

# Russellville East End Industrial Park

CERTIFIED BY  
ENTERGY  
ARKANSAS

SELECT  
SITE

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Entergy  
Arkansas



*Recertified April 2021*



ARKANSAS  
**VALLEY ALLIANCE**  
FOR ECONOMIC DEVELOPMENT

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## General Information

**Site Name:** Russellville East End Industrial Park

**Site Address:** 1089 Tyler Road  
East End Industrial Park  
Russellville, AR 72802

**Owner Contact Name:** Paul Harvel

**Economic Development  
Organization Contact  
Information:** Russellville Regional Economic Development Alliance  
708 West Main Street  
Russellville, AR 72801  
Office - 479-858-6555  
Mobile - 501-680-7082

**Site Size:** 60 acres

**Site Control Document:** Site is owned by the Arkansas Valley Alliance for Economic Development, Inc.

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







**BUSINESS  
DEVELOPMENT**  
ARKANSAS

## Russellville East End Industrial Park

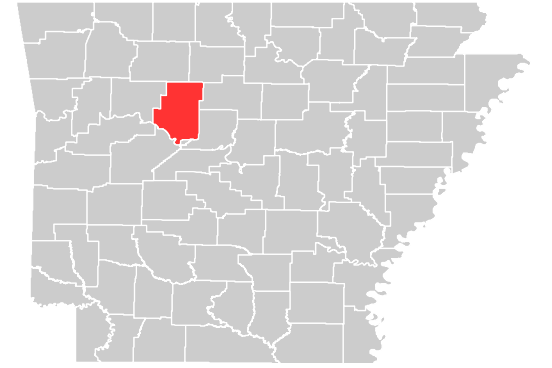
Aerial

425 W Capital Ave Suite 2700  
Little Rock, AR 72201

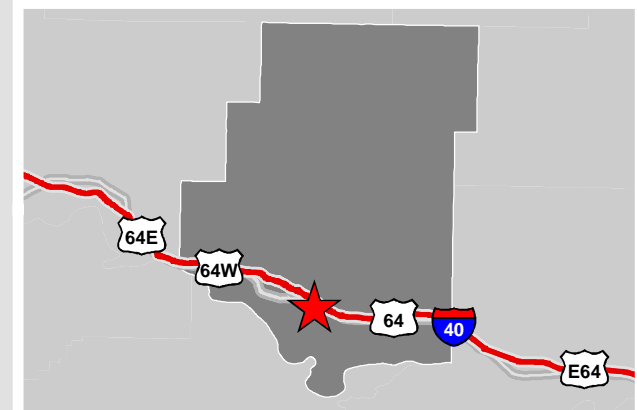
Phone: 1-888-301-5861

[goentergy.com/ar](http://goentergy.com/ar)

### POPE COUNTY



### VICINITY



### LEGEND

- Site Boundary
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### 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, 2014  
Railroads: Federal Railroad Administration,  
Bureau of Transportation Statistics, ESRI, 2014

Created by: RPG  
Date: 3/2021



1:6,000

0 250 500 1,000  
Feet

0 60 120 240  
Meters



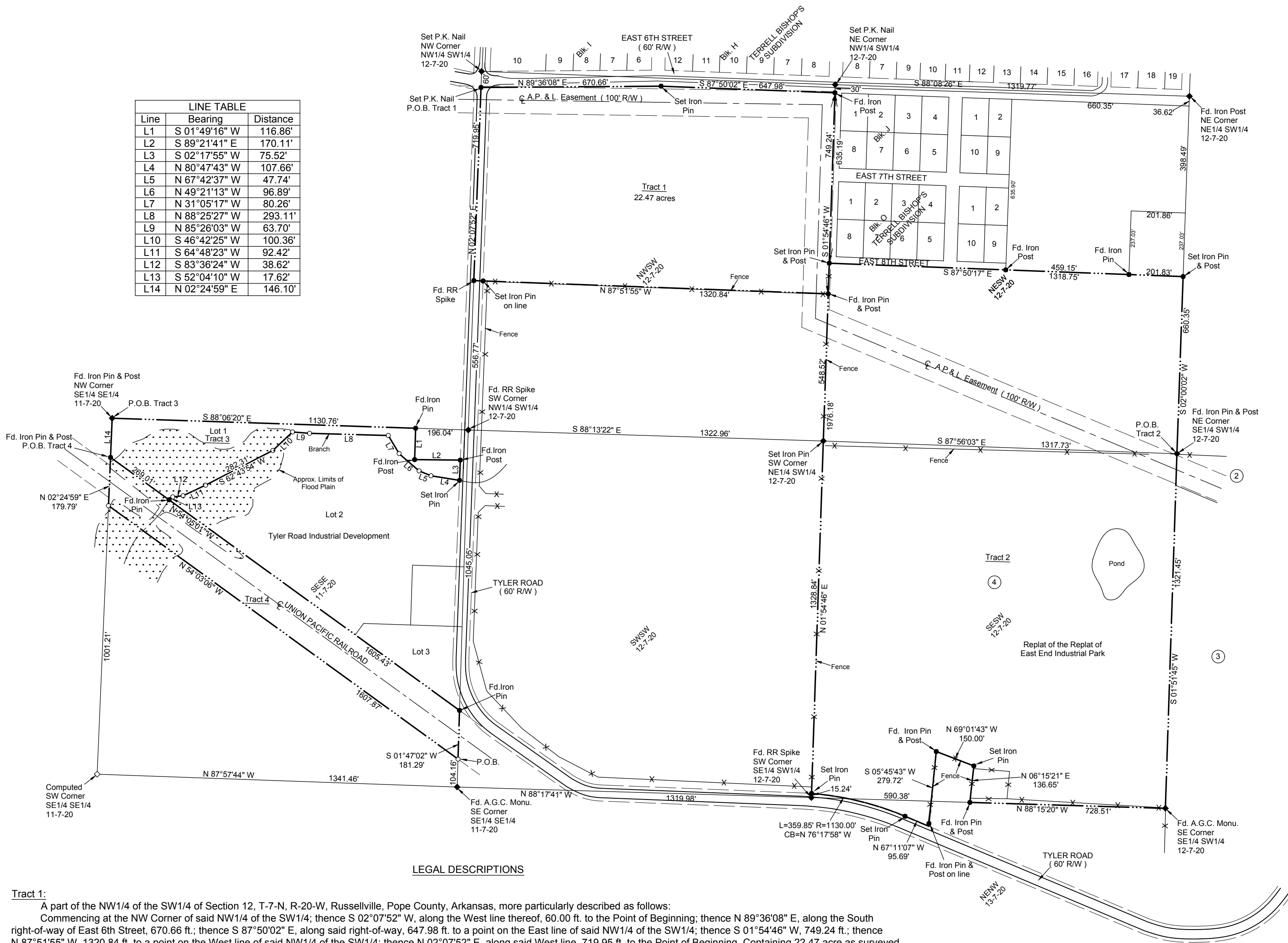


## Site Characteristics

<b>Acreage:</b>	60 acres gross; 45 acres usable immediately
<b>Dimensions:</b>	1328' x 1980' x 1320' x 1980'
<b>Previous Use:</b>	Pasture
<b>Fire Rating:</b>	2
<b>Distance to Fire Station:</b>	2 miles
<b>Distance to Nearest Interstate:</b>	1.5 miles to Interstate 40
<b>Distance to Nearest 4-lane Hwy:</b>	0.5 miles to US-64
<b>Access Points to Hwy/Interstate:</b>	Exit 84 to the west and Exit 88 to the east
<b>Road Frontage, Type and Weight Capacities:</b>	Yes. Tyler Road (city street – 36' wide with curb & gutter) No weight restrictions
<b>Distance to Nearest Rail:</b>	0.25 miles – Union Pacific RR
<b>Distance to Nearest Commercial Airport:</b>	This site is 0.5 miles from the Russellville Regional Airport with 5,500 feet runways, RNAV approaches, 24-hour call-out service, 100 low lead aviation fuel and Jet-A jet fuel available. The site is 83 miles from the Clinton National Airport in Little Rock.
<b>Distance to Nearest Port Facility:</b>	6 miles, southwest of site Port of Dardanelle
<b>Distance from Retail or Central Business District:</b>	3 miles
<b>Site Type:</b>	Industrial Park which is bordered by industry to the east and west; woods & residential to the north and south.
<b>Site Survey:</b>	See attached. Site is Tract 2.



Line	Bearing	Distance
L1	S 01°49'16" W	116.86'
L2	S 89°21'41" E	170.11'
L3	S 02°17'55" W	75.52'
L4	N 80°47'43" W	107.66'
L5	N 67°42'37" W	47.74'
L6	N 49°21'13" W	96.89'
L7	N 31°05'17" W	80.26'
L8	N 88°25'27" W	293.11'
L9	N 85°26'03" W	63.70'
L10	S 46°42'25" W	100.36'
L11	S 64°48'23" W	92.42'
L12	S 83°36'24" W	38.62'
L13	S 52°04'10" W	17.62'
L14	N 02°24'59" E	146.10'



**Tract 1:**  
A part of the NW1/4 of the SW1/4 of Section 12, T-7-N, R-20-W, Russellville, Pope County, Arkansas, more particularly described as follows:  
Commencing at the NW Corner of said NW1/4 of the SW1/4; thence S 02°07'52" W, along the West line thereof, 60.00 ft. to the Point of Beginning; thence N 89°36'08" E, along the South right-of-way of East 6th Street, 670.66 ft.; thence S 87°50'02" E, along said right-of-way, 647.98 ft. to a point on the East line of said NW1/4 of the SW1/4; thence S 01°54'46" W, 749.24 ft.; thence N 87°51'55" W, 1320.84 ft. to a point on the West line of said NW1/4 of the SW1/4; thence N 02°07'52" E, along said West line, 719.95 ft. to the Point of Beginning. Containing 22.47 acre as surveyed.  
Subject to any right-of-way dedications and easements of record.

**Tract 2:**  
Lot 4, Replat of the Replat of East End Industrial Park, to the City of Russellville, Pope County, Arkansas, being a part of the E1/2 of the SW1/4 of Section 12, and a part of the NE1/4 of the NW1/4 of Section 13, all in T-7-N, R-20-W, more particularly described as follows: Beginning at the NE Corner of the SE1/4 of the SW1/4 of said Section 12; thence S 01°51'45" W, along the East line thereof, 1321.45 ft. to the SE Corner of said SE1/4 of the SW1/4; thence N 88°15'20" W, along the South line thereof, 728.51 ft.; thence N 06°15'21" E, 136.65 ft.; thence N 69°01'43" W, 150.00 ft.; thence S 05°45'43" W, 279.72 ft. to a point on the North right-of-way of Tyler Road; thence N 67°11'07" W, along said right-of-way, 95.69 ft.; beginning N 76°17'58" W, along said right-of-way, along a curve to the left, having a radius of 1130.00 ft., and a curve length of 359.85 ft. to a point on the West line of the E1/2 of the SW1/4; thence N 01°54'46" E, along said West line, 1976.18 ft.; thence S 87°50'17" E, 1318.75 ft. to a point on the East line of the NE1/4 of the SW1/4 of said Section 12; thence S 02°00'02" W, along said East line, 660.35 ft. to the Point of Beginning. Containing 20.02 acres in the NE1/4 of the SW1/4 of Section 12, 39.54 acres in the SE1/4 of the SW1/4 of Section 12, and 0.29 acres in the NE1/4 of the NW1/4 of Section 13, for an aggregate of 59.85 acres as surveyed.

**Tract 3:**  
Lot 1, Tyler Road Industrial Development, to the City of Russellville, Pope County, Arkansas, being a part of the SE1/4 of the SE1/4 of Section 11, T-7-N, R-20-W, and more particularly described as beginning at the NW Corner of said SE1/4 of the SE1/4; thence S 88°06'20" E, along the North line thereof, 1130.76 ft.; thence S 01°49'16" W, 116.86 ft.; thence S 89°21'41" E, 170.11 ft. to a point on the West right-of-way of Tyler Road; thence S 02°17'55" W, along said right-of-way, 75.52 ft. to a point on the centerline of a Branch; thence along said Branch as follows: N 80°47'43" W, 107.66 ft.; N 67°42'37" W, 47.74 ft.; N 49°21'13" W, 96.89 ft.; N 31°05'17" W, 80.26 ft.; N 88°25'27" W, 293.11 ft.; N 85°26'03" W, 63.70 ft.; S 46°42'25" W, 100.36 ft.; S 62°43'54" W, 282.31 ft.; S 64°48'23" W, 92.42 ft.; S 83°36'24" W, 38.62 ft.; S 52°04'10" W, 17.62 ft. to a point on the Northerly right-of-way of the Union Pacific Railroad; thence N 54°05'01" W, along said right-of-way, 269.01 ft. to a point on the West line of said SE1/4 of the SE1/4; thence N 02°24'59" E, along said West line, 146.10 ft. to the Point of Beginning. Containing 3.73 acres as surveyed.

**Tract 4:**  
A part of the SE1/4 of the SE1/4 of Section 11, T-7-N, R-20-W, Russellville, Pope County, Arkansas, more particularly described as follows:  
Commencing at the NW Corner of said SE1/4 of the SE1/4; thence S 02°24'59" W, along the West line thereof, 146.10 ft. to a point on the Northerly right-of-way of the Union Pacific Railroad and the Point of Beginning; thence S 54°05'01" E, along said right-of-way, 1605.43 ft. to a point on the East line of said SE1/4 of the SE1/4; thence S 01°47'02" W, along said East line, 181.29 ft. to a point on the Southerly right-of-way of the Union Pacific Railroad; thence N 54°03'06" W, along said right-of-way, 1607.87 ft. to a point on the West line of said SE1/4 of the SE1/4; thence N 02°24'59" E, along said West line, 179.79 ft. to the Point of Beginning. Containing 5.53 acres as surveyed. Subject to any right-of-way dedications and easements of record.

**Basis of Bearings**  
Arkansas State Plane North / US Survey Foot  
Combined Scale Factor: 0.9999951551766  
Convergence Factor: -0°37'35"  
Corner: SE  
Coordinate: N: 340167.585 / E: 990969.917

Coding Data: 500-07N-20W-0-11-220-58-1378  
Coding Data: 500-00N-20W-0-12-300-58-1378  
Coding Data: 500-07N-20W-0-13-410-58-1378

**NOTE:** Part of tract 3 is in a designated 100 Year Flood Plain as per FEMA Map No. 05115C0390E, dated March 2, 2010. All other tracts are not in said 100 Year Flood Plain.

**SURVEYOR'S CERTIFICATE**

This is to certify that the above described property has been surveyed under my personal supervision and the above plat is an acceptable accurate representation thereof and shows the location of the property, its exterior boundaries, roadways, any known easements and observable encroachments, if any.

This survey is made for the use of the parties shown hereon and also for those who purchase, mortgage or guarantee the title for said parties. Barrett & Associates, Inc., its associates, and/or agents shall not be liable for use of this survey by any other entities or persons for any purpose beyond the date shown. This document should contain a red seal to indicate an original.

Revisions



Arkansas Valley Alliance for  
Economic Development Inc.  
Property Surveys

**BARRETT & ASSOCIATES**  
SURVEYORS  
LAND SURVEYORS  
GEOTECHNICAL SERVICES



WWW.BARRETTANDASSOC.COM  
608 WEST "B" STREET  
RUSSELLVILLE, ARKANSAS 72801  
Off: (479)968-5005 Fax: (479)890-5564

Date: 02/28/17

Scale: 1" = 300'

Job No: 1623-01

Sheet No.

## Cost Estimates and Timing

**Cost per Acre:** \$20,000

**Special Timing Considerations:** Minimal site leveling and drainage work could be done depending on building and site layout.

**Clearing Cost:** Approximately \$60,000, assuming 30 to 45 acres would need to be cleared. See attachment C-1 for more details on the estimate from Crafton Tull.

**Grading Cost:** Approximately \$250,000. See attachment C-1 for more details on the estimate from Crafton Tull.

**Cut/Fill Cost:** The estimated cost to cut soils would be between \$6.50 and \$8.50 per cubic yard, assuming no major rock excavation. The estimated cost of undercutting and backfilling is \$16.00 per cubic yard. See attachment C-1 for more details on the estimate from Crafton Tull.

**Utility Extension or Upgrade Costs:** Existing utility services are readily available at the site. No major upgrades or extensions would be required. See attachment C-1 for more details on the estimate from Crafton Tull.







August 6, 2018

Ms. Suzy Griffin  
Arkansas Valley Alliance for Economic Development  
708 West Main  
Russellville, Arkansas 72801

RE: Site Development Cost Projections  
60 Acre Russellville East End Industrial Park

Suzy:

We have completed our evaluation of the 60 Acre Russellville East Industrial Park site and offer the following concerning site development costs:

**Special Timing and Considerations:** Minor grading, including the construction of an access road was completed in 2015. This road remains as a gravel road and was constructed to allow access to the northern half of the site.

**Clearing Costs:** \$60,000 assuming that 30 to 45 acres would need to be cleared.

**Grading Costs:** \$250,000 including the cut and fill as required to construct a building pad and related parking

**Cut/Fill Cost:** The cost of cutting soils in this geographic region is general \$6.50 per cubic yard, assuming no major rock excavation. The cost of fill in the region is generally \$8.50 per cubic yard. The cost of undercutting and backfilling weak soils in the region is generally \$16.00 per cubic yard.

**Utility Extensions or Upgrade Costs:** Existing utility services are readily available at the site. No major upgrades or extensions would be required.

Should you have any questions, or require any additional information, please contact us at your convenience.

Sincerely,

Gregg Long, LEED AP  
Vice President

## Environmental

**Wetlands Screening:** An onsite reconnaissance by FTN Associates found no wetlands or potential waters of the US on site. See attachment E-1 for detail.

**Floodplain Delineation:** The site is located in FEMA Zone X, which is 100% above the 100-year flood plain. See attachment E-2 for detail.

**Historical Survey:** According to the Arkansas State Historic Preservation office, there are no sites of historical significance on this site. See attachment E-3 for detail.

**Endangered Species Survey:** There are no endangered species present. See attachment E-4 for detail.

**Environmental Phase I (and Phase II if required):** As stated in the Conclusion of the Phase I report (p.23), there is no evidence of recognized environmental conditions in connection with the site. See attachment E-5 for detail.

**Stormwater Retention Plan:** Site resides in Basin A as referenced in the attached letter and report from Perkins and Associates. The report recommends individual detention basins to reduce runoff rates. Russellville ordinance #1675 addresses Stormwater Management and Drainage. See attachments behind E-6 for detail.





February 7, 2006

Arkansas Valley Alliance for Economic Development  
ATTN: Jeff Pipkin, Director  
708 West Main St.  
Russellville, AR 72801

RE: Onsite Reconnaissance of Potential Economic Development Site of Approximately 60 Acres, Russellville,  
Pope County, Arkansas  
FTN No. 0050

Dear Mr. Pipkin:

The purpose of this letter is to provide you with a letter of findings in regard to a parcel located between the Alcoa and the Goody's Family Clothing Distribution Facility properties in east Russellville. FTN Associates, Ltd. (FTN) evaluated the property on February 7, 2006 for the presence of potential Section 404 issues.

FTN examined the property using our best professional judgment. We did not follow methods used in conducting a standard wetland delineation according to guidelines in the 1987 Corps Wetlands Manual. Formal data sampling stations and field data forms were not completed, although field observations were made with regard to presence of the three wetland indicators, i.e., hydrophytic vegetation, hydrology, and hydric soils.

#### **Field Observations**

##### **Introduction**

The approximately 60-acre subject property is located in the S 1/2 of Section 12, 7 North, Range 20 West, Pope County, Arkansas. The property is mapped on United States Geological Survey (USGS) topographic quadrangle Russellville East, ARK (7.5-minute series).

The majority of the subject property has been cleared and maintained as a cattle pasture. Limited forested areas remain, primarily along ravines and in the northern portion of the tract.

#### **Potential Section 404 Issues**

##### **Wetlands**

FTN identified no areas supporting wetlands appearing to have a potential for regulation under Section 404 of the Clean Water Act.

No areas supporting a dominance of hydrophytic vegetation were observed within the property. Vegetation cover on the tract consists of upland vegetation that is characteristic of uplands within the Arkansas River Valley region.

##### **Other Waters of the US**

A pond is located in the east-central portion of the project area. That pond obviously was constructed on uplands, i.e., without a stream channel providing drainage into the impoundment. The pond, because it does not represent an impoundment on a stream channel, would not be regulated by the Corps of Engineers (Corps) under Section 404.



Mr. Jeff Pipkin  
February 7, 2006  
Page 2

A small ephemeral stream system was observed in the west-central portion of the tract. That small headwater channel catches runoff, and it had a very small amount of water in the bottom of the channel during the site visit. The channel does not exhibit an ordinary high water (OHWM) and would not be regulated by the Corps under Section 404.

#### Summary and Conclusions

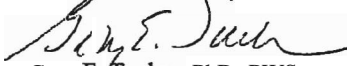
##### Potential Section 404 Issues

5. FTN conducted an onsite reconnaissance for the purpose of evaluating potential Section 404 issues within the subject property.
6. FTN did not conduct a formal Section 404 delineation according to Corps guidelines, although observations were made on vegetation, hydrology, and soils.
7. FTN identified no wetlands appearing to have a potential for Corps regulation under Section 404.
8. FTN identified one unmapped ephemeral stream channel within the property; that channel did not have an OHWM and would not be regulated by the Corps under Section 404.

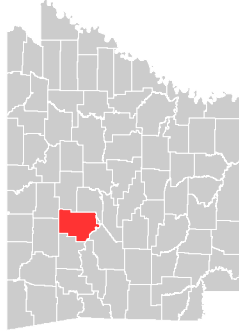
In conclusion, these comments are offered on the basis of FTN's best professional judgement and prior experience with similar projects in western Arkansas. Until a formal delineation of onsite features has been submitted to and approved by the Corps, you must understand that the information included in this letter is unofficial.

We want to thank you for the **opportunity** to provide information regarding your development project. If you have any questions or need additional information, please call me or David Rupe at (501) 225-7779.

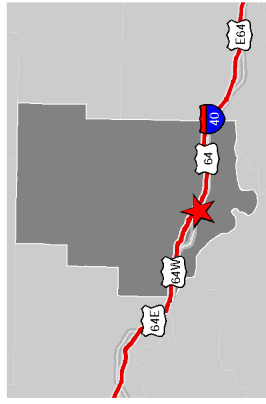
Kindest regards,  
FTN ASSOCIATES, LTD.



Gary E. Tucker, PhD, PWS  
Senior Wetland Scientist



VICINITY



LEGEND

- Boundary
- Base Flood Elevation
- Flood Hazard Zone
  - A
  - AE
  - AE FLOODWAY
  - X AREA OF MINIMAL FLOOD HAZARD

NOTE

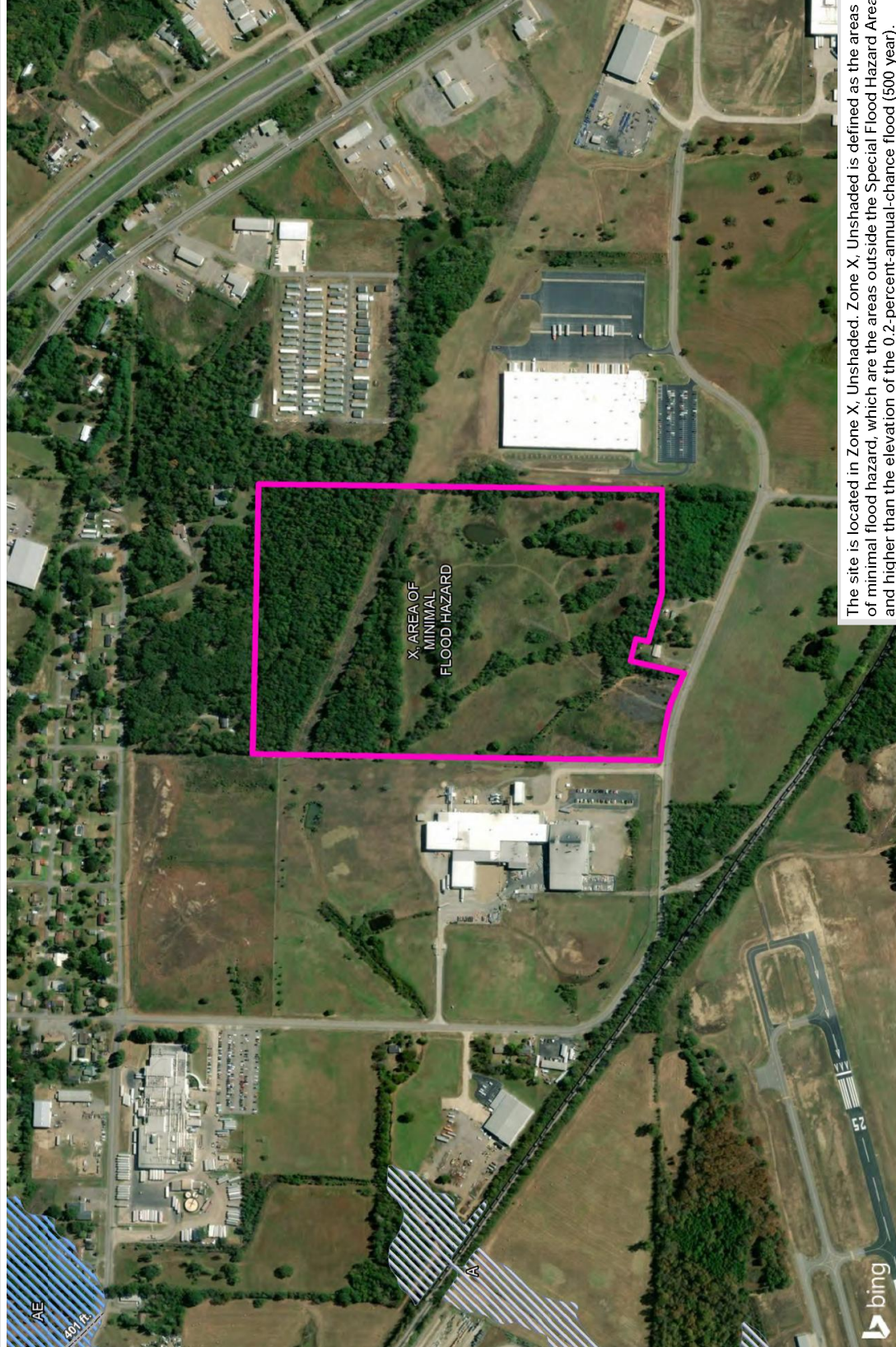
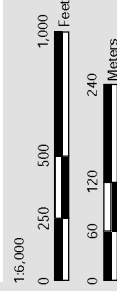
These drawings are provided merely to assist in economic development efforts. The Entergy Companies make no representations or warranties whatsoever regarding the accuracy or completeness of any information contained herein nor the condition or existence of any flood hazard. Users should direct inquiries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

SOURCE

Federal Emergency Management Agency, 2017, 05-25, National Flood Hazard Layer (NFHL), Version 1.1.1.01 FEMA-NFHL



Created by: RPG  
Date: 9/2018



**Ann McElmurry**

**From:** Suzy Griffin <sgriffin@russellville.org>  
**Sent:** Tuesday, July 10, 2018 2:31 PM  
**To:** DAH Section 106; Tim Dodson  
**Cc:** Tandee White; Chris Murphy  
**Subject:** Section 106  
**Attachments:** ArkValleyAlliance 60acres.pdf; 1997ArkHistPresProgltr.pdf

AHPP

JUL 11 2018

Tim,

Per our phone conversation, I am emailing this request to [section106@arkansas.gov](mailto:section106@arkansas.gov). The Arkansas Valley Alliance for Economic Development (formerly named REDPI) owned 100 acres that was reviewed for historical significance in 1997. We need to update the information. At this time we have 60 acres remaining of the original 100. There has been no development on this site since it was purchased in 1998. It is located in Pope County, Section 12, Township 7 North, Range 20 West. It is approximately 80 percent pasture and 20 percent wooded. On the attached map, the property is label "60 acres (Zoned M-1) (Vacant)" and is highlighted in yellow. It is located between JW Aluminum and Rockline. The previous letter is also attached. Please let me know if you need any additional information. Have a great day!

Thank you  
Suzy



**SUZY GRIFFIN**  
**EXECUTIVE VICE PRESIDENT**  
**ECONOMIC DEVELOPMENT**  
**708 WEST MAIN STREET**  
**RUSSELLVILLE, AR 72801**  
**O:479.858.6555**  
**RUSSELLVILLECHAMBER.ORG**

Date 7/13/2018  
No known historic properties will be affected by this undertaking. This effect determination could change should new information come to light.  
*[Signature]*  
Arkansas State Historic Preservation Officer



# RUSSELLVILLE

A R K A N S A S

32893  
RECD

October 1, 1997

Mr. Randy Jeffery  
Arkansas Historical Preservation Program  
1500 Tower Building  
323 Center  
Little Rock, AR 72201

OCT 02 1997

Dear Mr. Jeffery:

The Russellville Economic Development Partnership, Inc is considering purchasing approximately 100 acres of land for future industrial development. Before we purchase this property I would like to ask your help once again. Could you review this property for any areas of historical significance?

This property is located in Pope County in Section 12, Township 7 North, Range 20 West. This site is directly north of our ACE site, which you evaluated for us on May 16, 1997. The property is 60 percent pasture and 40 percent wooded. I have enclosed a map detailing the location of the property.

Please review this property for any historical significance and let me know the results as soon as possible. I appreciate your assistance very much. Should you have any questions please give me a call.

Thank you,

*Jeff Pipkin*

Jeff Pipkin  
REDPI

JP;aa

enclosure



Date 10/7/97

This undertaking will have no effect on significant cultural resources.

*[Signature]*  
Cathy Buford Slater  
State Historic Preservation Officer

Russellville Economic  
Development Partnership, Inc.

708 West Main Street

Russellville, AR 72801

501-966-2530

FAX 966-5694

email: jpipkin@ce.net





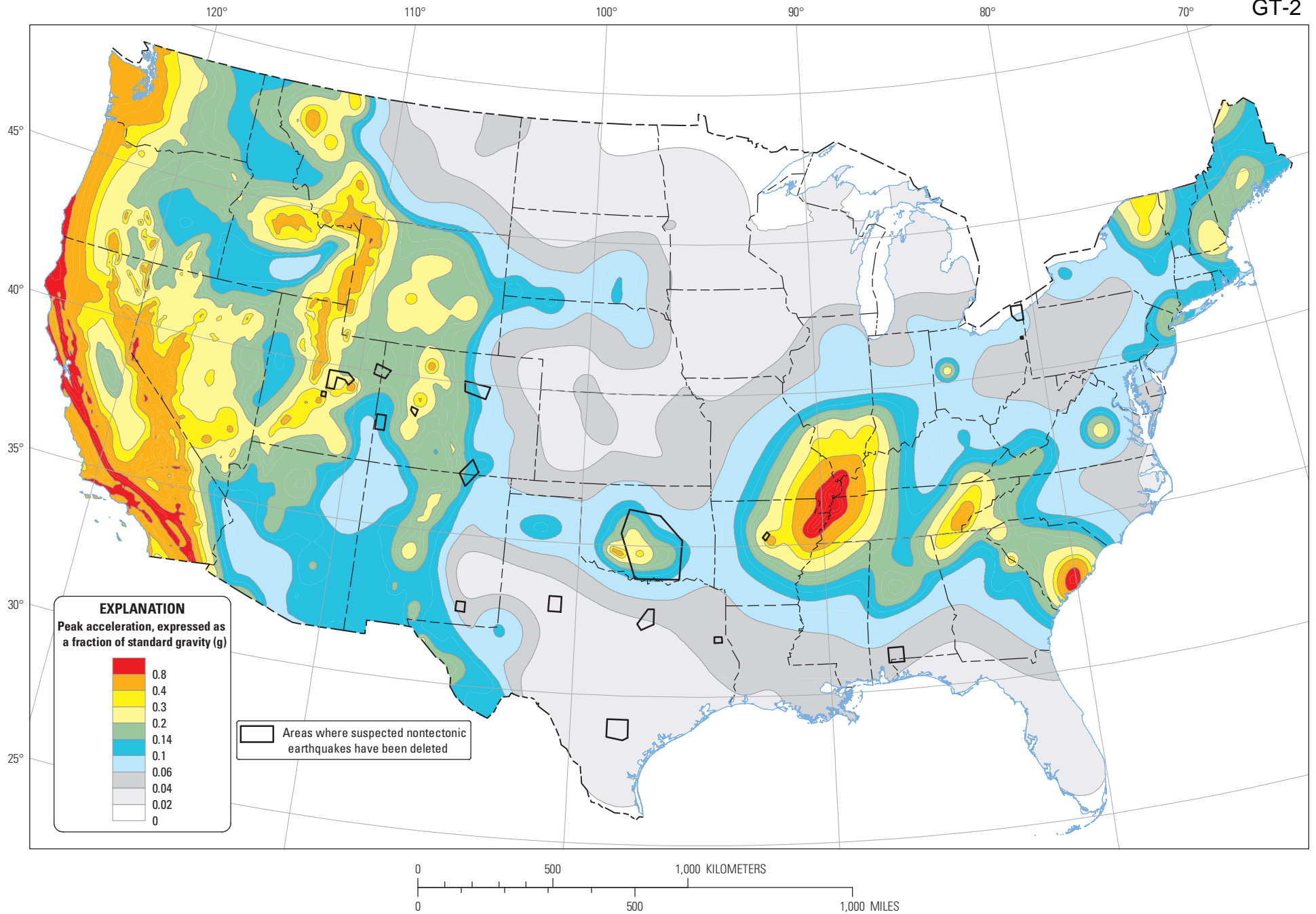
## Geotechnical

**Soils Report:** See attachment GT-1 for detail. Includes Terracon report from 2018 for a property 0.5 miles northwest of the site which was developed as an electrical substation and Grubbs, Garner & Hoskyn report from 1995 for Alumax which is now JW Aluminum and is the neighbor to the west of the site.

**Seismic Rating:** According to the National Seismic Hazard map this site is in low risk short term, and moderate risk long term. See attachment GT-2.







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

## **Zoning/Permitting**

**Copy of Restrictive Covenants:** The current Height Zoning Ordinance (No. 2336) for the Russellville Regional Airport, which includes the FAA Part 77 maps is provided as attachment Z-1. Generally speaking, the 45-acre site has a height limit of forty feet. The Airport Height Zoning Ordinance requires that any structure being built in the runway departure or approach zones be evaluated by the FAA for any obstruction concerns for aircraft. This is done by filing an Obstruction Evaluation/Airport Airspace Analysis which can be found at [oeaaa.faa.gov](http://oeaaa.faa.gov).

**Current Classification and Proposed Zoning (if different) to Conform with Intended Use:** The site is zoned M-1 Light Industrial. See attachment Z-2.

**Copy of Zoning Ordinance:** See attachment Z-2 for detail regarding applicable manufacturing district zoning codes. A complete copy of the Zoning Code can be found on the City of Russellville website, [www.russellvillearkansas.org](http://www.russellvillearkansas.org).

**Explanation of Process to Change Zoning:** Company would submit a zoning change request to the City of Russellville Public Works Department. After review and the 30 day public comment period as required by law, the request would then be considered by the Russellville Planning Commission. Request would then ultimately be approved by the Russellville City Council. The Alliance will guide the company through the process the entire way. The entire re-zoning process will be completed within 60 days of receipt of the zoning change request.



## Utilities

### Electric Utility:

**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](mailto:jbail12@entergy.com) or [cmurph4@entergy.com](mailto:cmurph4@entergy.com)  
**Service and Proximity to Site:** 13.8 kV, 3-phase distribution is available at the site (SW corner). A 161 kV transmission line traverses the northern part of the site leading to a new substation which was brought online in 2019 and sits adjacent to the site off the northwest corner.

### Natural Gas Utility:

**Name of Utility:** CenterPoint  
**Contact Person(s):** Chauncey Taylor  
**Address:** P.O. Box 751  
**City, State, Zip:** Little Rock, AR 72203  
**Phone:** 501-377-4557  
**Fax:** 501-377-4630  
**Email:** [Chauncey.taylor@centerpointenergy.com](mailto:Chauncey.taylor@centerpointenergy.com)  
**Service and Proximity to Site:** 6 inch gas line on site (SW corner)

### Water Utility:

**Name of Utility:** City Corporation  
**Contact Person(s):** Steve Mallett  
**Address:** 205 West Third Place  
**City, State, Zip:** Russellville, AR 72801  
**Phone:** 479-968-2080, ext. 113  
**Fax:** 479-968-3265  
**Email:** [smallett@citycorp.com](mailto:smallett@citycorp.com)  
**Service and Proximity to Site:** 12 inch main located at SW corner of site



## Utilities

### Sewer:

**Name of Utility:** City Corporation  
**Contact Person(s):** Steve Mallett  
**Address:** 205 West Third Place  
**City, State, Zip:** Russellville, AR 72801  
**Phone:** 479-968-2080, ext. 113  
**Fax:** 479-968-3265  
**Email:** [smallett@citycorp.com](mailto:smallett@citycorp.com)  
**Service and Proximity to Site:** 8 inch main at SW corner of site

### Telecommunications:

**Name of Utility:** CenturyLink  
**Contact Person(s):** Gary Loyd, Manager Region Oper II -AR, MS, OK  
**Address:** 98 West 2<sup>nd</sup> Street  
**City, State, Zip:** Booneville, AR 72927  
**Phone:** Office 479-206-0464  
**Fax:**  
**Email:** [Gary.loyd@lumen.com](mailto:Gary.loyd@lumen.com)  
**Service and Proximity to Site:** There is a fiber cable about 300 feet east of the intersection of Tyler Road and Industrial Blvd., which is near the southeast corner of this site.

### Rail:

**Name of Utility:** Union Pacific  
**Contact Person(s):** John B. Owens  
**Address:** 24125 Old Aldine Westfield Rd  
**City, State, Zip:** Spring, TX 77373  
**Phone:** Office 281-350-7302, cell 713-204-3001  
**Fax:**  
**Email:** [jbowens@up.com](mailto:jbowens@up.com)  
**Service and Proximity to Site:** Mainline service is located 0.25 mile south of site. Shortline service is provided by Dardanelle-Russellville Railroad with a transloading facility located 6 miles from the site.



## Taxes

**Local Sales Tax** 1.5% City sales tax  
**Rates:** 1.0% County sales tax  
6.5% State sales tax

**Property Tax Rates** Property taxes are based on 20% of the total value.  
**(Real, Personal) and** Russellville's millage rate is 39.4 mils.

**Methods of**  
**Assessment:** If the property value is \$10,000,000, the property tax would be:  $\$10,000,000 \times .20 \times .0394 = \$78,800$

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



# Maps

**The following maps are provided:**

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