

Osceola Driver 130 Site

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AR
SAS

SELECT
SITE

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Entergy
Arkansas

Certified April 2021



Cotton
TO STEEL

MISSISSIPPI COUNTY, AR
ECONOMIC DEVELOPMENT

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General Information

Site Name: Osceola Driver 130 Site

Site Address: AR-Hwy 198, Osceola, AR 72370

Owner Contact Name: Ohlendorf Trust – Kenneth Mourton, Trustee

**Economic Development
Organization Contact
Information:** Clif Chitwood
Mississippi County Economic Development
clif@cottonsteel.com
4701 Memorial Drive
Blytheville, AR, 72315
870.740.3879

Site Size: 130 Acres

Site Control Document: Site is owned by Ohlendorf Trust – Lisa McCord, Kimber Britner, Jonathan Rowe, and Jeffrey Rowe, and is optioned to Mississippi County; expiration December 31, 2023.

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





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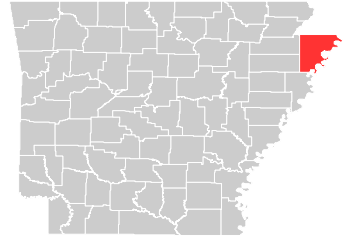
Osceola Driver 130 Site Aerial

425 W Capital Ave Suite 2700
Little Rock, AR 72201

Phone: 1-888-301-5861

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MISSISSIPPI COUNTY



VICINITY



LEGEND

- Property Boundary
- U.S. Highway
- State Highway
- Railroads

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

Roads: Census/TIGER database, 2020
Railroads: Federal Railroad Administration,
Bureau of Transportation Statistics, ESRI, 2020

Created by: RPG
Date: 10/2020



1:12,000

0 500 1,000 2,000
Feet

0 120 240 480
Meters

Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community











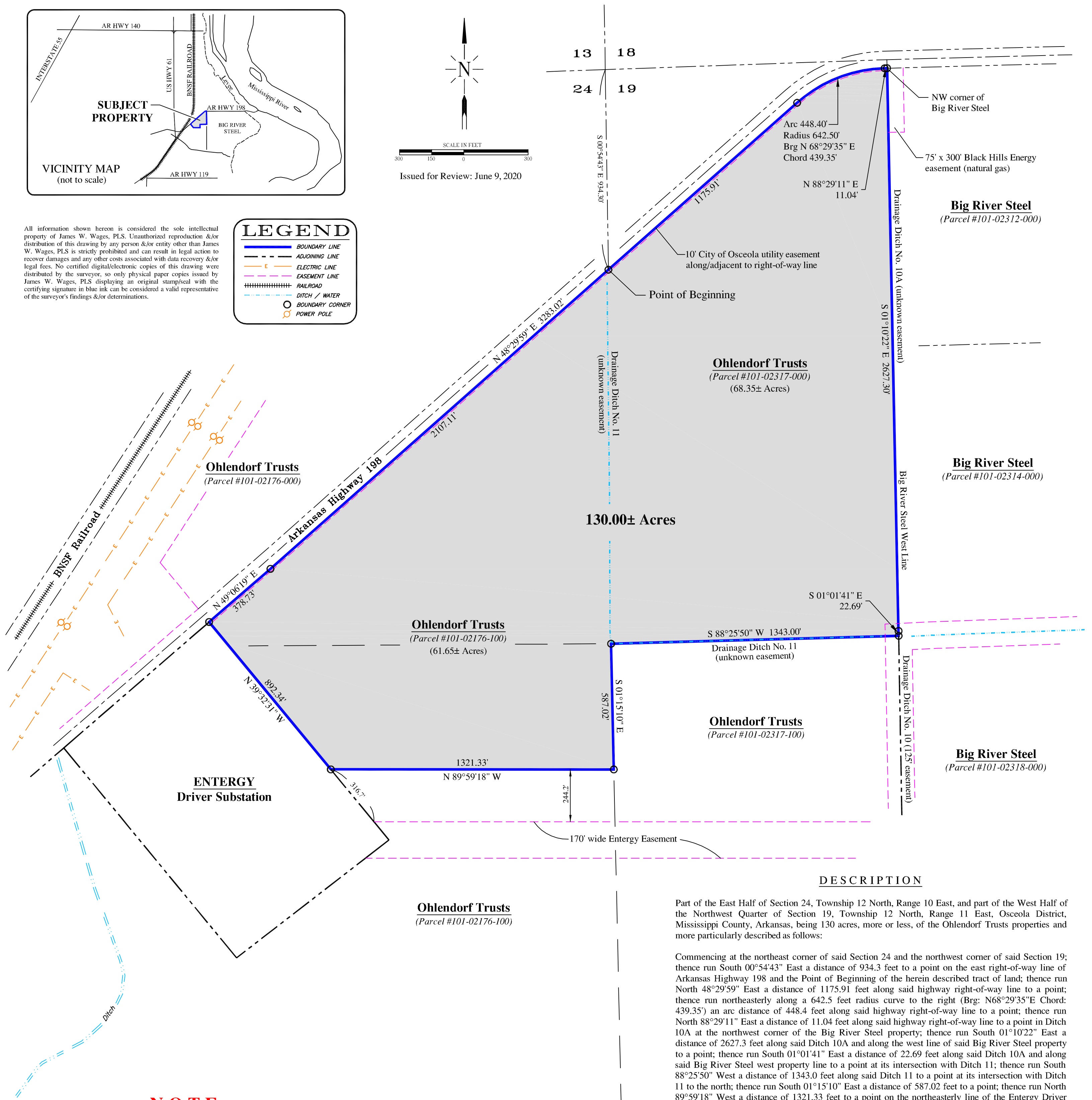
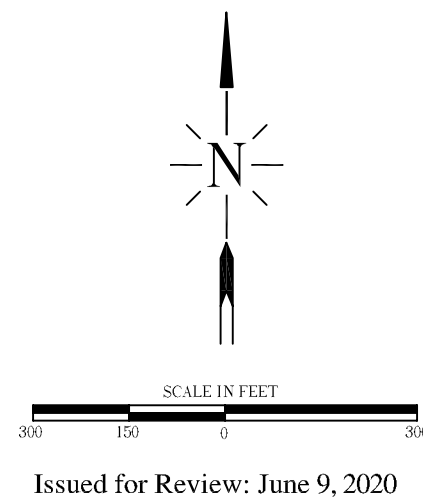
Site Characteristics

Acreage:	130 Acres
Dimensions:	4108' x 2627' x 3556'
Previous Use:	Farmland
Fire Rating:	3
Distance to Fire Station:	4.5 miles
Distance to Nearest Interstate, 4-land Hwy, and Access Points:	Site can be accessed from State Highway 198, which is less than 1 mile from U.S. Highway 61. Distance to I-55 is 6 miles.
Road Frontage, Type and Weight Capacities:	The northern border of the site lies along Arkansas State Highway 198 which is a paved two-lane state highway. It is built to highway standards and maintained by the Arkansas Department of Transportation (ArDOT) with a maximum weight limit of 80,000 lbs.
Distance to Nearest Rail:	Burlington Northern Santa Fe mainline runs along western boundary. Rail spur is 0.75 miles south of the site.
Distance to Nearest Commercial Airport:	60 miles to Memphis International Airport
Distance to Nearest Port Facility:	Less than 1 mile
Distance from Retail or Central Business District:	5 miles
Site Type:	Greenfield
Site Survey:	See attachment S-1 for Alta Survey



LEGEND

	BOUNDARY LINE
	ADJOINING LINE
	ELECTRIC LINE
	EASEMENT LINE
	RAILROAD
	DITCH / WATER
	BOUNDARY CORNER
	POWER POLE



Commencing at the northeast corner of said Section 24 and the northwest corner of said Section 19; thence run South 00°54'43" East a distance of 934.3 feet to a point on the east right-of-way line of Arkansas Highway 198 and the Point of Beginning of the herein described tract of land; thence run North 48°29'59" East a distance of 1175.91 feet along said highway right-of-way line to a point; thence run northeasterly along a 642.5 feet radius curve to the right (Brg: N68°29'35"E Chord: 439.35') an arc distance of 448.4 feet along said highway right-of-way line to a point; thence run North 88°29'11" East a distance of 11.04 feet along said highway right-of-way line to a point in Ditch 10A at the northwest corner of the Big River Steel property; thence run South 01°10'22" East a distance of 2627.3 feet along said Ditch 10A and along the west line of said Big River Steel property to a point; thence run South 01°01'41" East a distance of 22.69 feet along said Ditch 10A and along said Big River Steel west property line to a point at its intersection with Ditch 11; thence run South 88°25'50" West a distance of 1343.0 feet along said Ditch 11 to a point at its intersection with Ditch 11 to the north; thence run South 01°15'10" East a distance of 587.02 feet to a point; thence run North 89°59'18" West a distance of 1321.33 feet to a point on the northeasterly line of the Entergy Driver Substation property; thence run North 39°32'31" West a distance of 892.34 feet along said substation northeasterly property line to a point at its intersection with said highway right-of-way line; thence run North 49°06'19" East a distance of 378.73 feet along said highway right-of-way line to a point; thence run North 48°29'59" East a distance of 2107.11' along said highway right-of-way line to the Point of Beginning and containing 130 acres, more or less, and being subject to any record easements that may affect the herein described tract of land. The above description was written from available public information and not from an actual on-the-ground survey.

This drawing and the information shown hereon is based on available public information and not from an actual on-the-ground survey. It is intended to be used for informational purposes only and not intended to represent a certified plat of survey.

**PRELIMINARY PLAT OF THE
OHLENDORF TRUST PROPERTY**
**CONTAINING 130.00 ACRES IN THE
W 1/2 OF THE NW 1/4 OF SECTION 19
TOWNSHIP 12 NORTH, RANGE 11 EAST
AND IN THE
E 1/2 OF SECTION 24
TOWNSHIP 12 NORTH, RANGE 10 EAST
OSCEOLA DISTRICT, MISSISSIPPI COUNTY, ARKANSAS**



Cost Estimates and Timing

Cost per Acre: \$25,000

Special Timing Considerations: None

Clearing Cost: \$125,000 estimate, assuming 25 acres would be needed. See attachment C-1 for more details on the estimate from Tate General Contractors.

Grading Cost: See attachment C-1 for more details on the estimate from Tate General Contractors.

Cut/Fill Cost: \$1,994,038 estimate, assuming 26 acres would be needed. See attachment C-1 for more details on the estimate from Tate General Contractors.

Potential site layout examples are provided behind tab C-1 for visual depiction of what a 500,000 sf and a 1,000,000 sf facility footprint might look like on the site.

Utility Extension or Upgrade Costs: Service at the site – no upgrades necessary



February 22, 2021

Ms. Tamika Jenkins, Vice President
Mississippi County, AR Economic Development
P.O. Box 1066
Blytheville, AR 72316

RE: Site Development Probable Cost
25 Acres Osceola Site

Dear Ms. Jenkins,

At your request, I offer the following estimate of site development cost for the 25 acres located in Blytheville, AR.

Site Clearing and Grubbing: \$125,000.00 assuming 25 acres would need to be cleared.

Earthwork (\$1,984,038.45): The cost of cutting soils in this geographic region is generally \$15.00 per cubic yard. The cost if undercutting and backfilling weak soils in this region is generally \$30.00 per cubic yard.

Disclaimer: This estimate should be used for demonstration purposes only and not a guarantee of future pricing.

Sincerely,

A handwritten signature in blue ink that reads "Gaylon R. Tate". The signature is fluid and cursive.

Gaylon R. Tate



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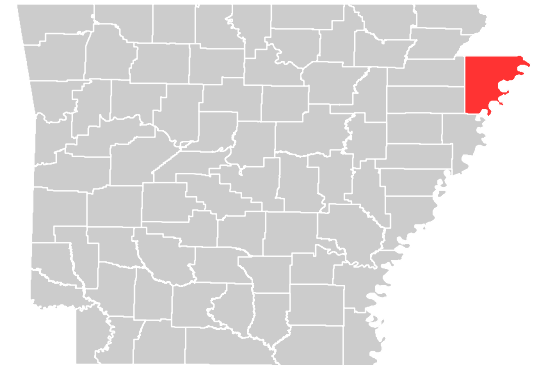
Osceola Driver 130 Site Conceptual Layout

425 W Capital Ave Suite 2700
Little Rock, AR 72201

Phone: 1-888-301-5861

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MISSISSIPPI COUNTY



VICINITY



LEGEND

- Property Boundary
- Wetland Type**
 - Riverine

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

Created by: RPG
Date: 10/2020



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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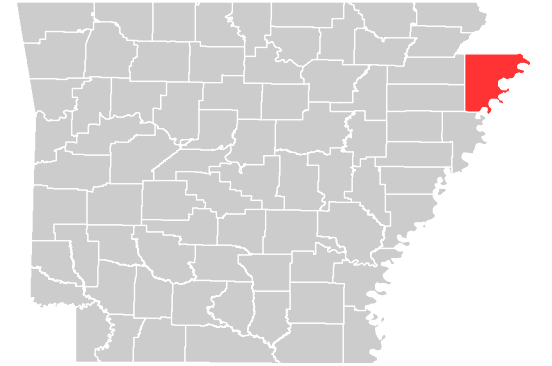
Osceola Driver 130 Site Conceptual Layout

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VICINITY



LEGEND

Property Boundary

Wetland Type

Riverine

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SOURCE

Created by: RPG
Date: 10/2020



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Environmental

- Wetlands Screening:** As identified in the SWCA Aquatic Resources Delineation Report, there is one ephemeral ditch (SA001) is potentially a jurisdictional waterway. Feature SA001 is a named agricultural ditch (Ditch No. 11) and flows into the area of determination at the northern boundary and out of the project area on the eastern boundary where it joins the named jurisdictional feature, Ditch No. 10. No wetlands were observed in the project area. See pages 10-12 and page 20 of attachment E-1 for the Wetlands Aquatic Resource Delineation.
- Floodplain Delineation:** This site is in Flood Zone X. See attachment E-2 for the FEMA Flood Map.
- Historical and Cultural Review:** A cultural resources survey was conducted in June 2007 on 3,000 acres in south Mississippi County including this site. The Osceola 130-acre site lies in Areas 18a, 2, 5, and 31 as reflected on page 66. Areas 2 and 31 referenced 'no sites were identified in this area' in the field results. Areas 18a (3SMS730 and 3SMS731) and 5 (3SMS770 and 3SMS771) each had two sites identified. However, it was recommended that these areas 'do not qualify for the National Register of Historic Properties. The site offers limited research potential. No additional archaeological work is necessary, and no further management action is needed.' This can be found on pages 85-88 and pages 163-166 of the study.
- The summary and final remarks are found on pages 225-227. The Arkansas State Historic Preservation Office concurred with the NRHP recommendations for the four sites as not eligible. No further study is needed for the 130 acre site.
- See attachment E-3 for detail.
- Endangered Species:** See attachment E-4 for the US Fish and Wildlife letter and Information for Planning and Consultation (IPaC) report dated November 10, 2020. A "no effect" determination was identified for the area and no further consultation is required for the identified species.

Environmental Phase I (and Phase II if required): See attachment E-5 for the Osceola 130 Acres Site Phase 1 Environmental Site Assessment. On page iv of the Executive Summary, it states “the assessment has revealed no evidence of recognized environmental conditions in connection with the property.”

Stormwater Retention Plan: Not Applicable



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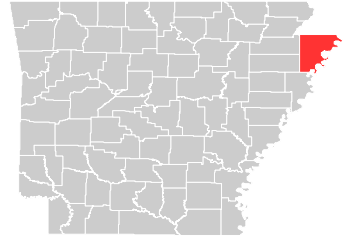
Osceola Driver 130 Site
National Wetland Inventory

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VICINITY



LEGEND

- Property Boundary
- Wetland Type**
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Riverine

NOTE

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SOURCE

National Wetland Inventory, US Fish and Wildlife Service (FWS),
Download Date 10/12/2020

Created by: RPG
Date: 10/2020



1:18,000

0 900 1,800 3,600 Feet

0 180 360 720 Meters

Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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ARKANSAS

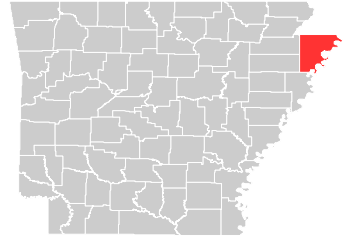
Osceola Driver 130 Site
FEMA Flood Hazard

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VICINITY



LEGEND

- Property Boundary
- Levee
- Base Flood Elevation
- Flood Zone, Subtype**
- AE,
- X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD

NOTE

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SOURCE

Federal Emergency Management Agency, 2017_05_25, National Flood Hazard Layer (NFHL), Version 1,1,1.0 FEMA-NFHL

Created by: RPG
Date: 10/2020

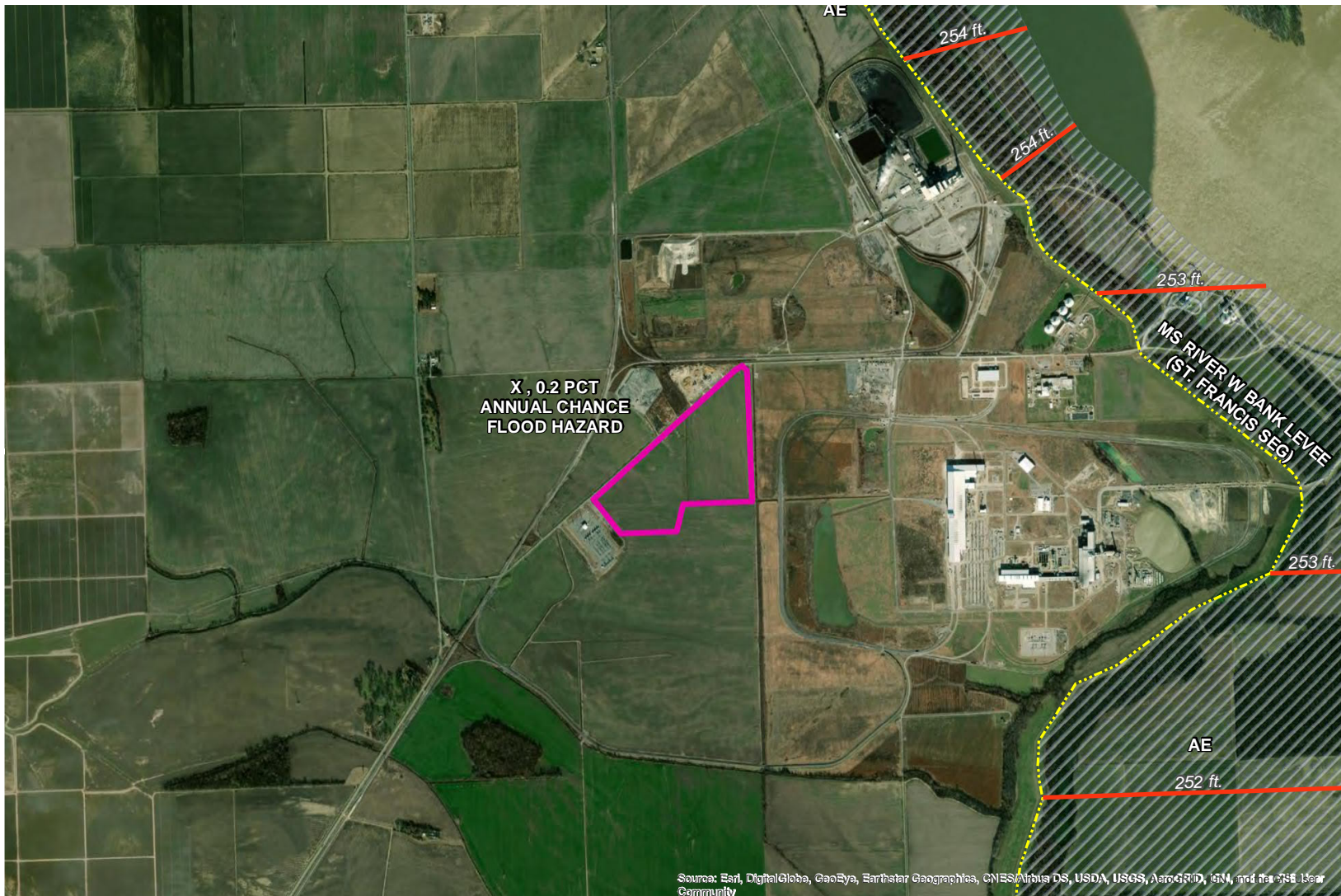


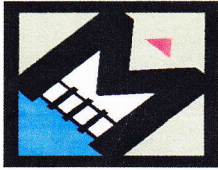
1:24,000

0 1,000 2,000 4,000
Feet

0 240 480 960
Meters

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community





Mississippi County

ARKANSAS

Our Greatest Industry Is Hard Work

Mississippi County Economic Development

P.O. Box 166 or 4701 Memorial Dr.

Blytheville, AR 72316

Ph. (870) 532-6084

clifchitwood@yahoo.net

www.misscoeda.com

AHPP
FEB 17 2011

~~AHPP~~
~~JAN 17 2011~~

75259
USDA-RD

Wednesday, February 16, 2011

Arkansas Historic Preservation Program
1500 Tower Building
323 Center Street
Little Rock, AR 72201

To Whom It May Concern:

We are currently preparing a property in Mississippi County as an industrial site:
Mississippi County, Arkansas, Township 12N Range 10E, section 12, just South of Hwy 325

We are requesting a cultural clearance of these sites, to make sure there are no historic or archeological properties on this site.

Clif Chitwood

Very Respectfully,

Date 3-22-2011
This undertaking will have no
adverse effect on historic properties.
Frances McSwain
Frances McSwain, Deputy
State Historic Preservation Officer

Mr. Clifton Chitwood, Mississippi County, Arkansas Economic Developer
President Great River Economic Development Foundation

Geotechnical

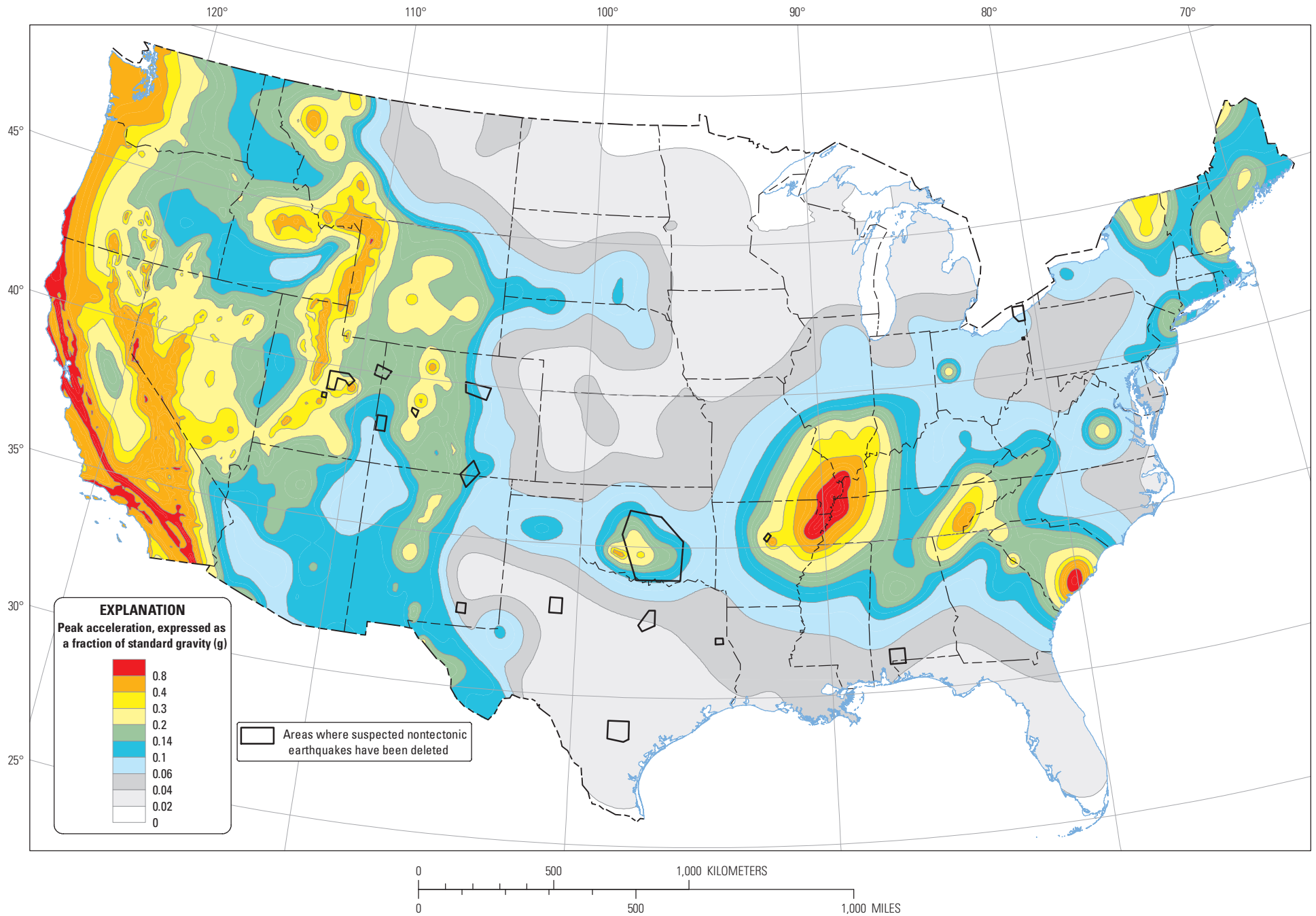
Soils Report: See the attachment GT-1 for the Geotechnical Investigation by Anderson Engineering Consultants dated August 1, 2006. In the recommendations on page 13-15 it is stated "The site can be made suitable for construction of a heavy industrial facility without unique or unusual design and/or construction techniques" In Appendix A on page 3, Boring B1 is on site, boring B2 is just south of the site, and B4 is northeast of the site. For borings B1 and B2 were bore at 21.5 feet with the first 10 feet being stiff moist brown sandy clay. From 10 – 20 feet is a medium dense moist brown silty sand. The water level stabilized 9 – 11 feet after completion of drilling. The third boring, B3, was bore at 75.5 feet with similar soil down to 22 feet where there was a layer of clay down to 32 feet where is then turned to sand.

Seismic Rating: Mississippi County is located in Zone 3 in the historical seismic zone categories.

In the Limited Geotechnical Investigation by Anderson Engineering (behind tab GT-1), Seismicity and Liquefaction Analyses were addressed on pages 4-7. The recommendation found on page 13 states "The proposed site is in a seismic zone 3 area and a detailed liquefaction study should be performed with the design phase geotechnical investigation for the site. The limited analyses performed as part of this study determined that the soils should not liquify at a Magnitude 6 earthquake and the resulting settlement should be within an acceptable range for the proposed structure." Auger cast piles may be necessary for heavily loaded structures.

The United States Geological Survey provides National Seismic Hazard Maps which derived from seismic hazard curves calculated on a grid of sites across the United States that describe the annual frequency of exceeding a set of ground motions. The Osceola Driver 130 site is in the 0.4 shaded area with a two percent probability of exceedance in 50 years of peak ground acceleration. See map behind GT-2 for more detail.





Two-percent probability of exceedance in 50 years map of peak ground acceleration

Zoning/Permitting

Copy of Restrictive Covenants: Site is located in the county where there are no zoning or restrictive covenants.

Current Classification and Proposed Zoning (if different) to Conform with Intended Use: Not Applicable

Copy of Zoning Ordinance: Not Applicable

Explanation of Process to Change Zoning: Not Applicable

Utilities

Electric:

Name of Utility: Entergy Arkansas
Contact Person(s): Joe Bailey or Chris Murphy
Address: 425 West Capitol Ave., Suite 2700
City, State, Zip: Little Rock, AR 72201
Phone: 501-377-4089 or 501-377-4467
Fax: 501-377-4448
Email: jbail12@entergy.com or cmurph4@entergy.com
Service and Proximity to Site: Driver substation, adjacent to the site, was built for Big River Steel and their customers and suppliers. There are three 33 MVA, 230/13.8 kV substation transformers with approximately 95% of their capacity available. Breakers and feeder circuits can be added at a minimal cost to serve both large and small customers.

Natural Gas:

Name of Utility: Black Hills Energy
Contact Person(s): David Scoggin
Address: 655 East Millsap Road
City, State, Zip: Fayetteville, AR 72703
Phone: 479-601-8200
Fax:
Email: David.scoggin@blackhillscorp.com
Service and Proximity to Site: A 12" pipeline is located on the northern boundary of the site along Hwy 198.

Water:

Name of Utility: Osceola Municipal
Contact Person(s): Brandon Haynes
Address: 303 West Hale Ave
City, State, Zip: Osceola, AR 72370
Phone: 870.815.9691
Fax: 870.563.5195
Email: Bhaynes58@yahoo.com
Service and Proximity to Site: A 10" water line is located on the northern boundary of the site along Hwy 198.



Utilities

Sewer:

Name of Utility: Osceola Municipal
Contact Person(s): Timmie Jones
Address: 303 West Hale Ave
City, State, Zip: Osceola, AR 72370
Phone: 870.622.5069
Fax: 870.563.5195
Email: Tjones045@yahoo.com
Service and Proximity to Site: An 8" sewer line is located on the northern boundary of the site along Hwy 198.

Telecommunications:

Name of Utility: AT&T
Contact Person(s): Melinda Faubel
Address: 1401 West Capitol, Suite 420
City, State, Zip: Little Rock, AR 72201
Phone: 501.373.3330
Fax:
Email: Melinda.faubel@att.com
Service and Proximity to Site: Fiber lies along Hwy 198.

Rail:

Name of Utility: Burlington Northern Sante Fe
Contact Person(s): Jared Garmon
Address: 2650 Lou Menk Drive – MOB 2
City, State, Zip: Ft. Worth, TX 76131
Phone: 1.505.414.5469
Fax:
Email: Jared.garmon@bnsf.com
Service and Proximity to Site: A BNSF mainline runs along the western border of the site across Highway 198.

Taxes

Local Sales Tax Rates: The City of Osceola – 1%
Mississippi County – 2.5%
State of Arkansas – 6.5%

Property Tax Rates (Real, Personal) and Methods of Assessment: Property taxes are calculated by multiplying the taxable value (20% of the appraisal value) times the millage rate. Millage rate is 49.9 mils.

For a \$10,000,000 property, the property taxes would be:
 $0.20 \times \$10,000,000 = \$2,000,000$
 $\$2,000,000 \times 0.0499 = \$99,800$

State Taxation Summary: See Arkansas Economic Development Commission's taxation summary (2021) behind tab T-1.



Maps

The following maps are provided behind this tab:

- Transportation, Regional
- Transportation, Immediate
- Aerial
- Topographic
- Elevation Contours
- FEMA Flood Hazard
- National Wetlands Inventory
- Pipeline Infrastructure
- Electrical Infrastructure
- Local Utilities
- Surrounding Uses
- Conceptual Layouts

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.