

Stuttgart Industrial Park Site 2

61.9 Acres

Certified June 2025

SELECT
SITE

Certified by
Entergy
Arkansas

SIDC

STUTTGART INDUSTRIAL
DEVELOPMENT CORPORATION



CHAMBER of
COMMERCE



Stuttgart Industrial Park Site 2

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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: Stuttgart Industrial Park Site 2

Site Address: 1525 US Hwy 79

Owner Contact Name: Stuttgart Industrial Development Corporation

**Economic Development
Organization Contact
Information:** Bethany Hildebrand
PO Box 1500
507 S. Main
Stuttgart, AR 72160
870.673.1602
Bethany@stuttgartchamber.com

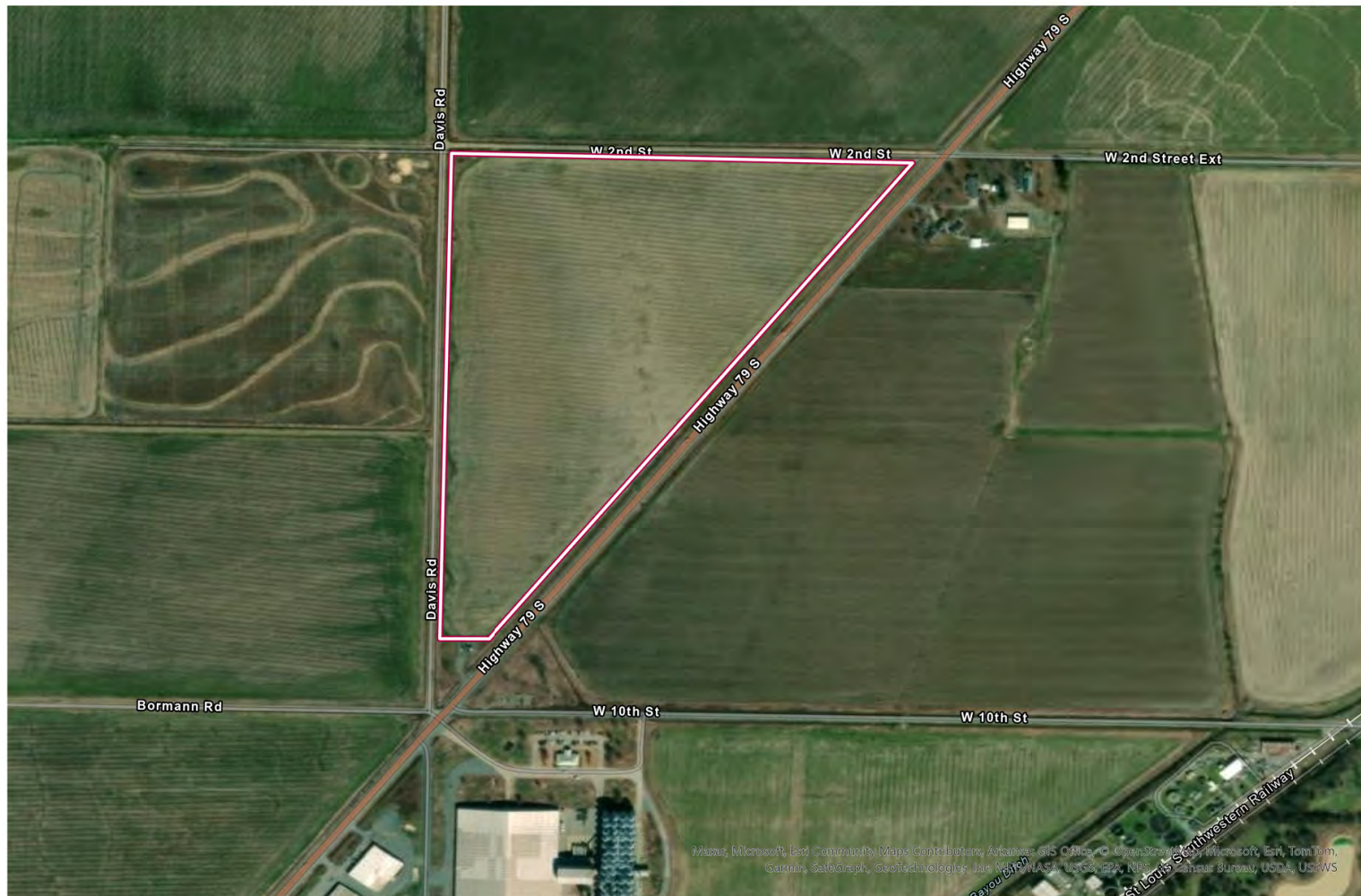
Site Size: ~62 acres

Site Control Document: The site is owned by the Stuttgart Industrial Development Corporation.

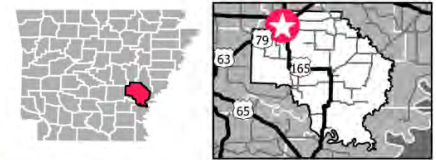
Aerial Site Location Map: See attachment G-1 for detail.



STUTTGART INDUSTRIAL PARK SITE 2 / AERIAL



ARKANSAS COUNTY



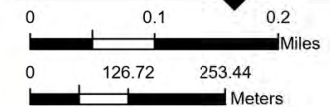
LEGEND

- Stuttgart Industrial Park Site 2
- + Railroads

SOURCE

Railroads: Federal Railroad Administration, Bureau of Transportation Statistics, ESRI, 2021

SCALE



Date: 11/2024
Created by: RPG

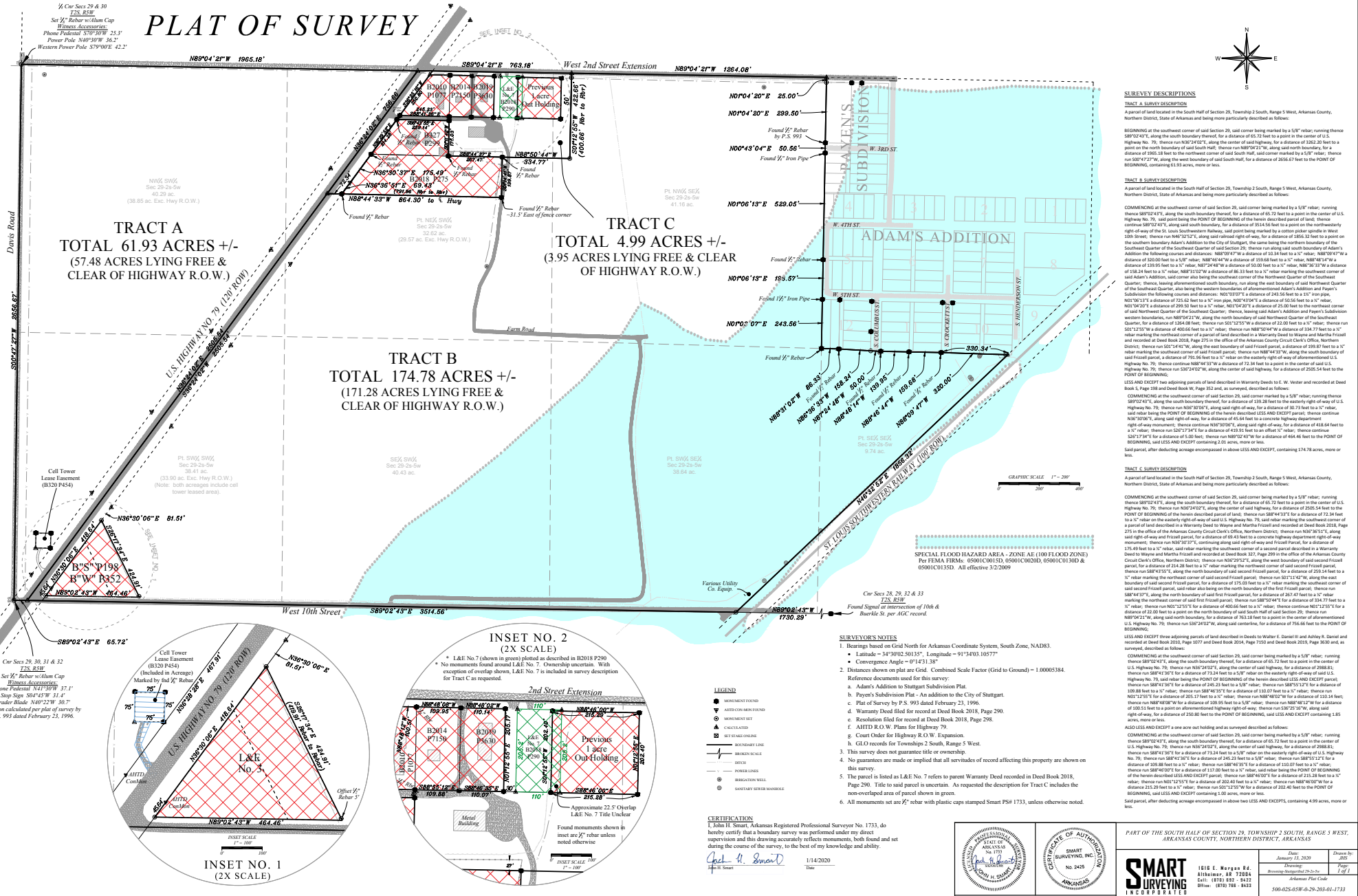
These drawings are provided merely to assist in economic development efforts. The Entergy Companies make no representations or warranties whatsoever regarding the accuracy or completeness of any information contained herein nor the condition or suitability of any properties. Users should direct inquiries about any property to the listing broker for that property.

Site Characteristics

Acreage:	~62
Dimensions:	1965' x 2505.5' x 2657'
Previous Use:	Agricultural
Fire Rating:	3
Distance to Fire Station:	<1 mile
Distance to Nearest Interstate <i>and</i> 4-lane Highway <i>and</i> Access Points:	22 miles to I-40
Road Frontage, Type and Weight Capacities:	Site fronts US Highways 79 and 63 to the east which have a maximum gross vehicle weight (GVW) for vehicles with five or more axles on Arkansas highways at 80,000 pounds, which is the same as the federal limit. Gingrich Road to the north and Davis Road to the west are both grey gravel rock.
Distance to Nearest Rail:	4,000 feet to Union Pacific main line, but no direct access to rail.
Distance to Nearest Commercial Airport:	57 miles to Bill and Hillary Clinton National Airport in Little Rock.
Distance to Nearest Port Facility:	33 miles to Pine Bluff Port 48 miles to Little Rock Port
Distance from Retail or Central Business District:	1 mile from downtown Stuttgart
Site Type:	Industrial
Site Survey:	Identified as Tract A on attached survey S-1.



PLAT OF SURVEY



Cost Estimates and Timing

Cost per Acre: \$15,000/acre

Special Timing Considerations: Property is currently being leased and farmed on an annual contract.

Clearing Cost: Site is clear.

Grading Cost: Minimal, as site is currently being farmed and is relatively flat.

See slope map attached as C-1a.

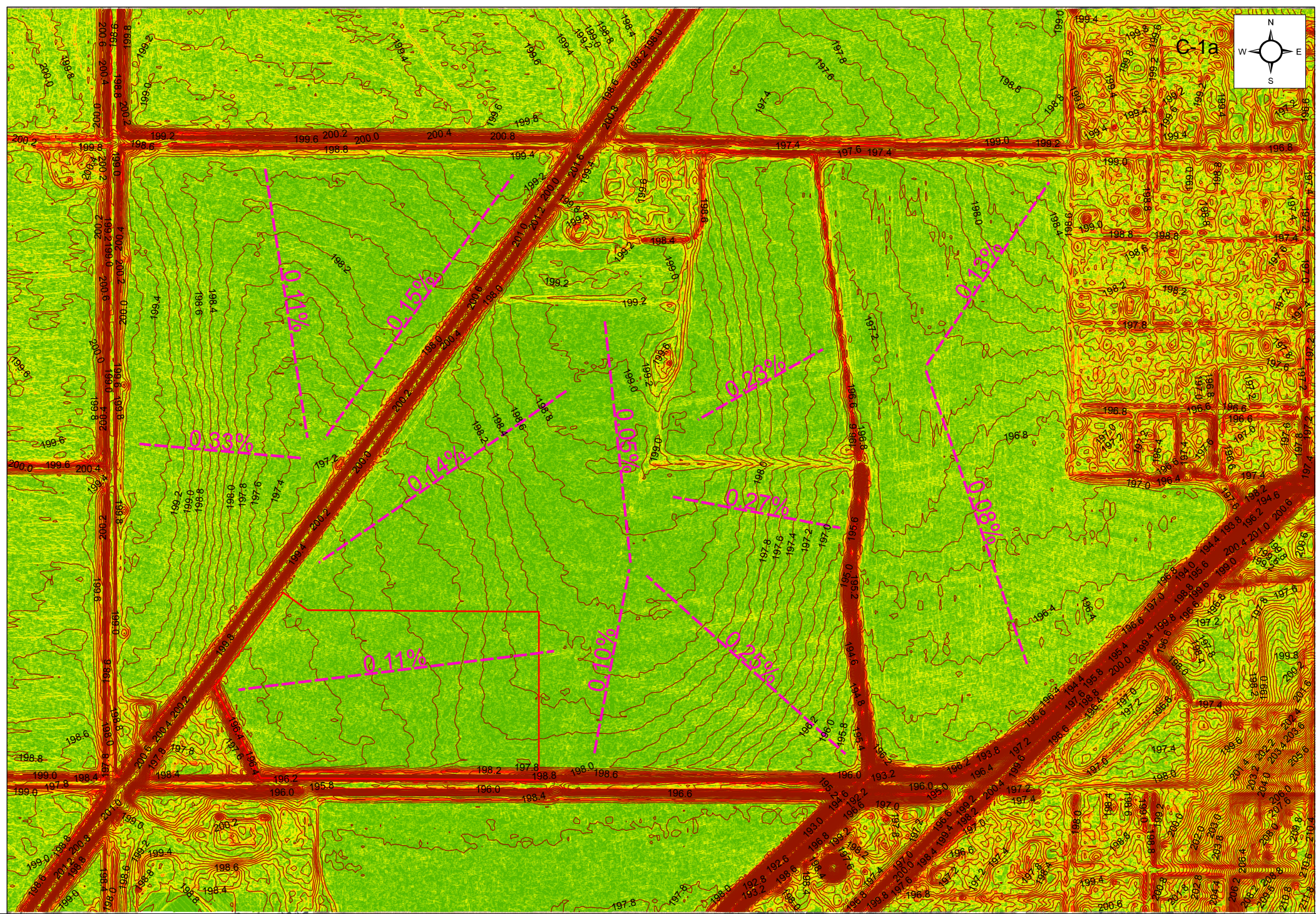
Cut/Fill Cost: Cut/fill cost will be dependent on construction plans and weight requirements. Local estimates reflect:

- Clay fill dirt - \$10 cu yd
- Top soil dirt - \$20 cu yd
- Equipment and labor - \$21 per cu yd

See estimate from Hoskyn attached as C-1b.

Utility Extension or Upgrade Costs: Federal funding for water and sewer infrastructure has been received to expand services along 10th street going north on US Highway 79. The project is expected to be completed by the end of 2025.

See attachment C-1c for map of utility extension detail and cost estimates from 2022.



PERCENT SLOPE

CONTOUR INTERVAL = 0.2 Feet (TWO TENTHS OF A FOOT)





Contractors License No: 0147290426

June 5, 2025

Stuttgart Chamber of Commerce
Stuttgart, Arkansas 72160
Email: Bethany@stuttgartchamber.com

RE : SITE MATERIALS for PROPOSED LAND IMPROVEMENTS

For the purpose of levelling or increasing the elevation of properties within the City Limits of the City of Stuttgart, Arkansas, the following materials are suggested with current prices listed:

- Clay Backfill – used for building pads, new drives and parking areas as well as culvert installations. This material is compactable and is recommended as a base product. Sold by the cubic yard @ \$10 per cy plus any applicable taxes
- Fill Sand – may be used to fill in shallow areas and level up property. Fill sand is excavated from our dirt pit and is not the equivalent of beach sand. Fill sand is compactable but may also be seeded and will grow grass or vegetation. Sold by the cubic yard @ \$10 per cy plus any applicable taxes
- Topsoil – recommended for the top layer of land being developed that is expected to be green areas. Topsoil is also sold by the cubic yard @ \$20 per cy plus any applicable taxes.
- All of the above prices are for materials only, delivered and dumped on site.
- (In Place) Installation of materials, including equipment, mobilization and trained operator is \$21 per cubic yard.
- Excavation, if needed, and hauling off of spoils can be quoted by the hour.

All materials are of the description specified. Work will be performed in accordance with Standard Practice.

Prices supplied are current and meant to be a guide and not a final quote.
Each property would need to be assessed for an individual quote.

3020 SOUTH MAIN STREET
PO BOX 1106
STUTT GART, AR 72160

PHONE: (870) 673-6112
FAX: (870) 672-9988
EMAIL: office@hoskynenterprises.net



Stuttgart Industrial Park Utility Expansion

5/28/2024

Preliminary Estimate of Cost

by PMI, Little Rock, AR

Item	Item Description	Units	Estimated	Unit Cost	Total Cost
			Quantity		
1	10" SDR26 PVC Sanitary Sewer Line	LF	2200	\$45.00	\$99,000.00
2	Manhole 8-10 feet	EA	4	\$6,624.00	\$26,496.00
3	Manhole 10-12 feet	EA	4	\$7,948.80	\$31,795.20
4	Manhole 12-14 feet	EA	1	\$9,538.56	\$9,538.56
5	Trenching 8-10 feet	LF	1500	\$33.00	\$49,500.00
6	Trenching 10-12 feet	LF	715	\$38.00	\$27,170.00
7	Trenching 12-14 feet	LF	96	\$43.00	\$4,128.00
8	Connect to Existing Sanitary Sewer	EA	1	\$3,000.00	\$3,000.00
9	10" SDR21 PVC Waterline	LF	2650	\$70.00	\$185,500.00
10	Trench and Excavation Safety	LS	1	\$50,000.00	\$50,000.00
11	Miscellaneous (Mobilization, Demobilization, Bonds, Insurance, As-Built Record Drawings, Seeding of Construction Area, Etc)	LS	1	\$36,459.58	\$36,459.58
				Subtotal =	\$522,587.34
				Contingency (15%) =	\$78,388.10
				Estimated Construction Total =	<u>\$600,975.44</u>
				Engineering Design, Survey & Easements, Permitting & Bidding Fee =	\$60,097.54
				Construction Administration Fee =	\$27,043.89
				Estimated Total Cost of Project =	<u>\$688,116.88</u>

Stuttgart Industrial Park Utility Expansion

9/13/2022

Preliminary Estimate of Cost

by PMI, Little Rock, AR

Item	Item Description	Units	Estimated	Unit Cost	Total Cost
			Quantity		
1	10" SDR26 PVC Sanitary Sewer Line	LF	7600	\$45.00	\$342,000.00
2	Manhole 0-6 feet	EA	7	\$4,600.00	\$32,200.00
3	Manhole 6-8 feet	EA	5	\$5,520.00	\$27,600.00
4	Manhole 8-10 feet	EA	7	\$6,624.00	\$46,368.00
5	Manhole 10-12 feet	EA	4	\$7,948.80	\$31,795.20
6	Manhole 12-14 feet	EA	1	\$9,538.56	\$9,538.56
7	Trenching 0-6 feet	LF	10820	\$25.00	\$270,500.00
8	Trenching 6-8 feet	LF	1724	\$28.00	\$48,272.00
9	Trenching 8-10 feet	LF	2814	\$33.00	\$92,862.00
10	Trenching 10-12 feet	LF	715	\$38.00	\$27,170.00
11	Trenching 12-14 feet	LF	96	\$43.00	\$4,128.00
12	Connect to Existing Sanitary Sewer	EA	2	\$3,000.00	\$6,000.00
13	10" SDR21 PVC Waterline	LF	8700	\$70.00	\$609,000.00
14	24" Bore and Steel Encasement for 10" Waterline & 10" Sewerline	LF	360	\$400.00	\$144,000.00
15	Trench and Excavation Safety	LS	1	\$50,000.00	\$50,000.00
16	Miscellaneous (Mobilization, Demobilization, Bonds, Insurance, As-Built Record Drawings, Seeding of Construction Area, Etc)	LS	1	\$130,607.53	\$130,607.53

Subtotal = \$1,872,041.29

Contingency (15%) = \$280,806.19

Estimated Construction Total = \$2,152,847.49

Engineering Design, Survey & Easements, Permitting & Bidding Fee = \$215,284.75

Construction Administration Fee = \$96,878.14

Estimated Total Cost of Project = \$2,465,010.37

Environmental

Wetlands Screening: As referenced in the National Wetlands Inventory map, there are no wetlands on the site.

See attachment E-1 for detail.

A federal nexus (federal dollars involved/ requested, federal permit required, or federal land decision required in project area) will result in a more scrutinized review of this category.

Floodplain Delineation: The site is in Flood Zone X.

See attachment E-2 for detail.

Historical and Cultural Review: The Arkansas Historic Preservation program found no historic properties affected on the site, per letter dated June 10, 2025.

See attachment E-3 for detail.

A federal nexus will result in a more scrutinized review of this category.

Endangered Species: According iPac report from the U.S. Fish and Wildlife Service dated October 28, 2024, the site does not have any critical habitats on the property.

See attachment E-4 for detail.

A federal nexus will result in a more scrutinized review of this category.

Environmental Phase I (and Phase II if required): PMI conducted a Phase I Environmental Site Assessment on July 1, 2024, of the 237-acres of cropland located along Highway 79 in Stuttgart, Arkansas. This assessment did not reveal any recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), or significant data gaps in connection with the subject property. There is one agricultural well identified on Site 2.

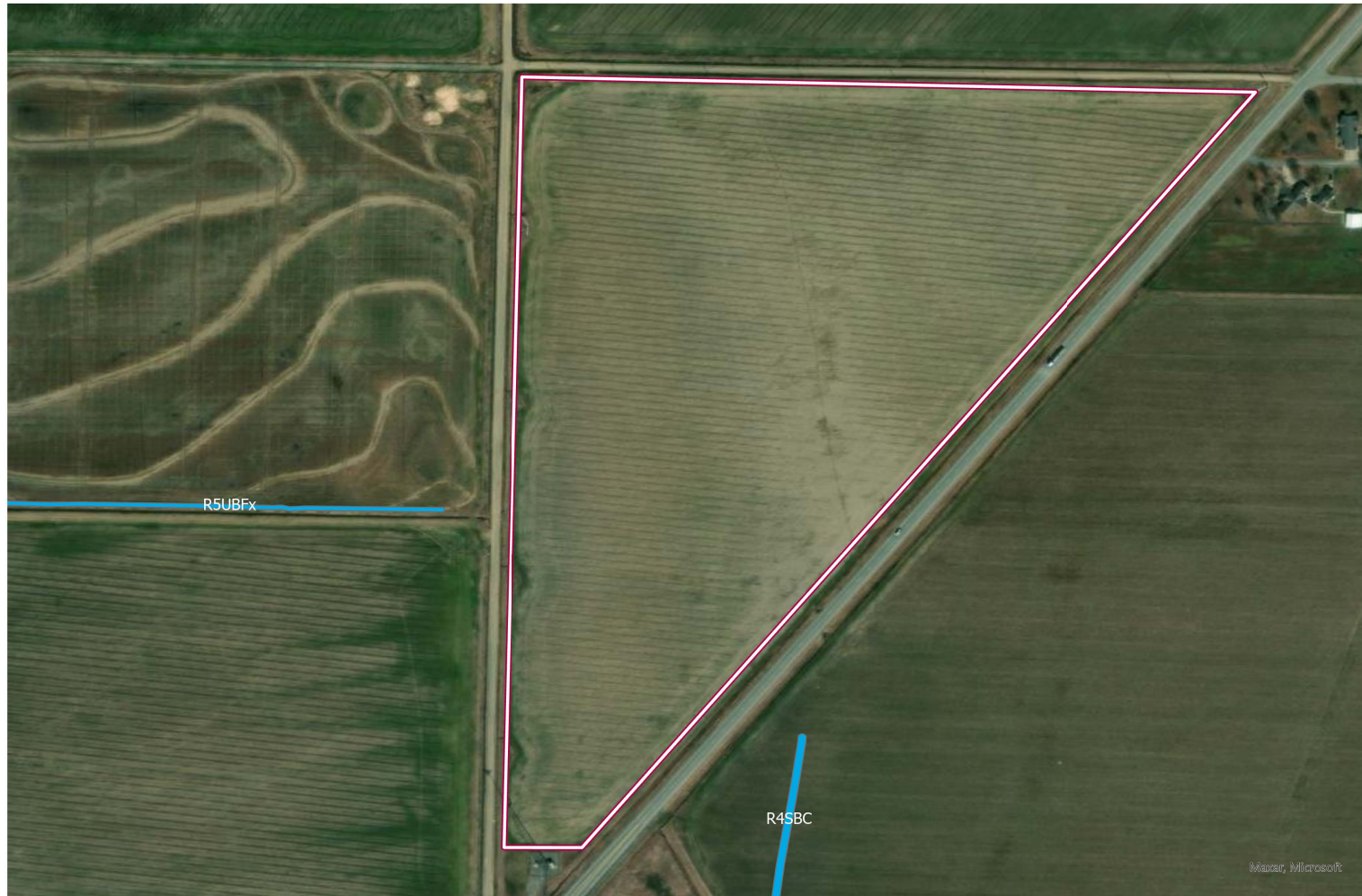
See attachment E-5 for detail.

A federal nexus will result in a more scrutinized review of this category.

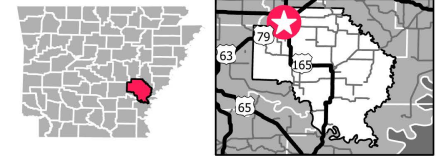


Stormwater Retention A Construction Stormwater General Permit ARRI 50000
Plan: may be required if the project disturbs one (1) acre or more of land. The city does not require a stormwater retention plan.

STUTTGART INDUSTRIAL PARK SITE 2 / NATIONAL WETLAND INVENTORY



ARKANSAS COUNTY



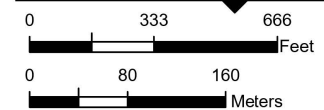
LEGEND

-  Stuttgart Industrial Park Site 2
- National Wetland Inventory**
- Wetland Types**
-  Riverine

SOURCE

Wetlands: US Fish and Wildlife Services, National Wetland Inventory, 07/2024

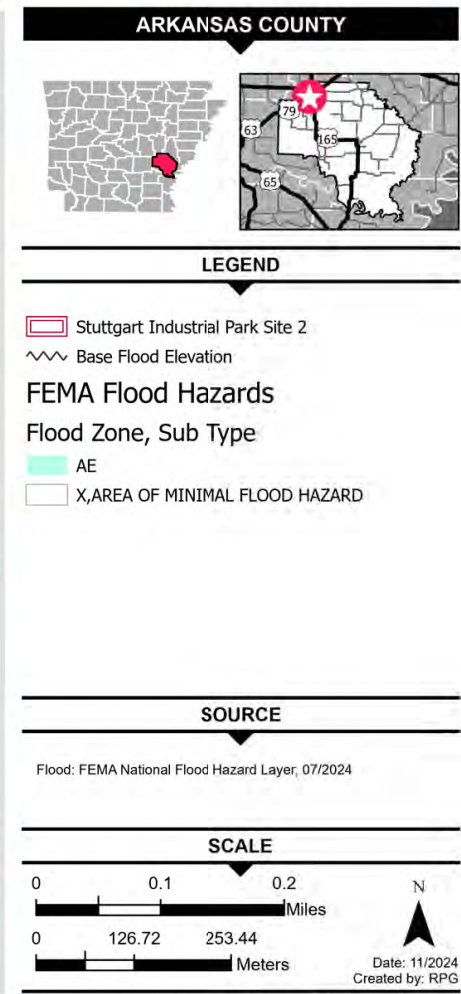
SCALE



Date: 06/2025
Created by: RPG

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STUTTGART INDUSTRIAL PARK SITE 2 / FEMA FLOOD HAZARDS





Sarah Huckabee Sanders
Governor
Shea Lewis
Secretary

June 10, 2025

Ms. Tandee White
Community Development Manager, Business and Economic Development
Entergy Arkansas
425 W. Capitol, Suite 2700
Little Rock, AR 72201

RE: Arkansas County: Stuttgart
Section 106 Review: EDA
Proposed Undertaking: Stuttgart Industrial Park Development
AHPP Tracking Number: 110696.03

Dear Ms. White:

The staff of the Arkansas Historic Preservation Program (AHPP) reviewed the proposed location for the water and wastewater infrastructure at site location 2 (34.49926, -91.57341) in Stuttgart, Arkansas County, Arkansas. There are no previously recorded archeological sites or historic structures on or near the area of potential effect.

Based on the provided information, the AHPP concurs that no historic properties should be affected by this undertaking. In the event of a post-review discovery of historic properties within the area of potential effects, please contact the AHPP and other consulting parties in accordance with 36 CFR § 800.13(b)(3).

Thank you for the opportunity to review this submission. If you have any questions, please contact Jessica Cogburn at 501-324-9357 or email jessica.cogburn@arkansas.gov.

Sincerely,

for
Scott Kaufman
State Historic Preservation Officer and Director, AHPP

cc: Dr. Melissa Zabecki, Arkansas Archeological Survey

Geotechnical

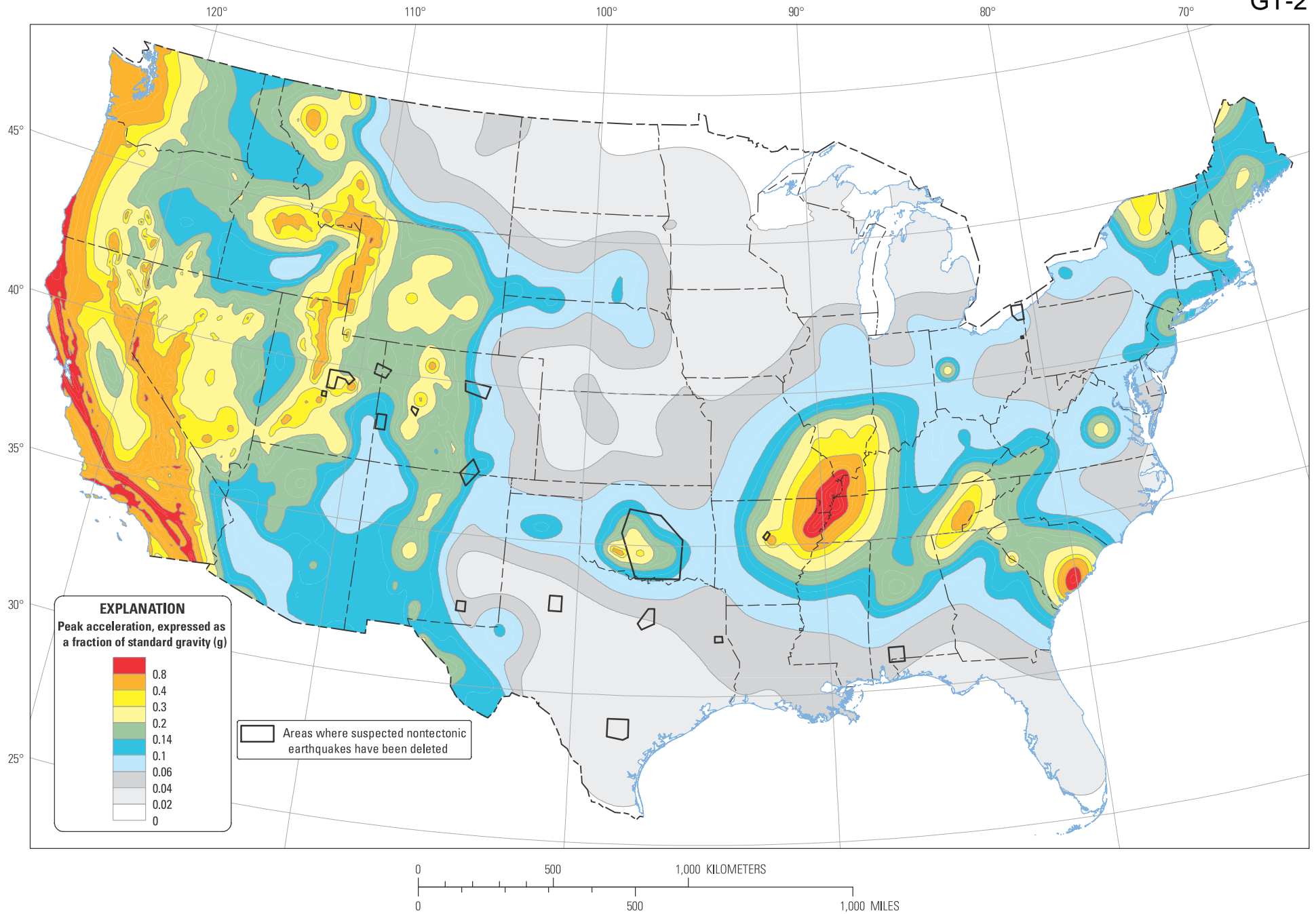
Soils Report: In August 2024, Garner Engineering conducted soil borings on the southwest 20 acres of the southwestern corner of Stuttgart Industrial Park Site 1 for a prospective buyer. Two of the borings were at a depth of 15' and the other two were at 9.5'. All borings were dry at drilling and reflected a silt, clay mixture with sand at the base level. In June 2025, two supplemental borings were conducted on the eastern portion of the property, one at 15' and one at 30'. The soils encountered were found to be consistent with the previous borings on the site and in the site vicinity.

See attachment GT-1 for detail.

Seismic Rating: 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 describing the annual frequency of exceeding a set of ground motions. The Stuttgart site is in the 0.04 shaded area with a two percent probability of exceedance in 50 years of peak ground acceleration.

See map GT-2 for more detail.





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

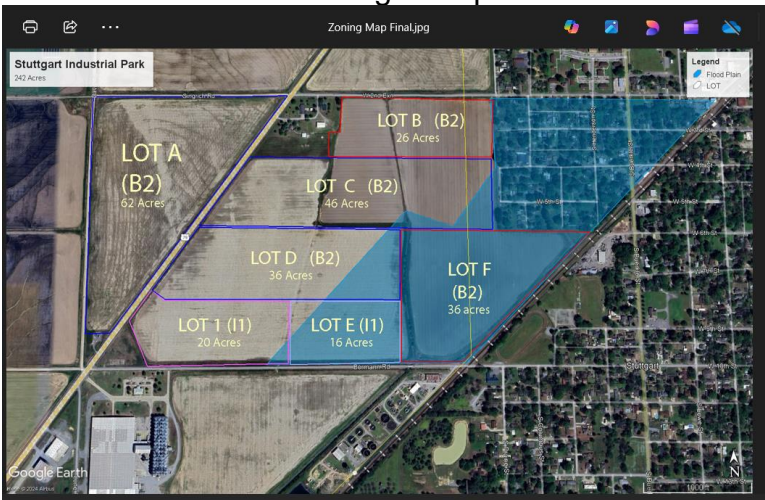
Zoning/Permitting

Copy of Restrictive Covenants: Stuttgart Unified Development Codes apply, including setback distance, height restrictions of 40' or two stories and limited entrance and exits.

See attached Z-1 for details.

Current Classification and Proposed Zoning (if different) to Conform with Intended Use: As reflected in the zoning map below as of May 2025, the site is zoned B2 for Highway Oriented Business which includes use for commercial. Zoning can easily be changed from B2 to Industrial through the Stuttgart Planning Commission

See attachment Z-2 for larger map.



Copy of Zoning Ordinance: See attachment Z-2 for detail or the city's website for the full [Stuttgart Unified Development Code](#).

Explanation of Process to Change Zoning: Proposed changes to the zoning classifications can be made by application to the Stuttgart Planning Commission 30 days prior to a regularly scheduled meeting. If the Planning Commission approves, the recommendation will proceed to the City Council for review and approval. Final documentation will be filed with the City Clerk.

See Section 212 of the Stuttgart Unified Development Code attached as Z-1 for detail.

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 or wstory1@entergy.com
Service and Proximity to Site: Three phase power serves neighboring industrial customers to the south. Three phase is about a ½ mile away on the north end and could be extended depending on the project location and needs. Upgrades to the distribution line may be required and would be based on project demand needs.

A 115 kV transmission line runs along the western boundary of Stuttgart Industrial Park Site 2 on Davis Road.

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 or mlinebarier@summitutilities.com
Service and Proximity to Site: 2" intermediate pressure line exists along US Hwy 79 and W 2nd Street. There is also a 6" high pressure line approximately 2,000' feet to the east on W 2nd Street.

10 MV

Water:

Name of Utility: Stuttgart Water Works
Contact Person(s): Tommy Lawson
Address: 304 S. Maple
City, State, Zip: Stuttgart, AR 72160
Phone: 870.674.7115
Email: street@stuttgartar.com
Service and Proximity to Site: Across US Hwy 79

Currently 250,000 GPD in the city. A new water treatment plant is being built across the street which will increase the excess capacity to 3 million GPD.



Sewer:

Name of Utility: Stuttgart Sewer
Contact Person(s): Tommy Lawson
Address: 304 S. Maple
City, State, Zip: Stuttgart, AR 72160
Phone: 870.674.7115
Email: street@stuttgartar.com
Service and Proximity to Site: Across US Hwy 79.

Currently 1 million GPD

Telecommunications:

Name of Utility: Ritter Communications
Contact Person(s): Trevor Jines
Address:
City, State, Zip:
Phone: 870.761.5571
Email:
Service and Proximity to Site: 100 MB/s

They will build out to suite once an industrial client is identified. They are prepared to provide fiber service for near-zero upfront cost. Timeline is approximately 60 days.

Rail:

Name of Utility: Union Pacific
Contact Person(s): Steven Ehrlich
Address:
City, State, Zip:
Phone: O: 402.544.4033
M: 402.290.7449
Email: sdehrlic@up.com
Service and Proximity to Site: Main Line is on the eastern border of the property. There is no direct access. UP would review rail designs based on project needs and would advise on feasibility and costs.



Taxes

Local Sales Tax Rates: 3% City, 1% County, 6.5% State

Property Tax Rates (Real, Personal) and Methods of Assessment: Property tax based on 20% of the total value. Stuttgart's millage is 56 mils.
If the property value is \$10,000,000, the property tax would be: $\$1,000,000 \times .20 \times .056 = \$11,200$.

State Taxation Summary: The Arkansas Economic Development Commission taxation report can be found on the AEDC web site at https://info.arkansasedc.com/download-taxation-economic-report?_gl=1*ks2mkk*_gcl_au*NzE4MDcyNzkxLjE2OTQ0NDlwNjc.

A copy of the 2024 report is included as reference as attachment T-1.



Maps

The following maps are provided behind this section:

- Transportation, Regional
- Transportation, Immediate
- Aerial
- Topographic
- Elevation Contours
- FEMA Flood Hazard
- National Wetlands Inventory
- Pipeline Infrastructure
- Electrical Infrastructure
- Utility Infrastructure
- Surrounding Uses
- Zoning

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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.

