,000,000 property, the property taxes would be:

$0.20 \times \$10,000,000 = \$200,000$

$\$200,000 \times 0.0541 = \$10,820$

**State Taxation** The Arkansas Economic Development Commission taxation  
**Summary:** report can be found on the AEDC web site at  
<https://www.arkansasedc.com/why-arkansas/business-climate/tax-structure>.

A copy of the 2025 report is included as attachment T-1.



# Maps

The following maps are provided behind this section:

- Transportation, Regional
- Transportation, Immediate
- Aerial
- Parcel Map
- Zoning Map
- Surrounding Uses
- Topographic Map
- Elevation Contours
- FEMA Flood Hazards
- National Wetlands Inventory
- Pipeline Infrastructure
- Utility Infrastructure
- Entergy's Electrical Infrastructure
- Surrounding Uses
- Conceptual Layout

## **DISCLAIMER**

Entergy Arkansas, LLC ("EAL"), nor anyone acting on behalf of EAL, makes no representations or warranties of whatsoever nature, directly or indirectly, express or implied, as to the site described herein or any improvements located thereon including, without limitation, the physical conditions or attributes of the site or improvements; condition of title to the site or improvements; suitability of the site or improvements for any particular purposes; compliance with federal, state or local laws, regulations or orders and applicable zoning, building and other legal requirements; and/or the correctness and completeness of the contents contained within these materials.

Recipients of these materials must perform their own investigation and due diligence concerning all aspects of the site and/or improvements, financial, tax, and business matters associated therewith so as to enable them to evaluate the merits and risks of the site and to make any informed decision with respect thereto.

