

## 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 advantage 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	Baldor Electric - ABB
Greenville Tube	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

# I-40 Commerce Park Clarksville, Arkansas



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: McClellan-Kerr Navigation System; 9 foot barge channel with potential expansion 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.



# I-40 Commerce Park-Concept Plan



*Clarksville is a small but progressive community, offering outstanding amenities and incentives for businesses.*

*Abundance of water, sewer, & electric capacity.*

*Clarksville experienced 19% population growth between 2000 and 2010.*

## Platting Options

The plan shown here is conceptual. Actual platting requirements can be fitted to the needs of the developer. All park property is currently zoned Industrial.

## 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 Company  
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 needed

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 Giga-bit data/internet circuits over Ethernet

## Design Standards

Restrictive covenants 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 covenant 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.