## **About Clarksville:**

Clarksville is located in the Arkansas River Valley. Vast forestlands, rivers, lakes, low lying mountains, and ranch country are all terms used to describe the region. Clarksville rests at the foothills of the Ozark Mountains, is only 15 miles from thousands of acres of national forest, and just a mile from the Arkansas River. Whether you are floating down one of our many streams on a spring afternoon or licking peach juice off your chin at the annual Peach Festival, there is always something to refresh your senses and warm your soul. A wonderful place for children to grow up, for adults to live and work, and for retirees to kick back and enjoy life.

The city is located on Interstate 40, the Arkansas River, and the Union Pacific Railroad's main line. Interstate 40 traffic counts in Johnson County average approximately 25,000 ADT. Overall, the multi-modal transportation system is exceptional, and gives the site a distinct advinatage in marketing and distribution.

Clarksville has three higher education institutions located within 20 minutes. This provides companies with access to an educated workforce and the opportunity to partner with these institutions in research and workforce training/development.

### Proven Industry Success:

Clarksville is proven as an attractive location for business, as evidenced by the following companies local operations:

Hanesbrands Baldo Greenville Tube Bright

Baldor Electric - ABB Bright Harvest

Tyson Foods Wal-Mart Distribution

## Site Advantages:

#### Site Specific:

I-40 frontage: more than 700 feet Site owned by the city of Clarksville Industrial-friendly zoning Utilities locally controlled Public and private utility capacity

#### Labor:

Labor shed of 174,000 7.7% growth, 2000-2010 Right to Work state Cost Friendly

#### State and Local Financial Incentives:

Manufacturers' Investment Tax Credit Industrial Revenue Bonds Economic Infrastructure Fund Governor's Quick Action Closing Fund City Economic Development Funding Federal New Market Tax Credit Eligible

#### Low cost of:

Labor Doing Business
Living Conventional Energy
Land

#### Target Industries:

A recent study done for the Clarksville Chamber of Commerce identifies the following industries as having key competitive advantages locally:

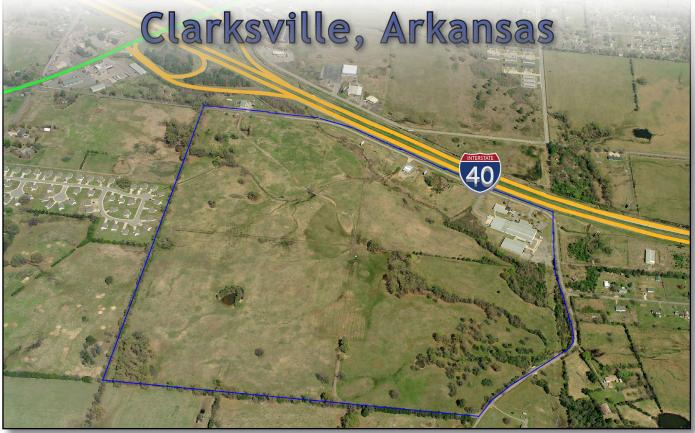
- Alternative/Wind Energy
- Customer Service Centers
- Distribution/Logistics
- Niche Food Processing
- Sustainable Products Manufacturing

We would be happy to discuss your future in the Clarksville, Arkansas area. Contact us for additional information or to arrange a personal tour of the area and our commerce park.

#### Travis Stephens

CEO and Chief Economic Development Officer
Clarksville-Johnson County Regional Chamber of Commerce
www. clarksvilleARchamber.com email: Travis@ClarksvilleAr.org
(855) 754-7574

# 1-40 Commerce Park



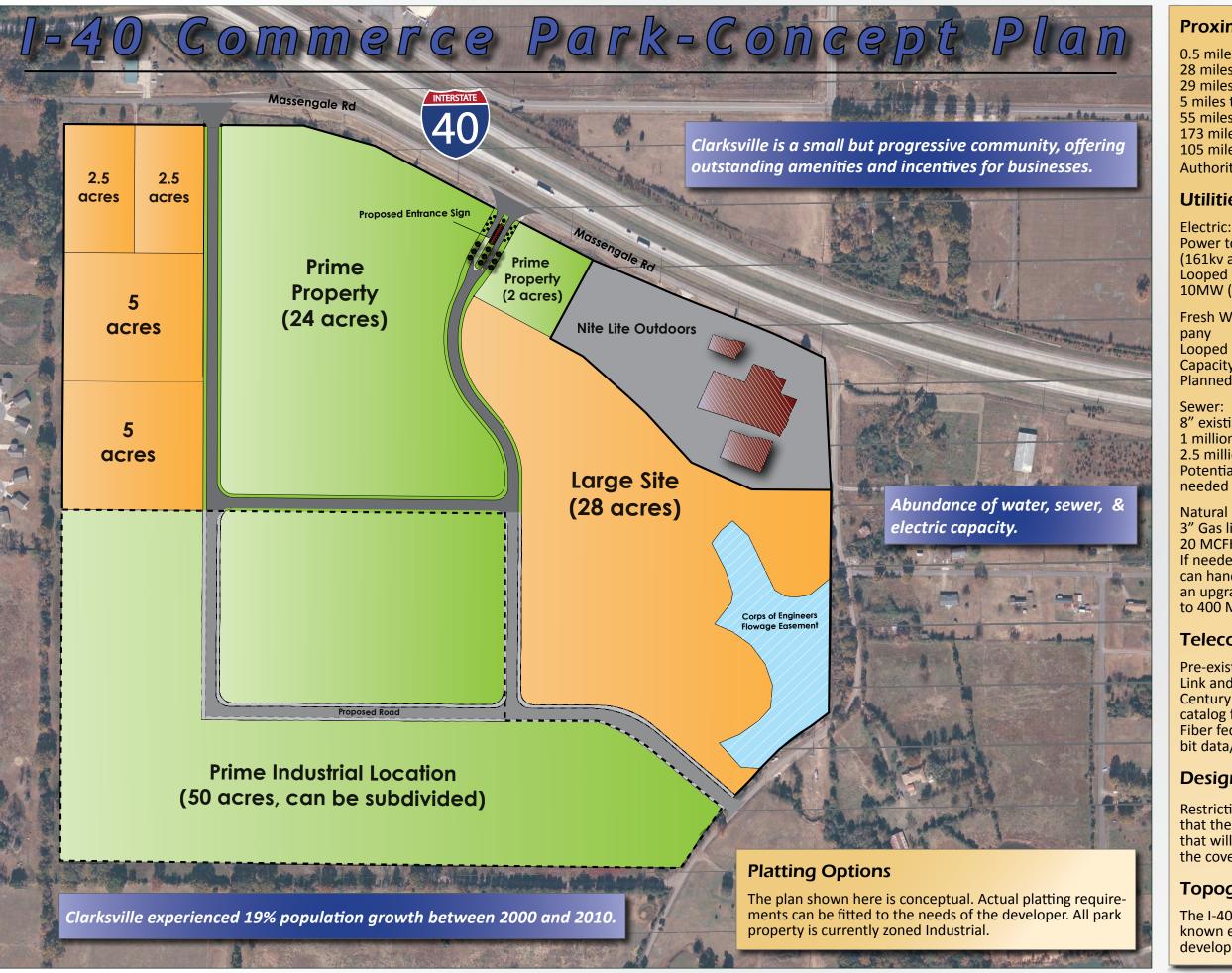
The heartland of America has a new commerce park, located directly on Interstate 40, "America's Main Street" that connects North Carolina to California and all points in between. The 127-acre, I-40 Commerce Park in Clarksville, Arkansas enjoys direct access to this Interstate. With average daily traffic counts over 25,000 and utilities available on-site, it is an ideal location for your new development.





## Regional transportation facilities:

- Interstate Highway 40
- Arkansas River: McCllelan-Kerr Navigation System; 9 foot barge channel with potential expanion to 12.
- Union Pacific Railroad: Class 1 Line
- Clarksville Airport: General Aviation
- Little Rock National and Fort Smith Regional Airports are both less than 90 minutes away.



## Proximity to points of need

0.5 miles to U.S. Interstate 40 28 miles to Russellville Dardanelle Railroad 29 miles to the Port of Dardanelle (Arkansas River) 5 miles to Clarksville Municipal Airport 55 miles to the Fort Smith Regional Airport 173 miles to the Tulsa International Airport 105 miles to Foreign Trade Zone #14 (Little Rock Port Authority)

#### **Utilities**

Electric: Provider: Clarksville Light & Water Company Power to site; voltages: 480 Volt – 12.47kv – 69kv (161kv available for large industry) Looped two-way feed 10MW (+) capacity (potential)

Fresh Water: Provider: Clarksville Light & Water Com-Looped 6" & 8" water mains on-site

Capacity 200,000 gallons per day Planned addition for looped 12" water main

Sewer: Provider: Clarksville Light & Water Company 8" existing collection line 1 million gallons per day average usage 2.5 million gallons per day Capacity Potential to add 4 or 5 million gallon capacity if

Natural Gas: Provider: Source Gas

3" Gas line on-site

20 MCFH - 20 thousand cubic feet per hour capacity If needed will extend 4" high pressure gas line which can handle an additional 150 MCFH; in combination, an upgrade to a booster station can increase capacity to 400 MCFH.

#### Telecom

Pre-existing fiber optic network available via Century Link and Windstream

Century Link currently services Nite Lite Outdoors catalog fulfillment and distribution center Fiber fed and Ethernet enabled to provide up to Gigabit data/internet circuits over Ethernet

## **Design Standards**

Restrictive covenents and design standards will ensure that the I-40 Industrial Park will develop in a manner that will enhance the value of all properties. Copies of the covenent document are available upon request.

## **Topography**

The I-40 site is gently rolling with a 1% grade and no known environmental conditions that would affect development costs.