



Paragould South Industrial Site

Paragould, Arkansas

Certification Report
June 2022



THE GEOGRAPHY OF BUSINESS™



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01

Overview





Site certification is a designation that a property meets or exceeds specific criteria for industrial development. While there is no national certification standard, Quest Site Solutions' (Quest) certification programs have stringent requirements and properties undergo detailed analysis. A property that has achieved certification has a wealth of information which reduces the risk for prospects and speeds up the decision timeframe.



Quest is dedicated to assisting with the location selection for companies that are seeking a new location, a competitive expansion, or a consolidation. Quest is able to leverage its expertise in site selection consulting to assist economic development organizations in preparing for the challenges of attracting and retaining capital investment and employment opportunities in this competitive climate. The majority of Quest's economic development services are related to site readiness, primarily site evaluation and certification services.

Contact: Lindsey Cannon, lcannon@questsitesolutions.com, (864) 551-0349

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Certification Letter



June 8, 2022

Allison Hestand
Director of Economic Development
Economic Development Corporation of Paragould
300 W. Court Street
Paragould, AR 72450



Dear Ms. Hestand:

The Paragould South Industrial Site, located in Paragould, Arkansas, originally achieved certification through the McCallum Sweeney¹ Industrial Site Certification Program on May 3, 2017. Quest Site Solutions (Quest) has conducted a thorough analysis of the property and based on the updated information provided by the Economic Development Corporation of Paragould and our evaluation of the property, we are recertifying the **Paragould South Industrial Site** as a **General Industrial Site**.

Quest has developed a program to certify industrial sites as ready for industrial development. We have certified the Paragould South Industrial Site as meeting the following criteria:

- The site must be a minimum of 50 total acres, with at least 80% of the available acreage contiguous and developable.
- The site must be available for sale or lease (with a documented price and terms) to prospective industrial investors.
- The site's developable acreage must be located outside of the 100-year flood zone or be able to be filled.
- The site must be free of recognized environmental conditions or have recognized environmental conditions remediated and/or resolved prior to certification.
- The site's developable acreage must be free of wetlands or be able to be mitigated.
- The site's developable acreage must be free of federal threatened and endangered species or be able to be mitigated.
- The site's developable acreage must be free of areas of archaeological or historical significance or be able to be mitigated.
- The site's developable acreage must have soils compatible with industrial development.

¹ Quest Site Solutions acquired McCallum Sweeney Consulting's economic development practice in June 2018.

- The site must be zoned appropriately or be able to be rezoned for industrial use within 90 days (if applicable). The surrounding properties must be compatible with industrial uses.
- The site must be within 15 miles, via truck route, of an interstate or a four-lane highway.
- The site must be directly served or be able to be served within six months by a road that is compatible with standards for tractor-trailer access (80,000 pounds / 20,000 pounds per axle).
- The site must be served or be able to be served within six months by industrial quality power that can meet a minimum of 2.5 MW demand.
- The site must be served or be able to be served within six months by natural gas infrastructure that can provide at least 10,000 mcf per month.
- The site must be served or be able to be served within six months by water infrastructure and a water system that can provide at least 150,000 gallons per day.
- The site must be served or be able to be served within six months by wastewater infrastructure and a wastewater treatment plant that can provide at least 100,000 gallons per day.
- The site must be served or be able to be served within six months by telecommunications fiber.

The details on how the property meets each of these criteria can be found in Sections 3 through 10 of this report.

This certification will expire on **June 8, 2027**. Upon certification expiration, the property will need to submit for recertification.

We congratulate you and the team at the Economic Development Corporation of Paragould for your hard work and for achieving recertification. If there are any questions regarding our analysis, please contact us.

Sincerely,



Lindsey M. Cannon
Director

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Property Overview



PROPERTY OVERVIEW

LOCATION (LAT / LONG)

36.021667, -90.492961

CONTACT INFORMATION

Allison Hestand
Director of Economic Development
Economic Development Corporation of Paragould
ahestand@paragould.org
(870) 236-7684



SIZE/ACREAGE

78.77 total acres
78.77 developable acres

An aerial photograph of an industrial area. A large, rectangular area in the center is outlined in yellow, indicating the certified site. The site is adjacent to a road labeled '412'. To the left, there are several large industrial buildings and parking lots. The surrounding area consists of agricultural fields and some residential or commercial buildings. A north arrow and a scale bar (0 to 0.25 miles) are located in the bottom left corner. The source is cited as 'ESRI' in the bottom right corner.

Paragould
ECONOMIC DEVELOPMENT CORPORATION
Moving in the right direction
#PS0002

Paragould South INDUSTRIAL SITE
36.021667°, -90.492961°
AERIAL

QUEST
SITE SOLUTIONS
WWW.QUESTSITESOLUTIONS.COM
JUNE 2022

Source: ESRI

04

Ownership + Availability

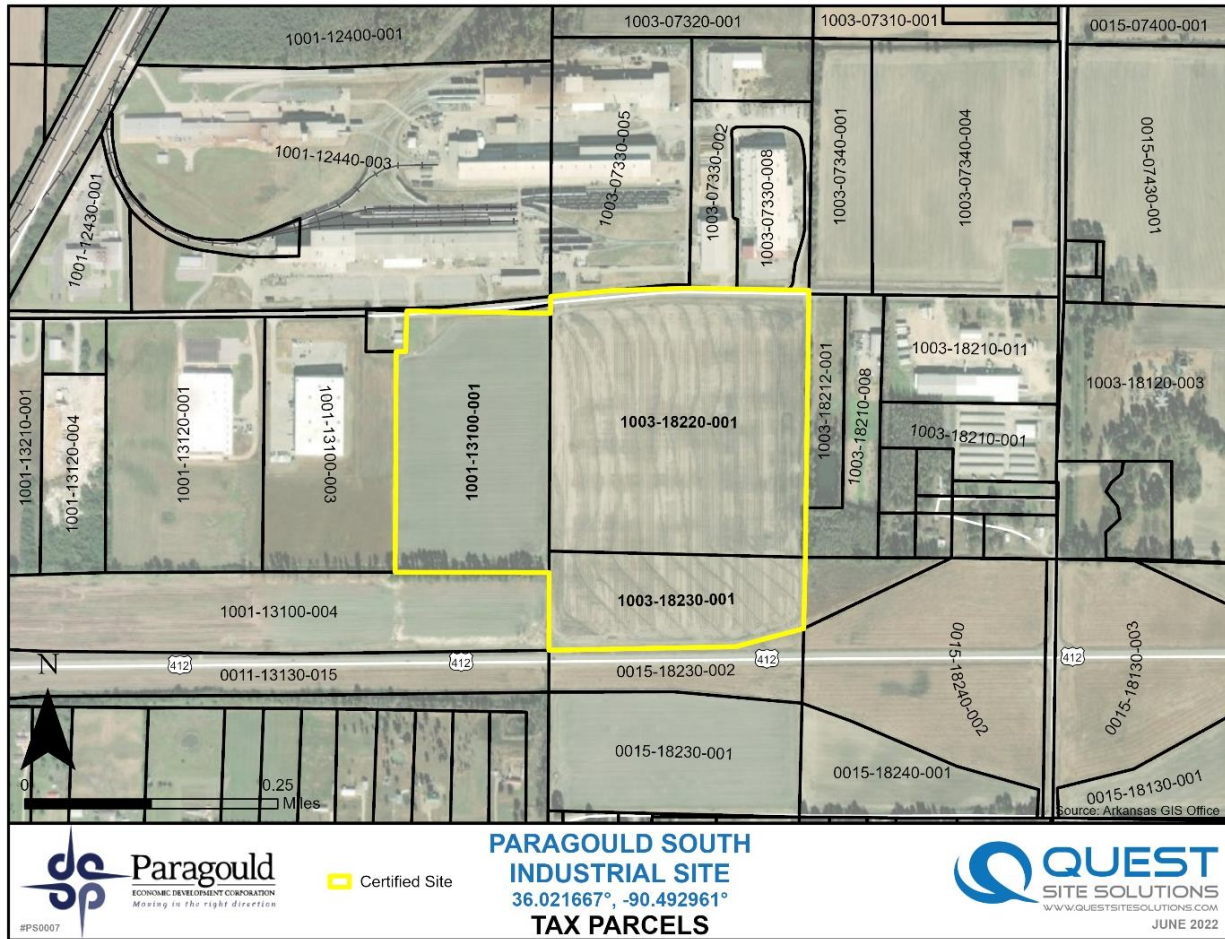


OWNERSHIP + PRICE

Owner	Acres	Tax Parcels	Price
Economic Development Corporation of Paragould	78.77	1001-13100-001 1003-18220-001 1003-18230-001	\$25,000/acre

TOTAL 78.77

The final price will be determined by the number of acres, investment, and job creation. An additional price reduction may also be considered.



Support Documentation:
Letter from Economic Development Corporation of Paragould – December 10, 2021

TITLE

As of the effective date of October 8, 2016, the title insurance found that the title is vested in The Economic Development Corporation of Paragould, Arkansas. The property is subject to a utility and drainage easement along the east and south sides of the property. There is also an easement by the City of Paragould for utilities, water, sewer, and electrical purposes. Additional items noted in the title insurance that may impact the property are a well use agreement (Weldon and Patsy Chesser to the EDC of Paragould) and a memorandum of understanding (between EDC of Paragould and Western Greene County Regional Water Distribution District).

The Economic Development Corporation of Paragould confirmed there have been no ownership changes, parcel changes, or additional easements since the original certification in 2017.

Support Documentation:

Letter from Economic Development Corporation of Paragould – December 10, 2021

Commitment for Title Insurance – Stewart Title Guaranty Company – October 8, 2016

LEASES

There are two farm leases on the property, but both are between the Economic Development Corporation of Paragould and Clint Pigue. The current leases expire on December 31, 2022, but the leases can be extended on a year-to-year basis by subsequent annual endorsements of said lease. The Economic Development Corporation of Paragould has the right to terminate either lease at any time on 30 days' notice.

Support Documentation:

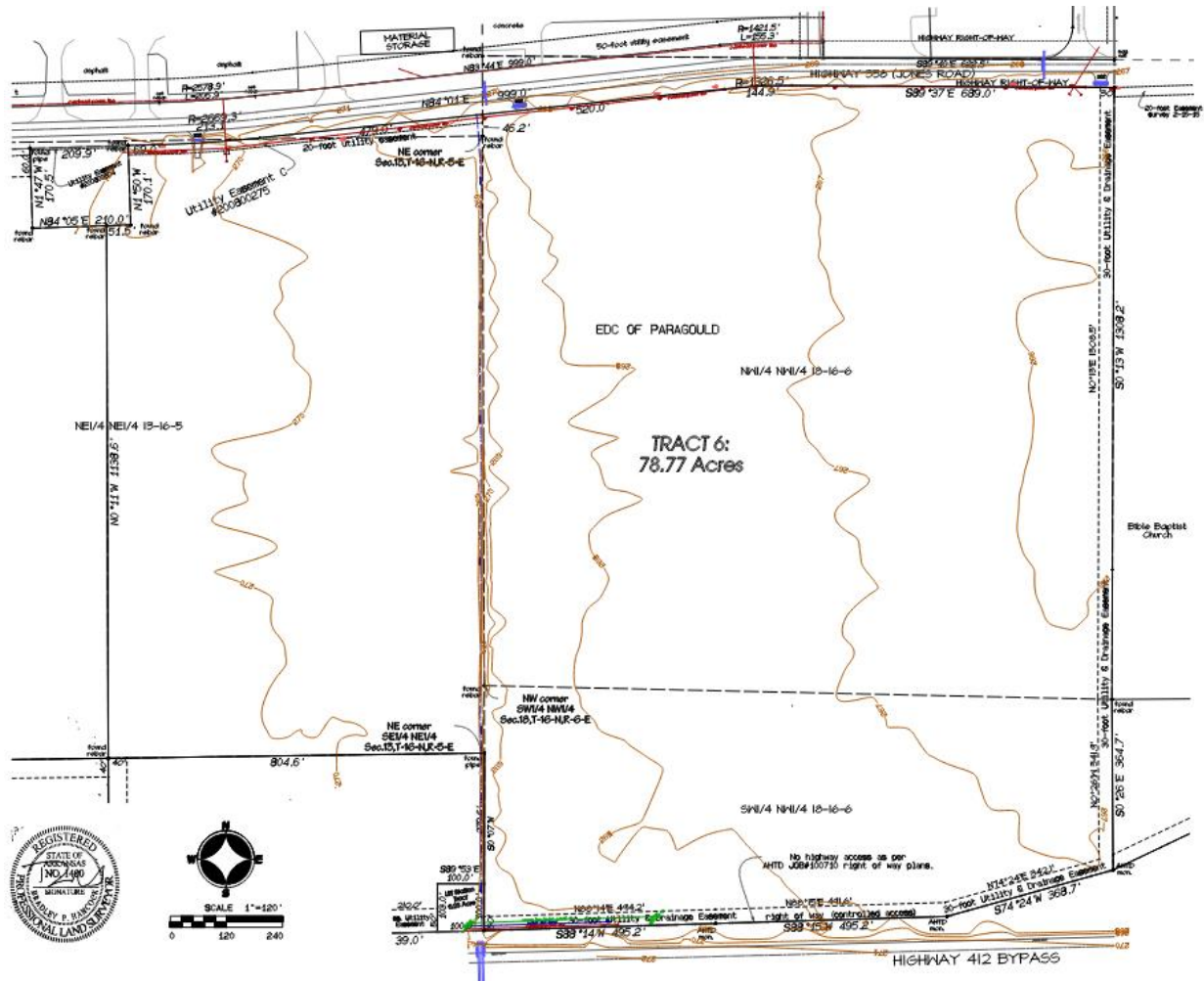
Farm Lease Agreement (2) – Economic Development Corporation of Paragould/Clint Pigue – December 2021

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Site Characteristics



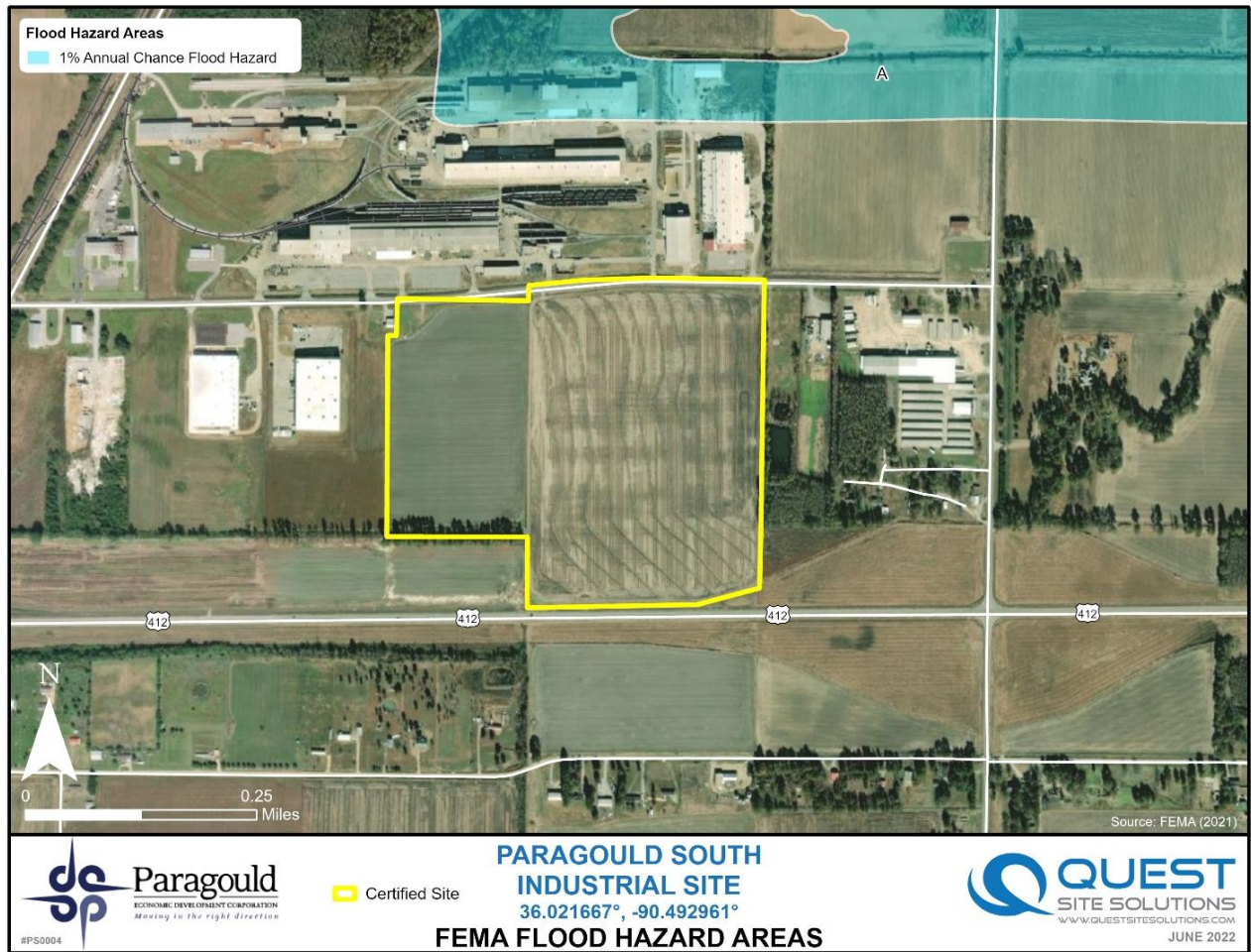
SURVEY + TOPOGRAPHY



FEMA

FEMA Flood Zone X – outside of the 100- and 500-year flood zones

Map Number 05055C0365F



IMPEDIMENTS (EASEMENTS, ETC.)

All easements are along the boundaries and do not impact the development of the site. There are no other impediments that impact the property.

Support Documentation:

Survey – Bradley P. Hancock Survey & Mapping – March 11, 2015

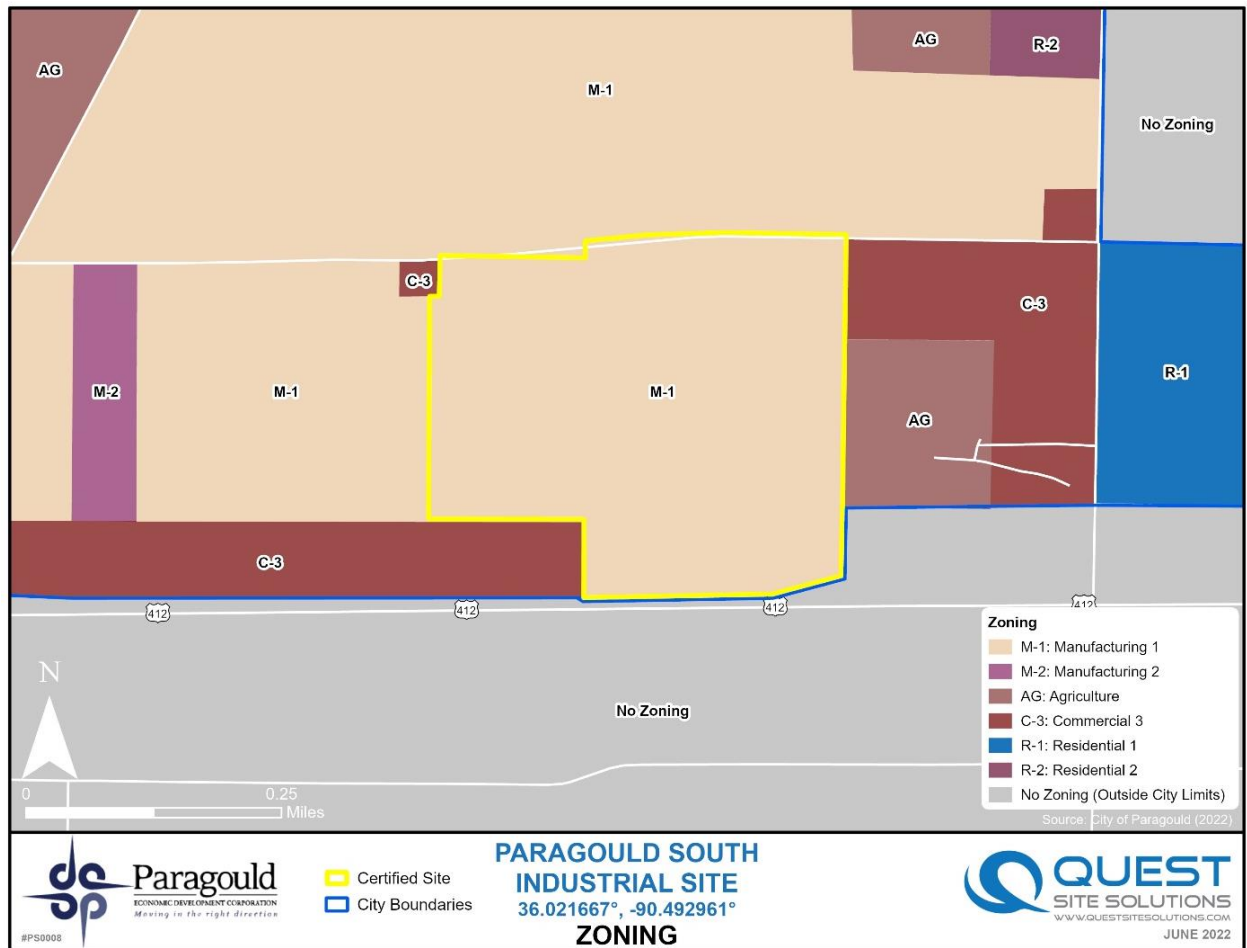
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Zoning



CURRENT ZONING

Manufacturing 1 (M-1)



The M-1 restricted manufacturing zone represents the industrial park areas. It is an area primarily for the assembly, fabrication, research, and storage uses which require planned sites with adequate land area for parking and landscaping, adjacent transportation facilities, and adequate utilities. This zone is intended for those uses that value aesthetics and public relations.

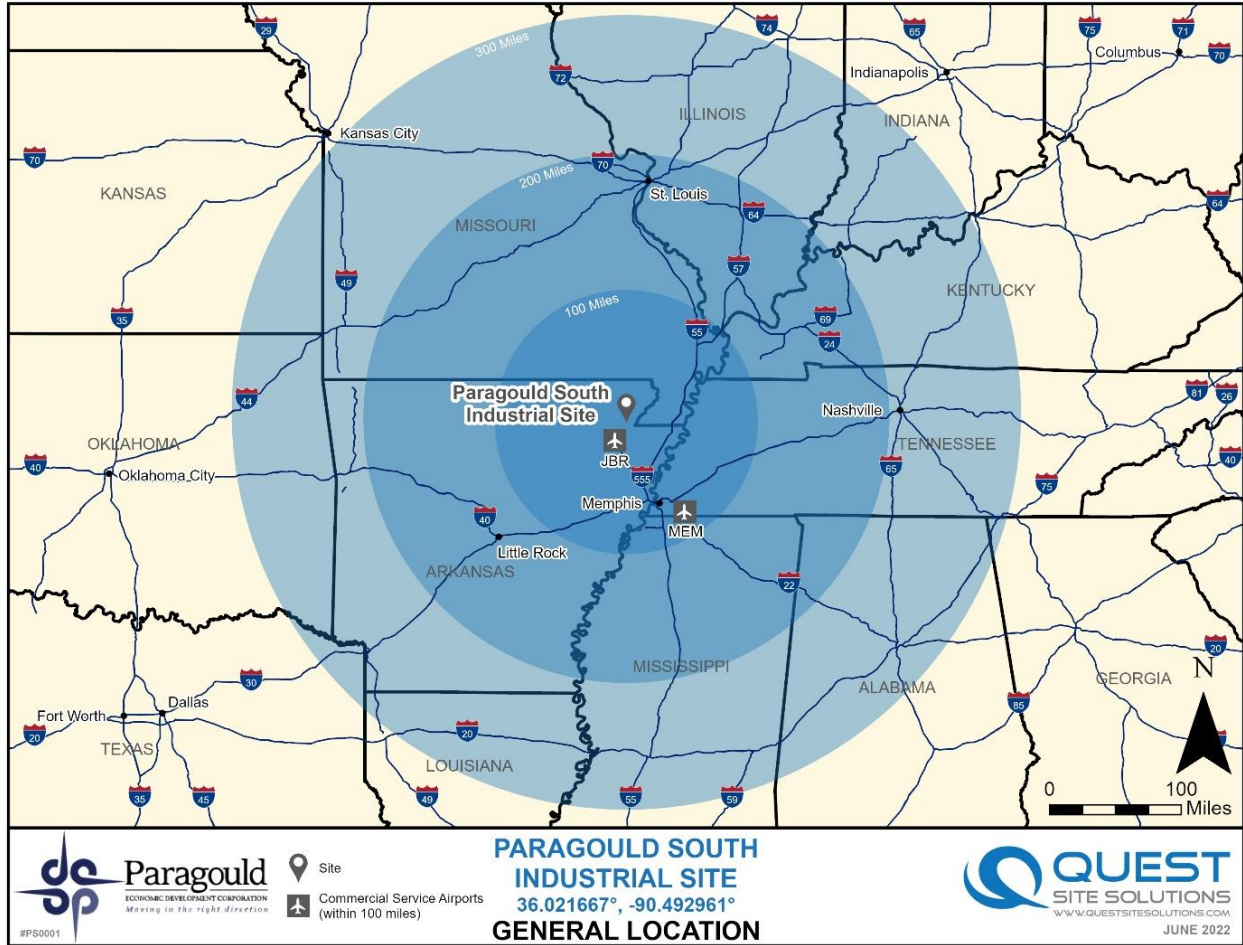
Support Documentation:

City of Paragould Code of Ordinances – Section 46 – Enacted February 8, 2021

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Transportation





ROADS

The US Highway 412 Bypass runs along the southern boundary of the site, and Arkansas Highway 358/Jones Road runs along the northern boundary. The site is 1.6 miles from Highway 49 (four-lane highway) and 21 miles from I-555.

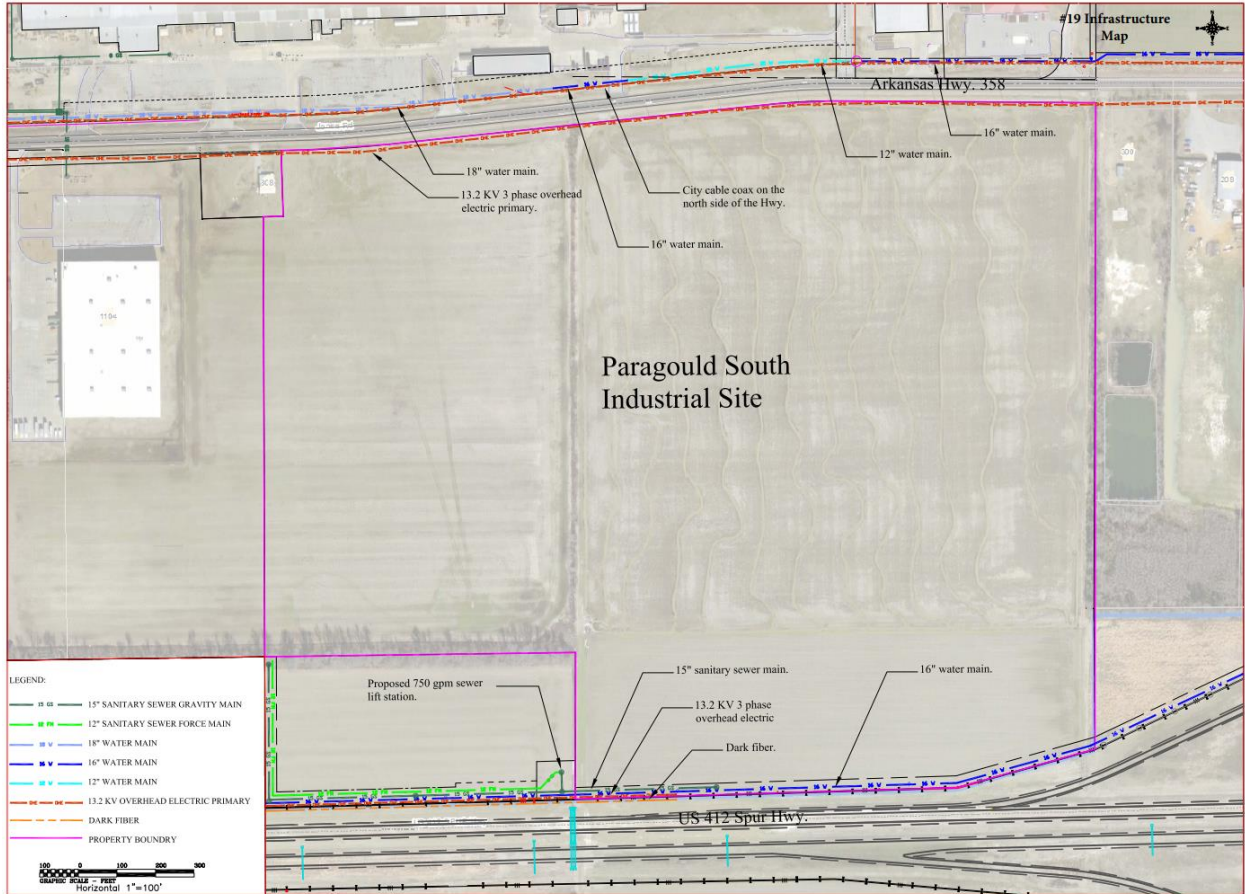
COMMERCIAL SERVICE AIRPORT

- Jonesboro Municipal Airport (JBR) – 18 miles
- Memphis International Airport (MEM) – 91 miles

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Utilities





Note: Utility information, including available capacity and infrastructure locations, changes over time. The utility information below reflects the conditions present at the time of certification documentation. Future users should confirm that the utility infrastructure is adequate for their specific project.

ELECTRIC

Provider: Paragould Light Water & Cable (distribution) and Southwest Power Administration (transmission)

Service Details

- Existing Infrastructure:
 - Distribution: 13.2 kV three-phase runs along the northern and southern boundaries
 - Transmission: 161 kV – 4 miles
 - Substation: Southwest Substation – 4,300 feet west along Jones Road
- Available Capacity: 8 MW
- Estimated Cost and Schedule: Minimal since infrastructure is at the boundary of the site.

Contact:
 Darrell Phillips
 General Manager
 Paragould Light Water & Cable
 dphillips@paragould.com
 (870) 239-7714

*Support Documentation:
Electric Questionnaire – December 6, 2021*

NATURAL GAS

Provider: Summit Utilities Arkansas (distribution) and Energy Transfer/Enable Gas Transmission (transmission)

Service Details

- Existing Infrastructure: A 6-inch 40 psig plastic line is located 500 feet from the site on Jones Road.
- Available Capacity: 10,000 mcf per month
- Improvements: Extend 4-inch plastic line 500 feet to site.
- Estimated Cost and Schedule: \$35,000 and 3.5 months

Contact:
Chauncey Taylor
Key Accounts Manager II
Summit Utilities Arkansas
Ctaylor@summitutilities.com
(501) 377-4557

*Support Documentation:
Natural Gas Questionnaire – January 24, 2022*

WATER

Provider: Paragould Light Water & Cable

Service Details

- Existing Infrastructure: A 16-inch line with 3,000,000 gallons per day of total capacity and 1,300,000 gallons per day of excess capacity runs along the southern boundary.
- Estimated Cost and Schedule: Minimal since infrastructure is at the boundary of the site.

Water Treatment

- Plant: 5th Avenue Water Treatment Plant (4 miles)
- Total Permitted Capacity: 6,000,000 gallons per day
- Average Utilization: 3,100,000 gallons per day
- Peak Utilization: 4,100,000 gallons per day
- Excess Capacity: 2,900,000 gallons per day (factoring in average utilization)
- Other: Paragould Light Water & Cable is planning an increase in capacity at the water treatment plant and upgrades to the system.

Contact:
Darrell Phillips
General Manager
Paragould Light Water & Cable
dphillips@paragould.com
(870) 239-7714

*Support Documentation:
Water Questionnaire – December 6, 2021*

WASTEWATER

Provider: Paragould Light Water & Cable

Service Details

- Existing Infrastructure: A 15-inch gravity main with 1,900,000 gallons per day of excess capacity runs along the southern boundary.
- Improvements: Completion of the lift station. The building and wet-well have been installed, but the pumps and controls will be installed when needed.
- Estimated Cost: Minimal since infrastructure is at the boundary of the site; pumps and controls have been paid in advance.
- Estimated Schedule: 6 months

Wastewater Treatment

- Plant: Paragould Light Water & Cable WWTP (3,500 ft)
- Total Permitted Capacity: 6,000,000 gallons per day
- Average Utilization: 3,200,000 gallons per day
- Peak Utilization: 5,400,000 million gallons per day
- Excess Capacity: 2,800,000 gallons per day (factoring in average utilization)
- Other: New headworks structure will be completed in 2023.

Contact:

Darrell Phillips
General Manager
Paragould Light Water & Cable
dphillips@paragould.com
(870) 239-7714

Support Documentation:

Email from Paragould Regional Chamber of Commerce (Allison Hestand) – May 13, 2022
Wastewater Questionnaire – December 6, 2021

TELECOMMUNICATIONS

Provider: Paragould Light Water & Cable

Service Details

- Existing Infrastructure: Dark fiber is located at the southwest corner of the site along US Highway 412.
- Estimated Cost and Schedule: Minimal since infrastructure is at the boundary of the site.

Contact:

Darrell Phillips
General Manager
Paragould Light Water & Cable
dphillips@paragould.com
(870) 239-7714

Support Documentation:

Telecommunications Questionnaire – December 6, 2021

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Due Diligence



ENVIRONMENTAL

A Phase I Environmental Site Assessment in 2016 revealed no evidence of recognized environmental conditions in connection with the property. An update in January 2022 confirmed the previous findings, and no new environmental issues concerning the site were revealed.

Support Documentation:

Update of Phase I Environmental Site Assessment – ETC Engineers & Architects, Inc. – January 2022

Phase I Environmental Site Assessment – ETC Engineers & Architects, Inc. – August 2016

WETLANDS

An Approved Jurisdictional Determination, which is valid for five years, indicated that the property does not contain any wetlands or other waters of the United States.

Support Documentation:

Approved Jurisdictional Determination – U.S. Army Corps of Engineers – January 28, 2022

SPECIES

U.S. Fish and Wildlife Official Species List

- Threatened and Endangered Species
 - Indiana Bat (Mammal) – Endangered
 - Eastern Black Rail (Bird) – Threatened
 - Piping Plover (Bird) – Threatened
 - Red Knot (Bird) – Threatened
 - Monarch Butterfly (Insect) – Candidate
 - Pondberry (Flowering Plant) – Endangered
- Critical Habitats
 - There is no critical habitat within the property.

For the original certification, U.S. Fish and Wildlife Service (USFWS) was consulted regarding the effects on federal trust resources protected by the Endangered Species Act. USFWS found in 2016 that a project would have “no effect on those trust resources.” The property has not changed since U.S. Fish and Wildlife consultation in 2016, but three birds have been added to the species list since the 2016 consultation.

Support Documentation:

Official Species List – U.S. Fish and Wildlife Service – December 22, 2021

Letter from Economic Development Corporation of Paragould (with 10/7/2016 USFWS stamp) – October 3, 2016

CULTURAL RESOURCES

A 2017 Phase I Cultural Resources Survey found no National Register of Historic Places listed, eligible, or potentially significant archeological site or historic property within the tract. No additional cultural resources investigation is recommended. In February 2022, the Arkansas Historic Preservation Program (AHPP) concurred with the previous finding of no historic properties affected pursuant to 36 CFR § 800.4(d)(1).

The AHPP recommended consultation with the tribes that have expressed an interest in the area: Cherokee Nation, the Choctaw Nation of Oklahoma, the Jena Band of Choctaw Indians, the Muscogee (Creek) Nation, the Osage Nation, the Quapaw Nation, and the Shawnee Tribe.

Support Documentation:
Letter from Arkansas Department of Parks, Heritage, and Tourism – February 2, 2022
Phase I Cultural Resources Survey – Panamerican Consultants, Inc. – January 2017

GEOTECHNICAL

A Geotechnical Investigation included five soil borings to a depth of 26.5 feet below the existing ground surface. The site is classified as Seismic Site Class D based upon the site conditions and the 2012/2015 International Building Code seismic values for Arkansas.



Support Documentation:
Geotechnical Investigation – Anderson Engineering Consultants, Inc. – November 16, 2016

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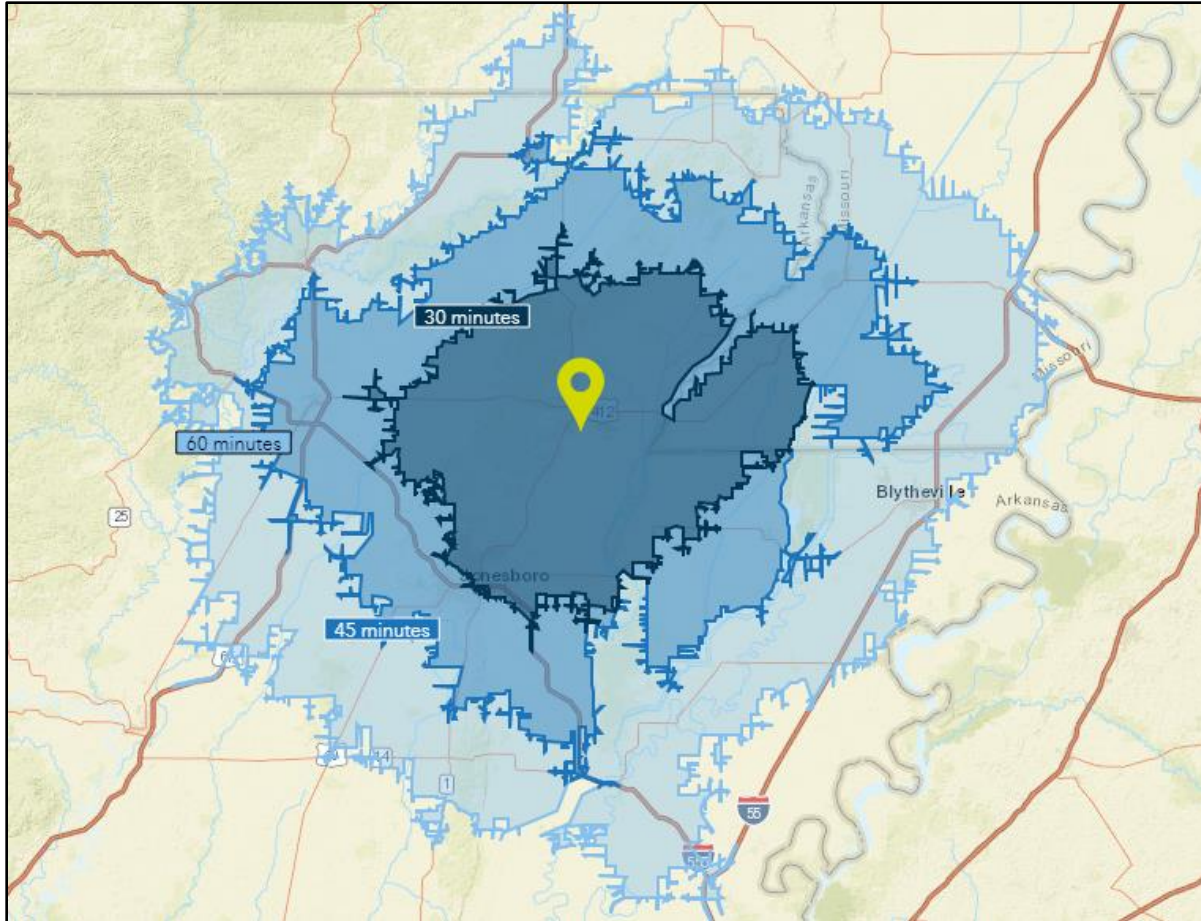
Buildable Area Map



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Workforce





	30-Minute Drive Time	45-Minute Drive Time	60-Minute Drive Time
Total Population	109,643	211,670	290,071
Labor Force	52,439	102,358	136,092
Manufacturing Employment	9,148	16,788	22,807
Percentage Employed in Manufacturing	19%	18%	18%
Median Age	36.8	37.7	38.5
Bachelor's Degree Attainment	19%	21%	19%
Average Hourly Wage	\$20.78	\$21.61	\$21.50
Average Manufacturing Wage	\$22.53	\$28.82	\$29.76

Source:
 ESRI Business Analyst Online – 2021 (all data except wages)
 JobsEQ – Q4 2021 (wage data)



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