



**BUSINESS
DEVELOPMENT**

ARKANSAS

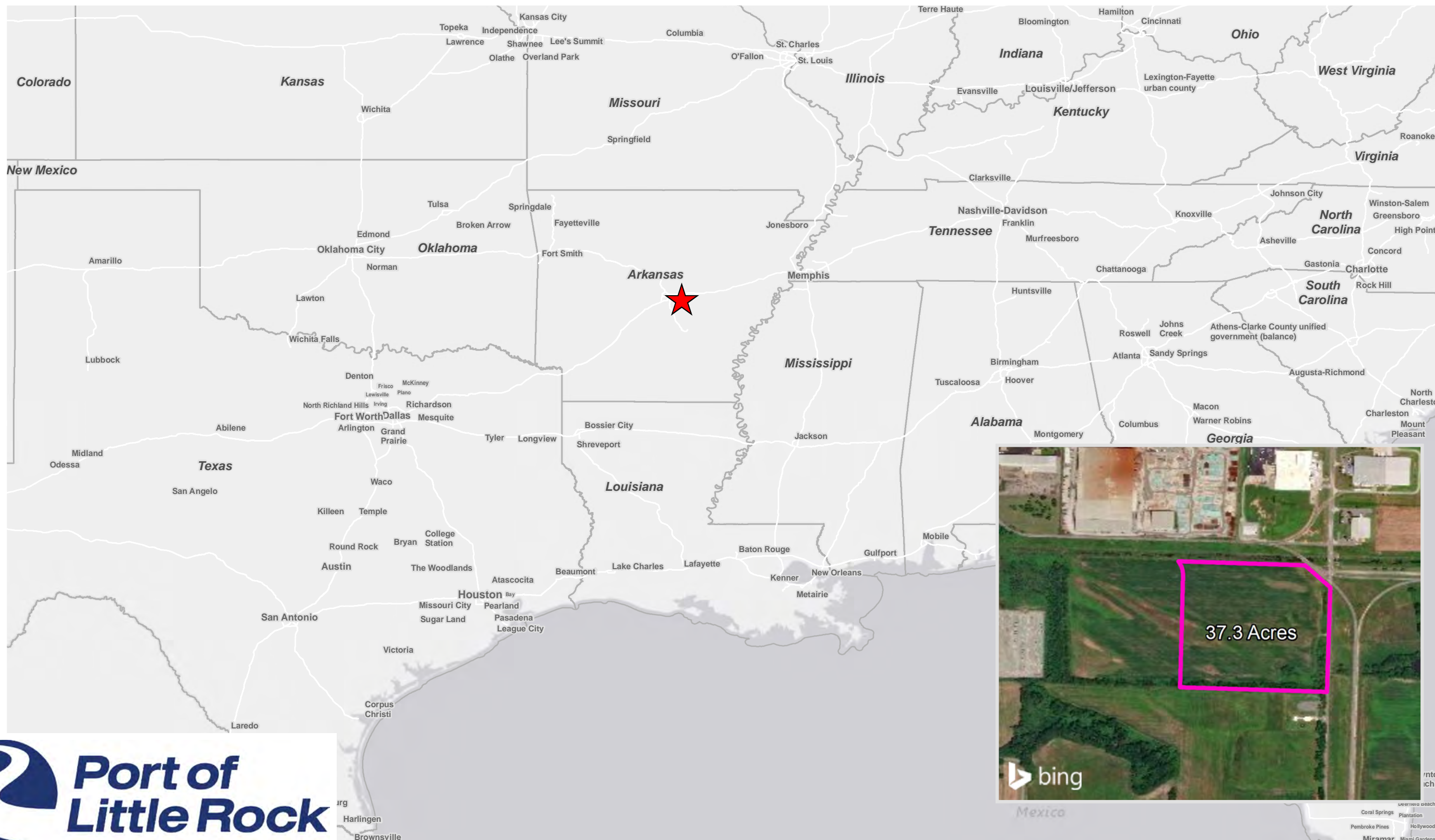
Frazier Pike Site

Little Rock, AR

425 West Capitol Ave, Suite 2700
Little Rock, AR 72201

Phone: 1-888-301-5861

goentergy.com/ar





**BUSINESS
DEVELOPMENT**
ARKANSAS

Frazier Pike Site

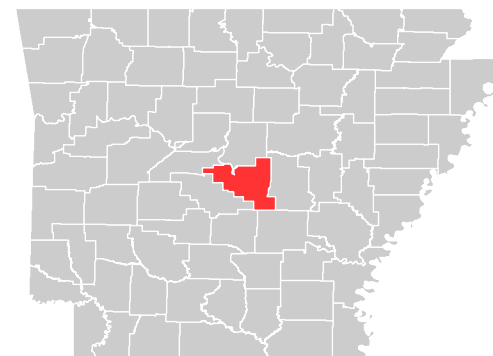
Transportation - Regional

425 West Capitol Ave, Suite 2700
Little Rock, AR 72201

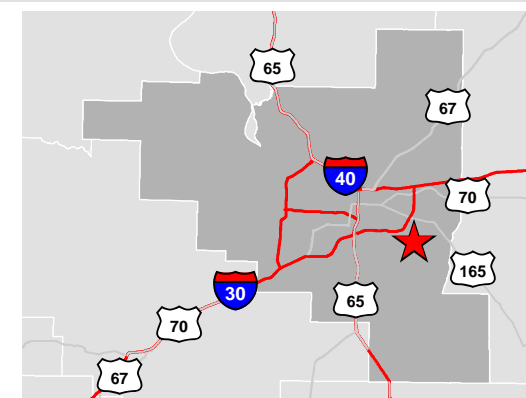
Phone: 1-888-301-5861

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PULASKI COUNTY



VICINITY



LEGEND

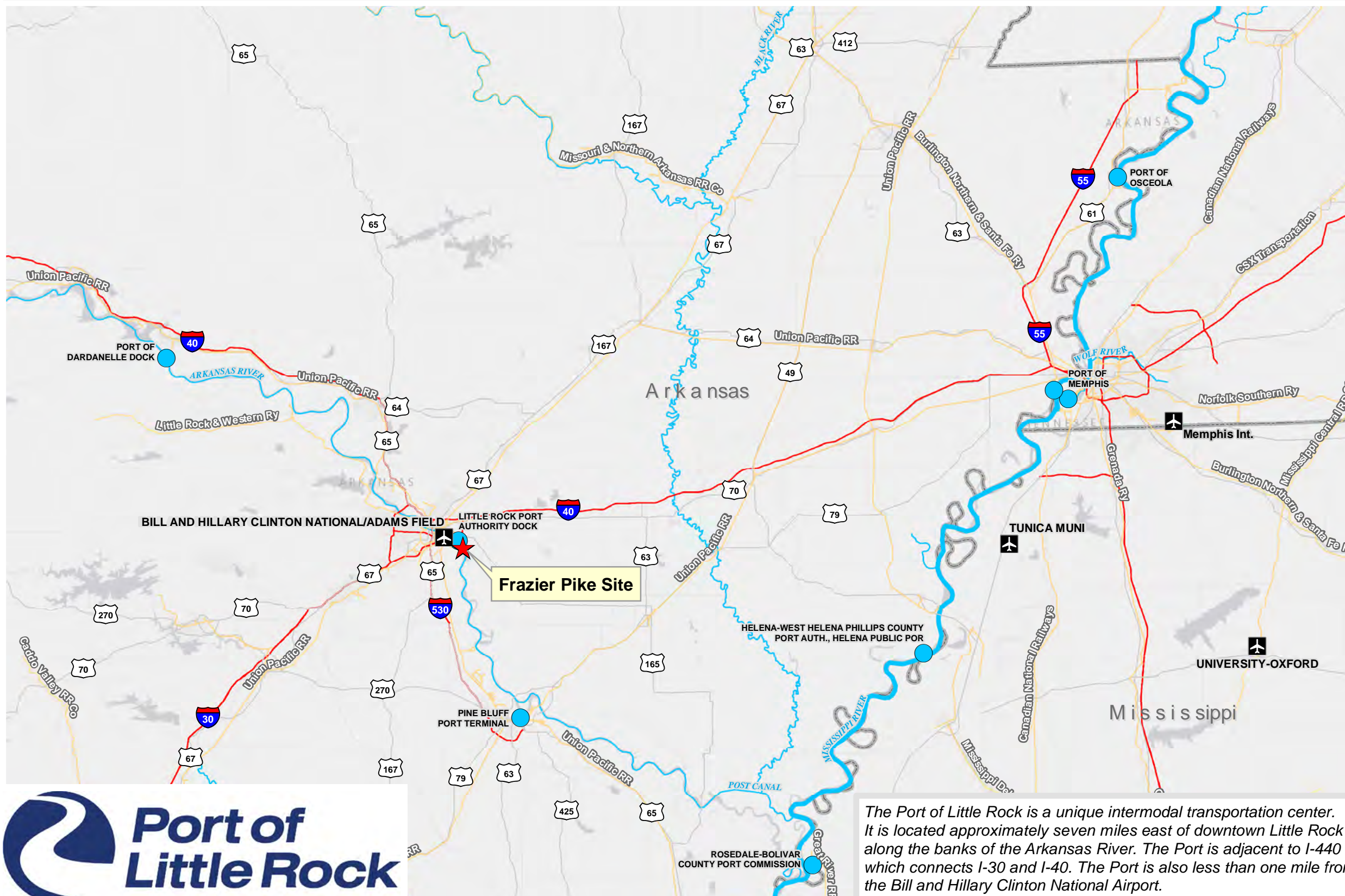
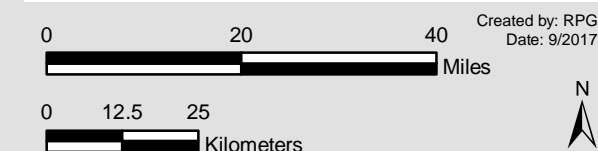
- ★ Site
- ✈ Commercial & Public Airports
- Ports
- Navigable Waterways
- Rail
- Primary Roads**
- Interstate
- U.S. Highway

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

Source: Census Tiger, 2016, US Army Corps of Engineers, Port of Memphis, Visual Inspection; Research and Innovative Technology Administration's Bureau of Transportation Statistics (RITA/BTS), 2011; Federal Railroad Administration (FRA), National Geospatial-Intelligence Agency (NGA), and Oak Ridge National Laboratory (ORNL), 2016



The Port of Little Rock is a unique intermodal transportation center. It is located approximately seven miles east of downtown Little Rock along the banks of the Arkansas River. The Port is adjacent to I-440 which connects I-30 and I-40. The Port is also less than one mile from the Bill and Hillary Clinton National Airport.



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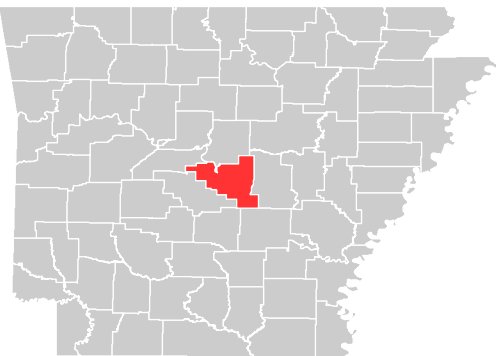
Frazier Pike Site
Transportation - Immediate

425 West Capitol Ave, Suite 2700
Little Rock, AR 72201

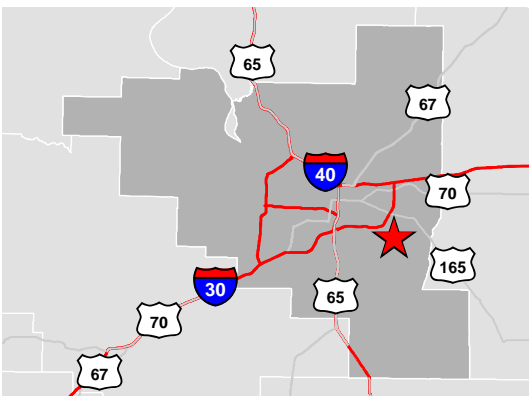
Phone: 1-888-301-5861

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PULASKI COUNTY



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LEGEND

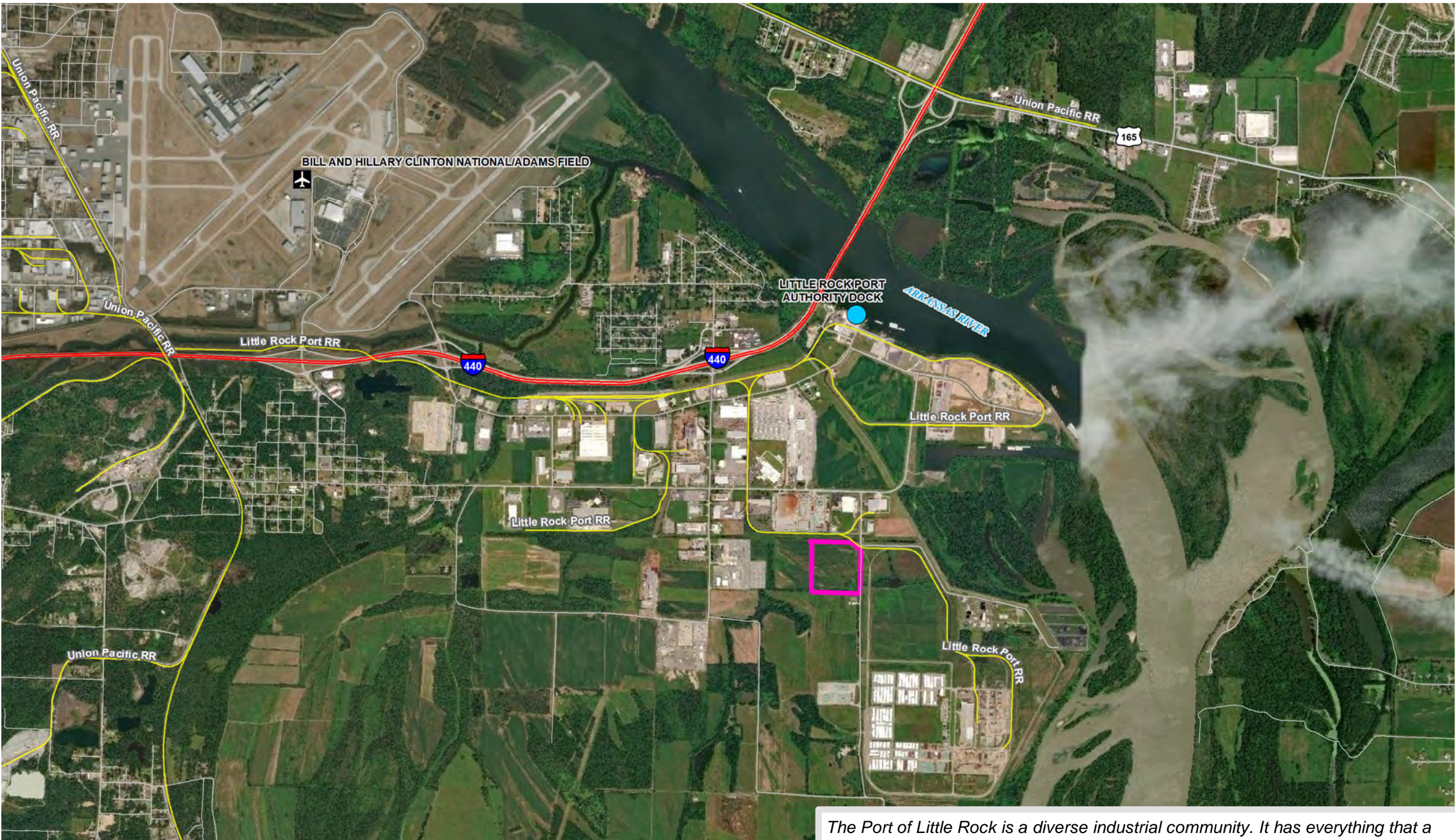
- Property Boundary
- Commercial & Public Airports
- Ports
- Rail
- Primary Roads
 - Interstate
 - U.S. Highway
 - Roads

NOTE

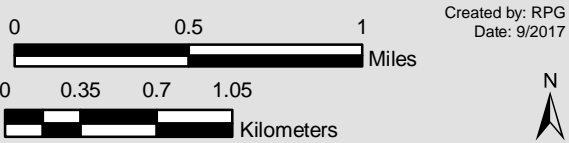
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The Port of Little Rock is a diverse industrial community. It has everything that a manufacturer would need to succeed in business. Located within the Port are over 30 industrial manufacturers, including 2 full service gas stations, 2 parts stores, numerous trucking companies, a Fire Department, a medical clinic, and a myriad of other businesses and industries. Due to the central location of the Port, it is a great location for companies preferring access to rail, highway, and river modes of transportation.





BUSINESS
DEVELOPMENT

ARKANSAS

Frazier Pike Site

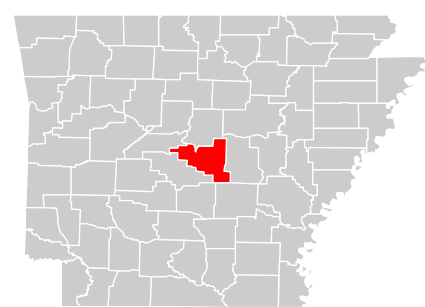
City Boundaries

425 West Capitol Ave, Suite 2700
Little Rock, AR 72201

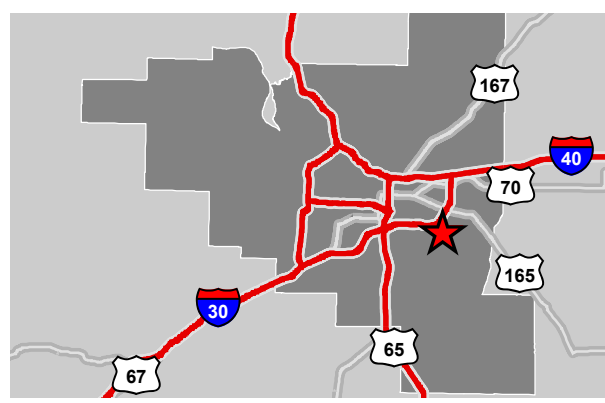
Phone: 1-888-301-5861

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PULASKI COUNTY





VICINITY





LEGEND


-  Airports
-  Highways
-  U.S.
-  Site
-  Railroads
- City Boundaries**

 Jacksonville

 Little Rock

 Maumelle

 North Little Rock

 Sherwood

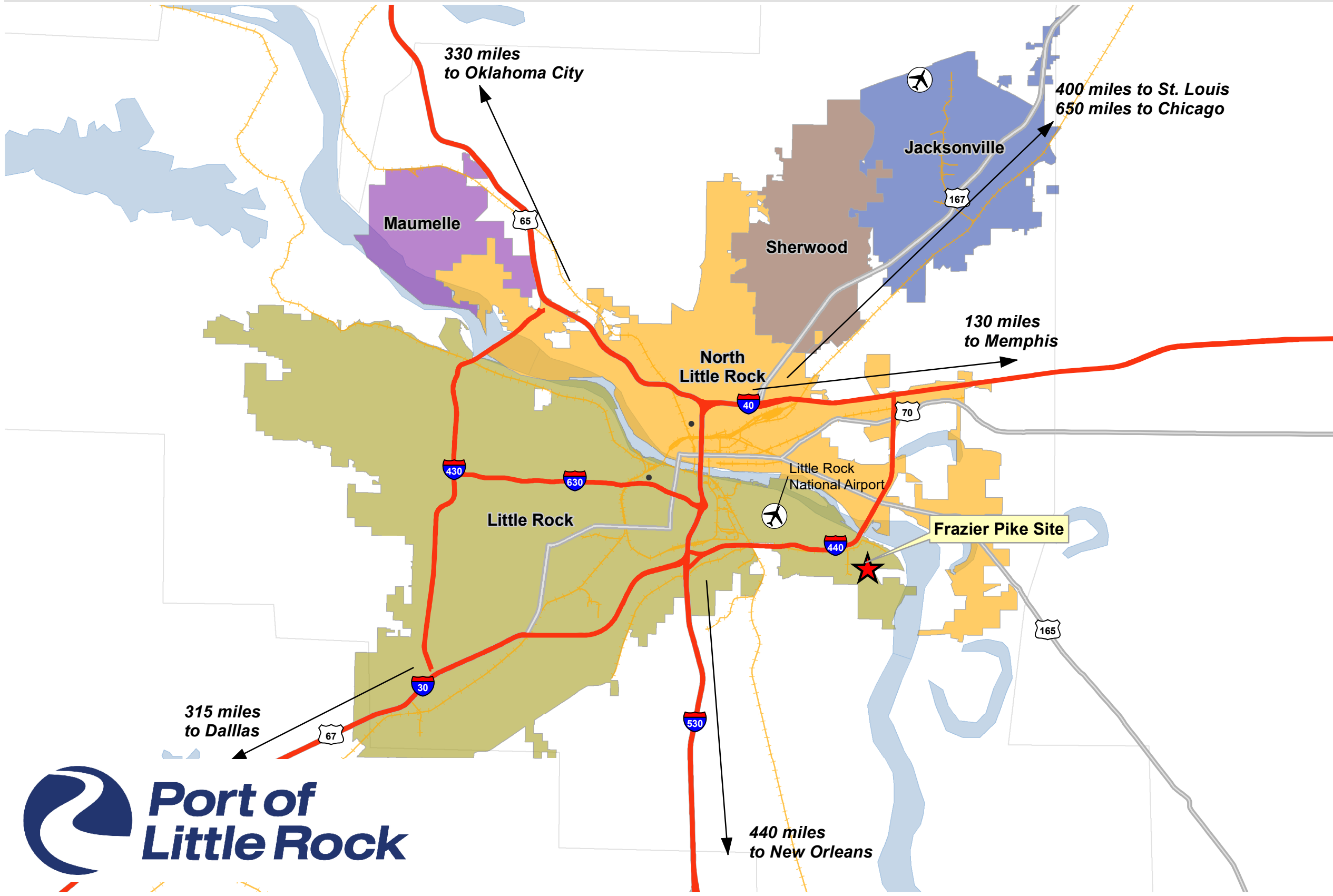
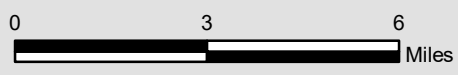
NOTE

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SOURCE

Source:
- ESRI Basemaps; ESRI Datamaps 10.2; Census Tiger, 2014

Created by: RPG
Date 3/2018





**BUSINESS
DEVELOPMENT**
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Frazier Pike Site
Aerial Site Map

425 West Capitol Ave, Suite 2700
Little Rock, AR 72201

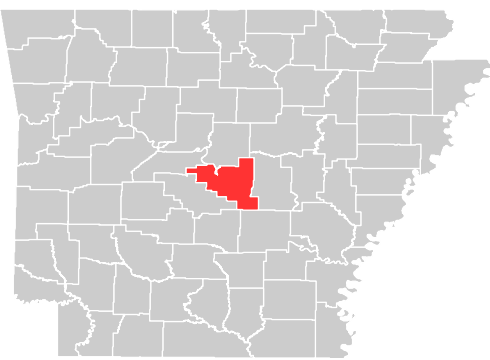
Phone: 1-888-301-5861

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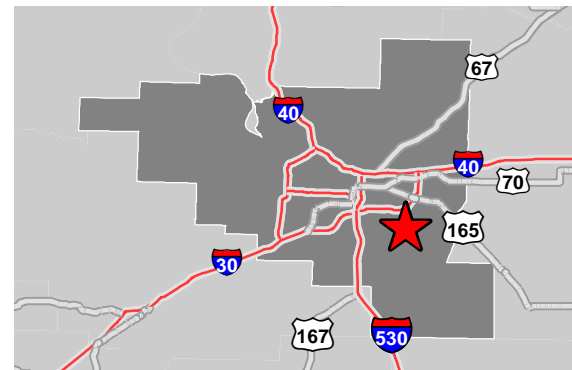


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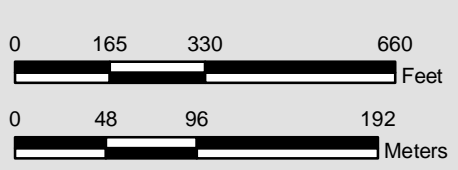
 Property Boundary

NOTE

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SOURCE

Source: - Aerial Imagery by Bing Maps Date: 10/2/2019





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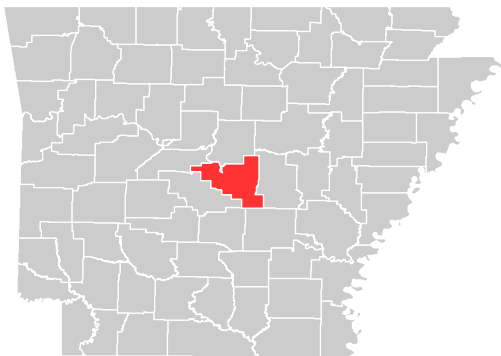
Frazier Pike Site
Topographic Map

425 West Capitol Ave, Suite 2700
Little Rock, AR 72201

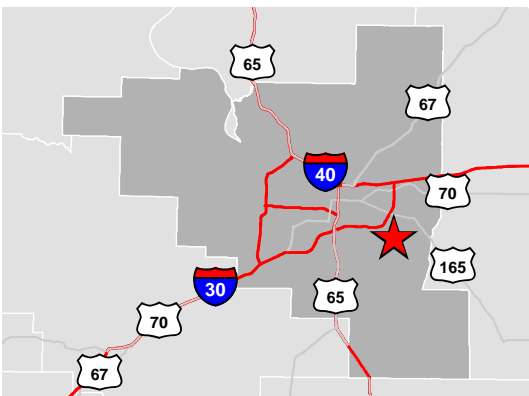
Phone: 1-888-301-5861

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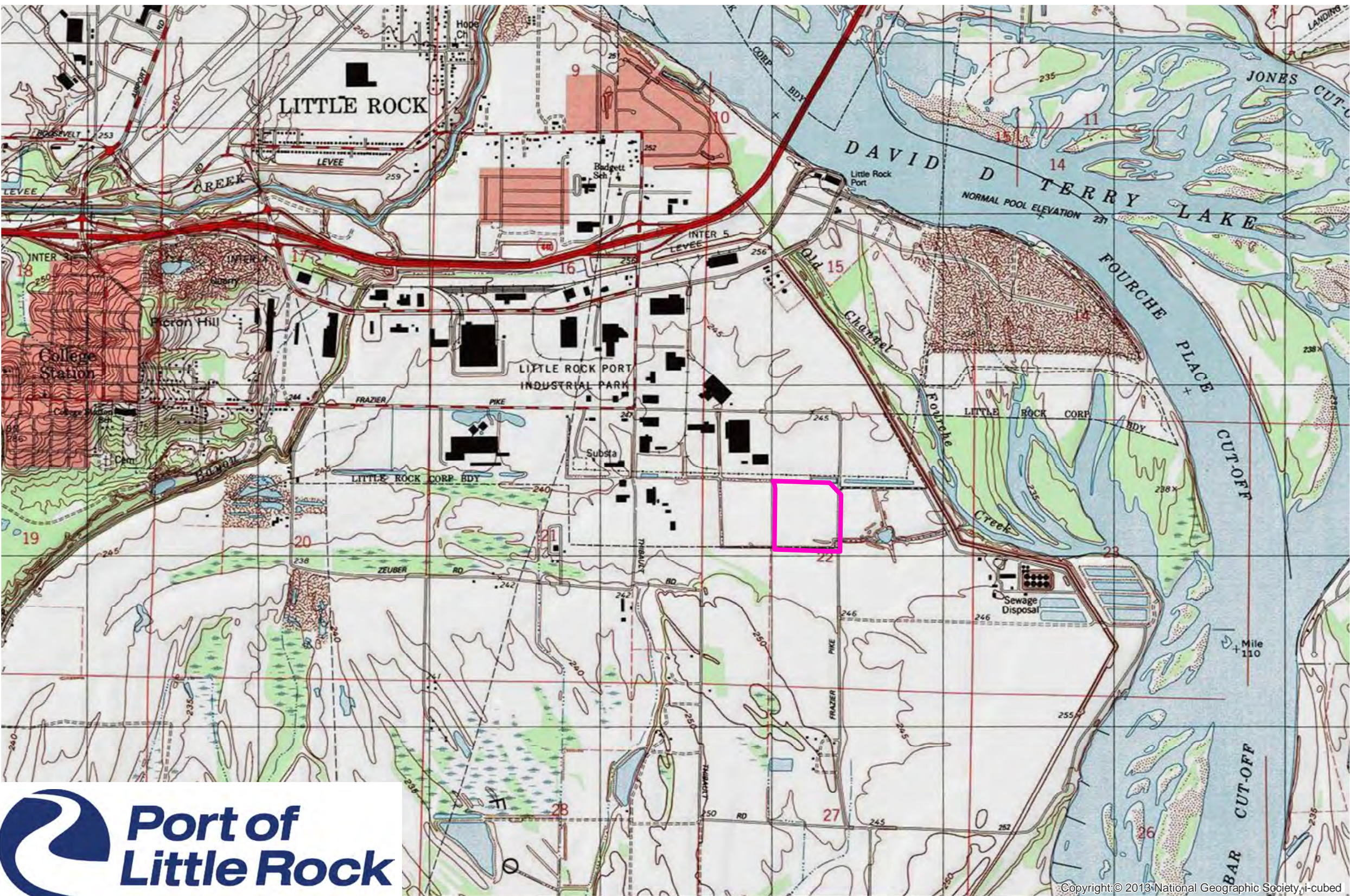
 Property Boundary

NOTE

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SOURCE

Source: 2013 National Geographic Society, i-cubed





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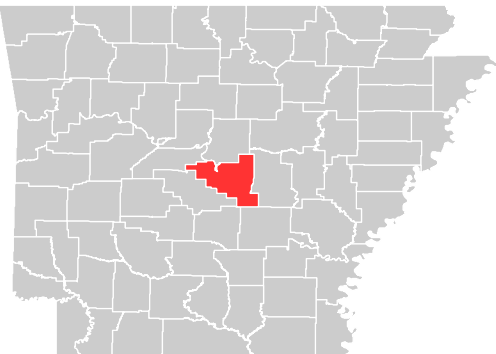
Frazier Pike Site
Elevation Contours

425 West Capitol Ave, Suite 2700
Little Rock, AR 72201

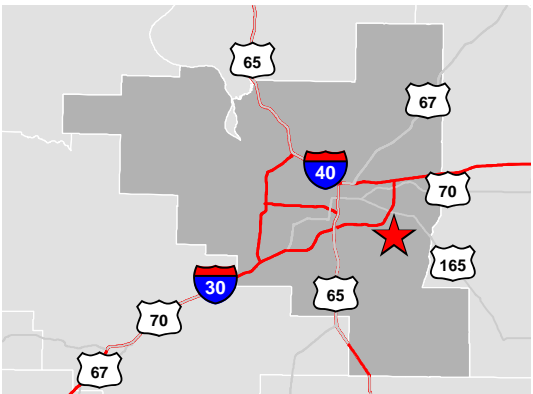
Phone: 1-888-301-5861

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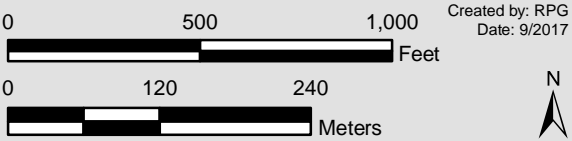
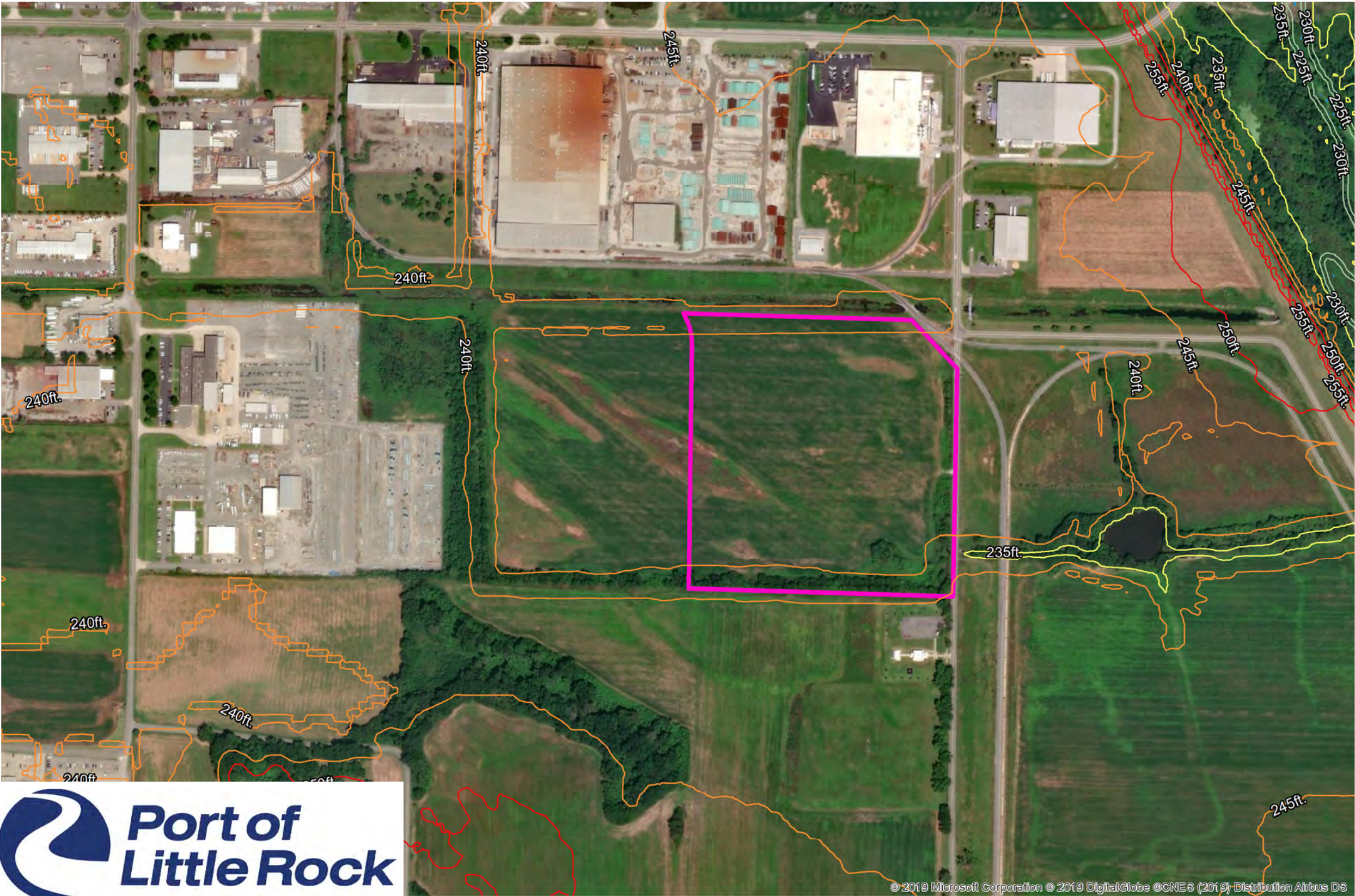
- Property Boundary
- Contour (ft)**
 - 220
 - 221 - 230
 - 231 - 235
 - 236 - 245
 - 246 - 255

NOTE

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SOURCE

Source: Elevation Contours: Derived from DEM, USDA/NRCS





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DEVELOPMENT**
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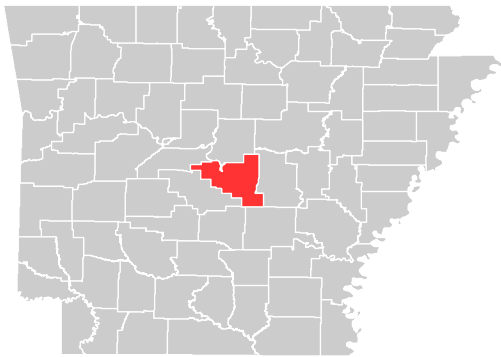
Frazier Pike Site
FEMA Flood Hazard

425 West Capitol Ave, Suite 2700
Little Rock, AR 72201

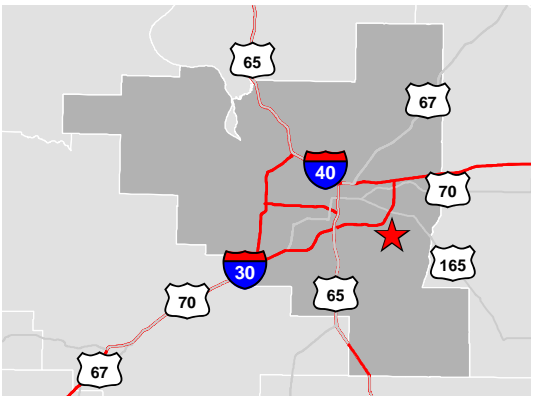
Phone: 1-888-301-5861

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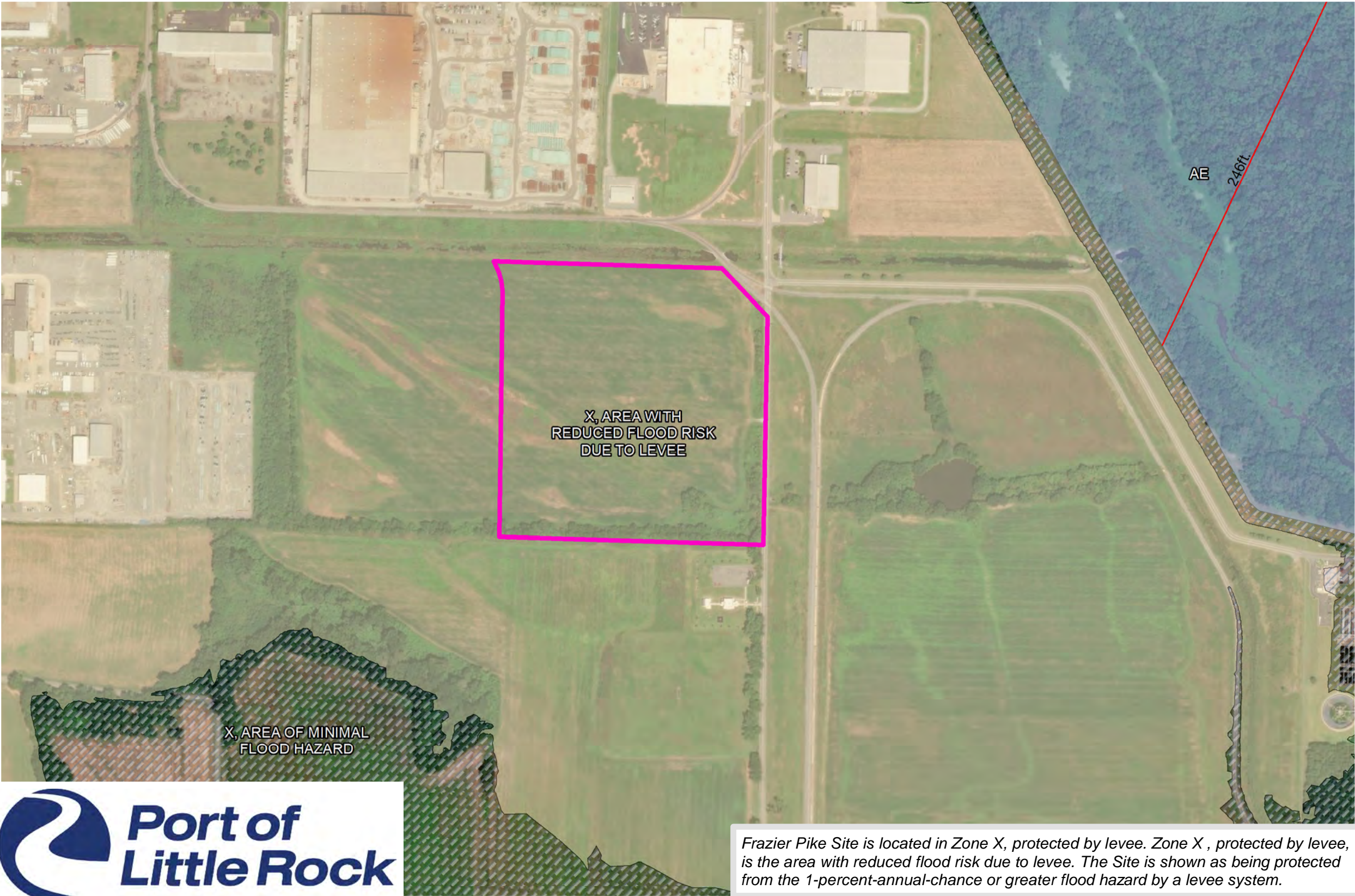
- Property Boundary
- Flood Zone, Zone Subtype**
 - AE,
 - X, AREA OF MINIMAL FLOOD HAZARD
 - X, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE
 - Base Flood Elevation

NOTE

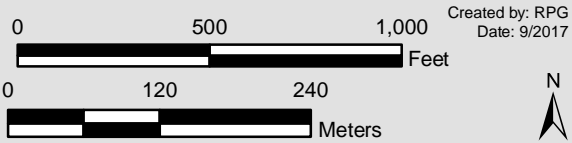
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SOURCE

Source: Federal Emergency Management Agency, 10/18/2016



Frazier Pike Site is located in Zone X, protected by levee. Zone X , protected by levee, is the area with reduced flood risk due to levee. The Site is shown as being protected from the 1-percent-annual-chance or greater flood hazard by a levee system.





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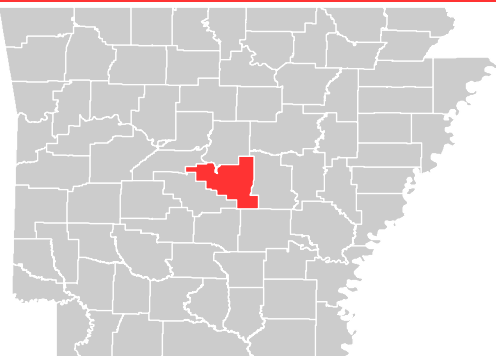
Frazier Pike Site
National Wetland Inventory

425 West Capitol Ave, Suite 2700
Little Rock, AR 72201

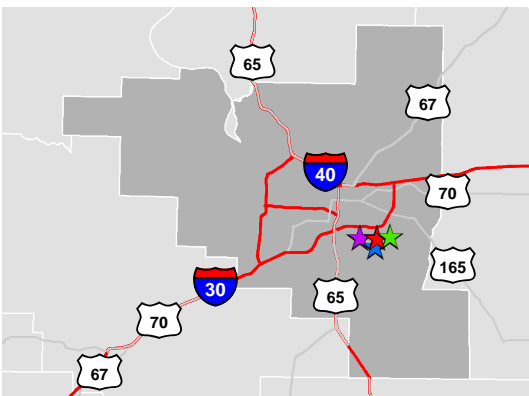
Phone: 1-888-301-5861

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PULASKI COUNTY



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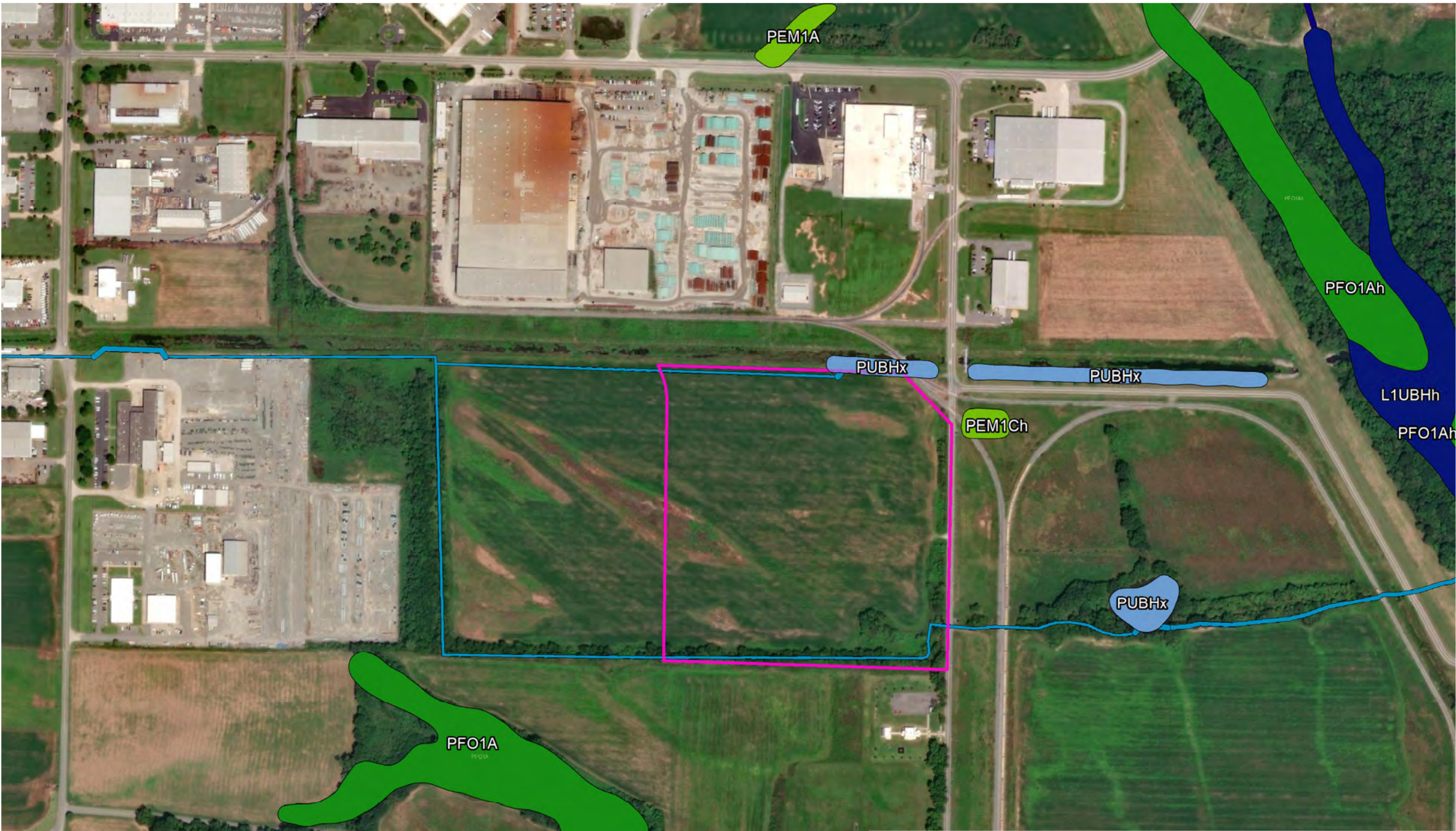
- Property Boundary
- WETLANDS**
 - Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Lake

NOTE

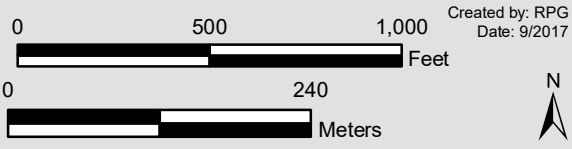
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SOURCE

Source: U.S. Fish & Wildlife Service, National Wetland Inventory, 2016



The National Wetlands Inventory Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type, and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.





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ARKANSAS

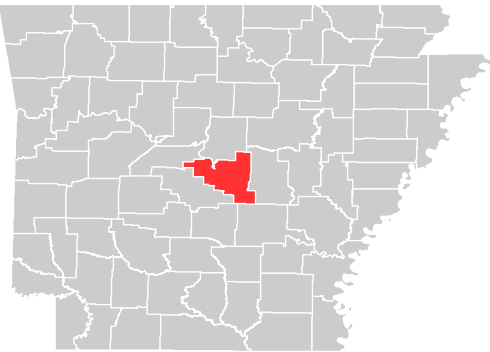
Frazier Pike Site
Transmission Pipeline Infrastructure

425 West Capitol Ave, Suite 2700
Little Rock, AR 72201

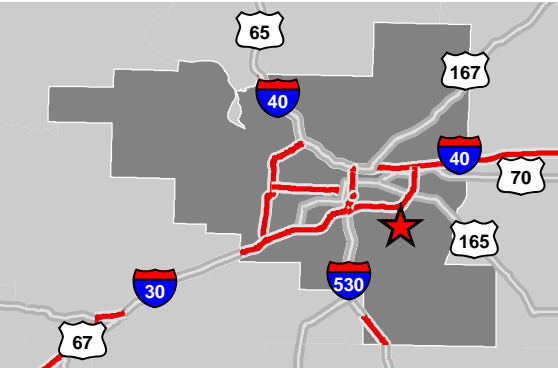
Phone: 1-888-301-5861

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PULASKI COUNTY



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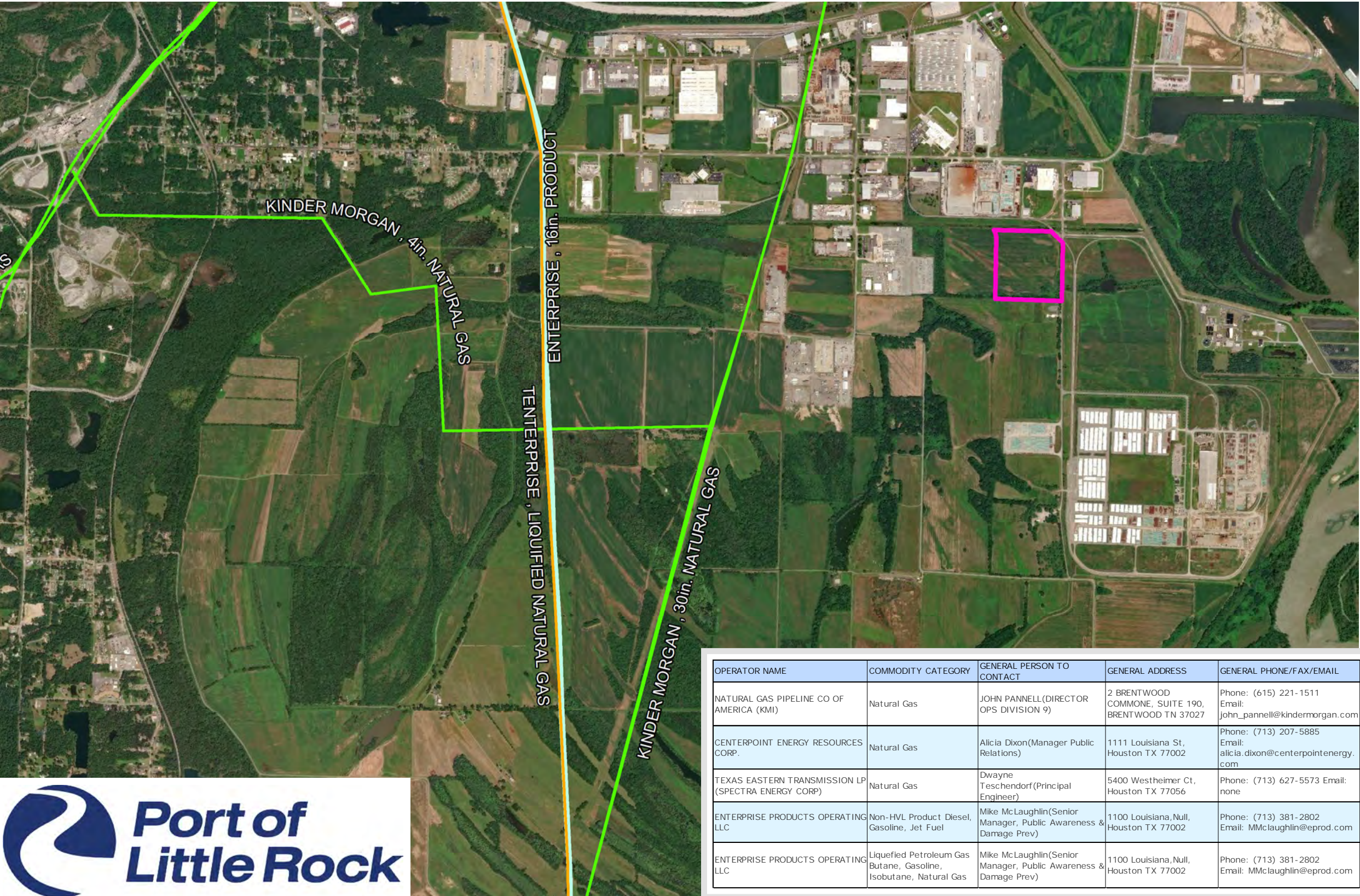
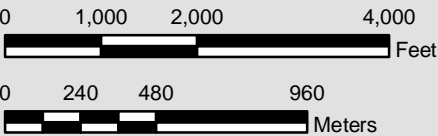
- Property Boundary
- Pipeline
 - LIQUIFIED NATURAL GAS
 - NATURAL GAS
 - PRODUCT

NOTE

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SOURCE

Source: HTSI, Downloaded 6/2015, NPMS Viewer, Donloaded 7/2015
Created by: RPG
Date: 5/2017



OPERATOR NAME	COMMODITY CATEGORY	GENERAL PERSON TO CONTACT	GENERAL ADDRESS	GENERAL PHONE/FAX/EMAIL
NATURAL GAS PIPELINE CO OF AMERICA (KMI)	Natural Gas	JOHN PANNELL(DIRECTOR OPS DIVISION 9)	2 BRENTWOOD COMMONE, SUITE 190, BRENTWOOD TN 37027	Phone: (615) 221-1511 Email: john_pannell@kindermorgan.com
CENTERPOINT ENERGY RESOURCES CORP.	Natural Gas	Alicia Dixon(Manager Public Relations)	1111 Louisiana St, Houston TX 77002	Phone: (713) 207-5885 Email: alicia.dixon@centerpointenergy.com
TEXAS EASTERN TRANSMISSION LP (SPECTRA ENERGY CORP)	Natural Gas	Dwayne Teschendorf(Principal Engineer)	5400 Westheimer Ct, Houston TX 77056	Phone: (713) 627-5573 Email: none
ENTERPRISE PRODUCTS OPERATING LLC	Non-HVL Product Diesel, Gasoline, Jet Fuel	Mike McLaughlin(Senior Manager, Public Awareness & Damage Prev)	1100 Louisiana, Null, Houston TX 77002	Phone: (713) 381-2802 Email: MMclaughlin@eprod.com
ENTERPRISE PRODUCTS OPERATING LLC	Liquefied Petroleum Gas Butane, Gasoline, Isobutane, Natural Gas	Mike McLaughlin(Senior Manager, Public Awareness & Damage Prev)	1100 Louisiana, Null, Houston TX 77002	Phone: (713) 381-2802 Email: MMclaughlin@eprod.com

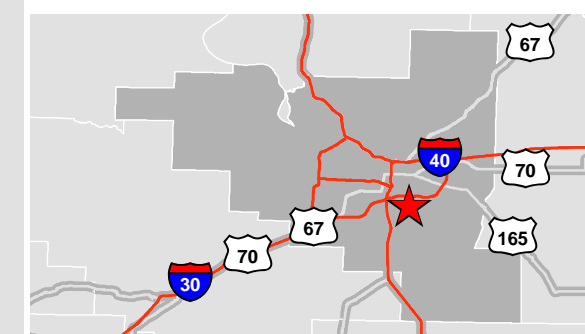


Entergy Electrical Infrastructure

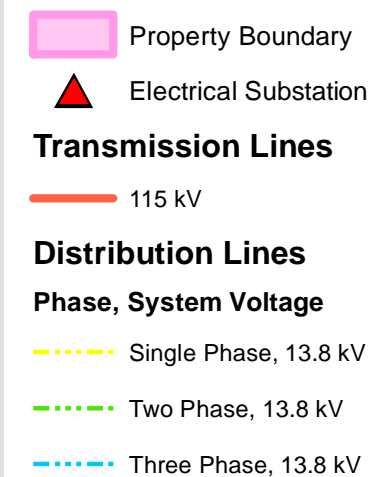
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PULASKI COUNTY

VICINITY



LEGEND



NOTE

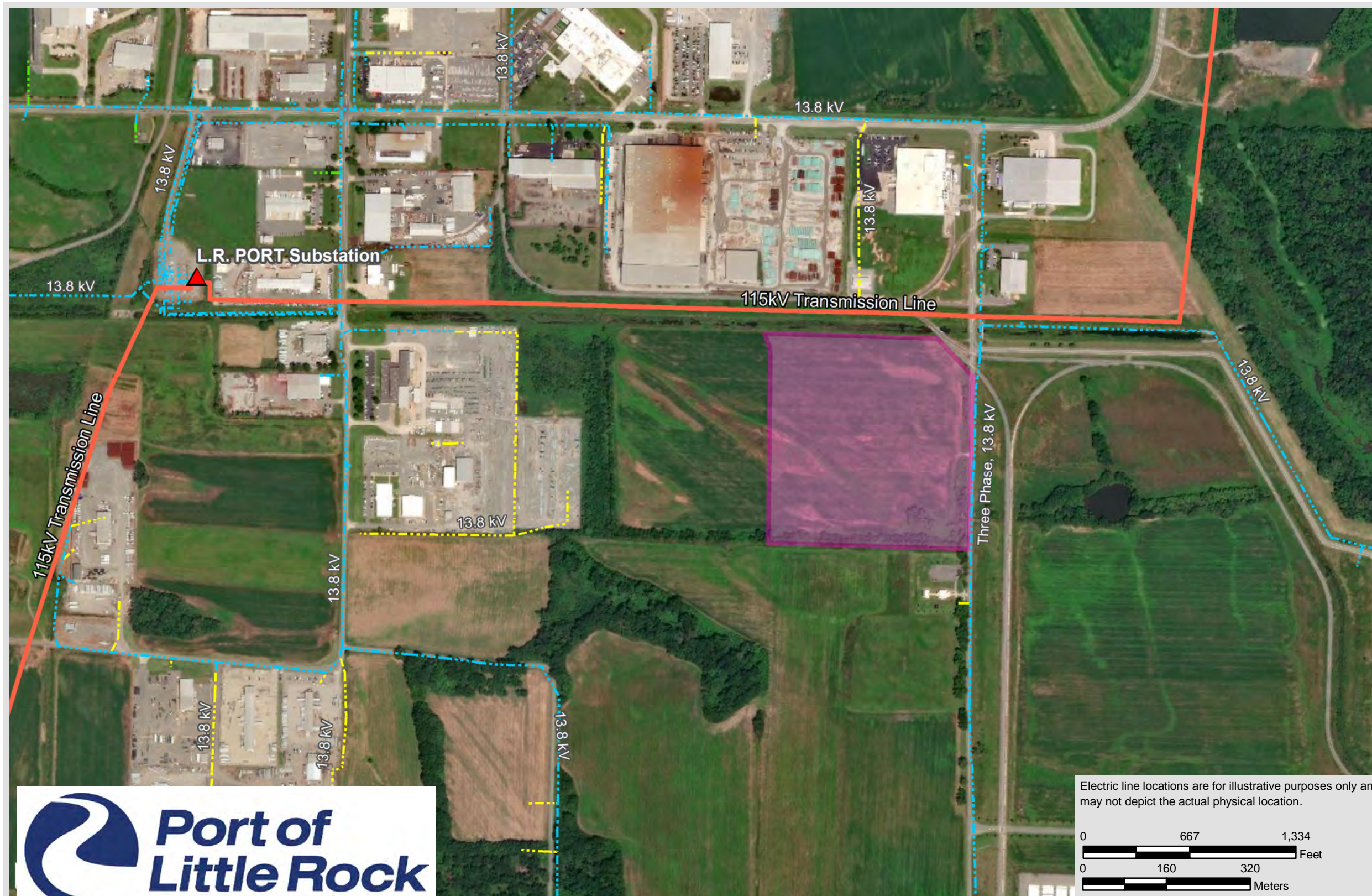
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SOURCE

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Source: Transmission-Entergy, 2019;
Distribution-Entergy, 2019

Created by: RPG
Date: 10/2019





**BUSINESS
DEVELOPMENT**
ARKANSAS

Frazier Pike Site

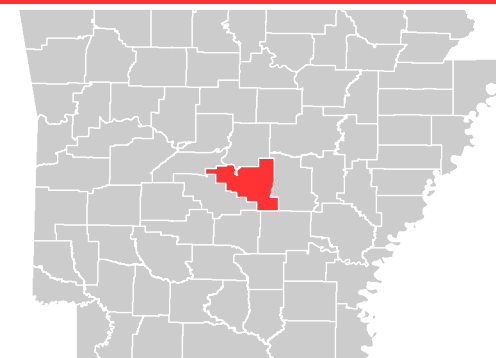
Utility Infrastructure Map

425 West Capitol Ave, Suite 2700
Little Rock, AR 72201

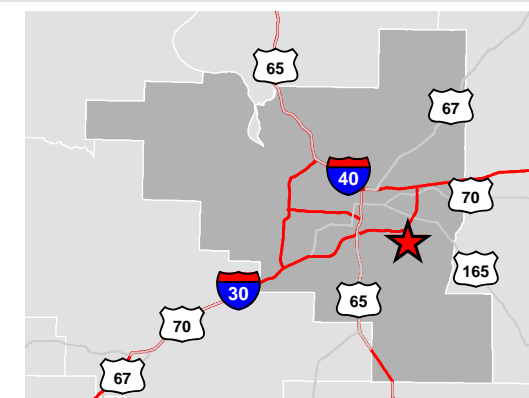
Phone: 1-888-301-5861

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PULASKI COUNTY



VICINITY



LEGEND

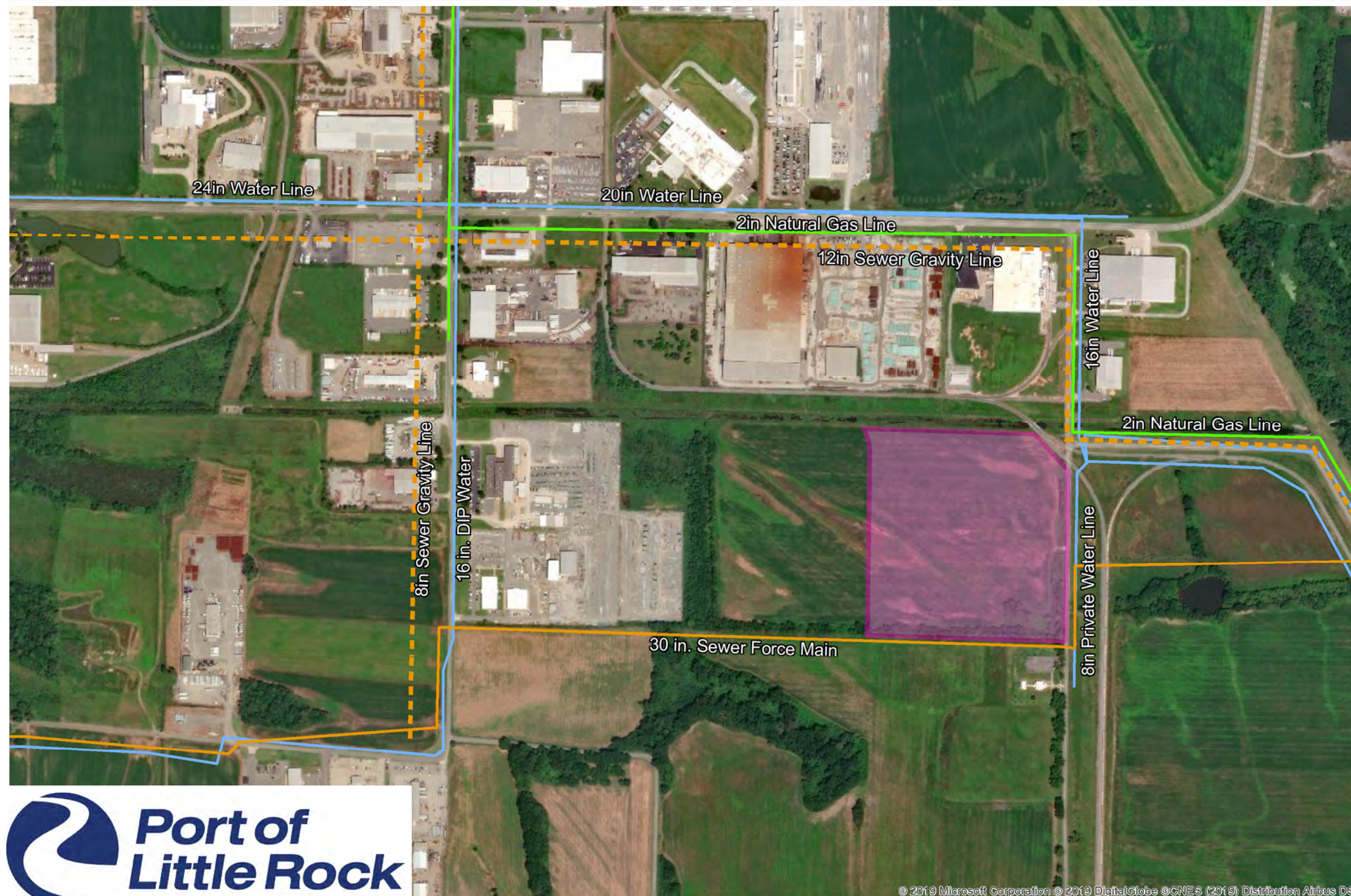
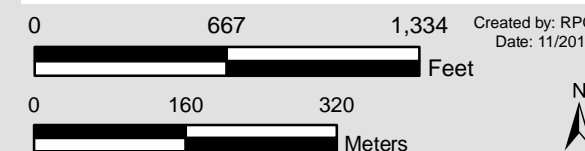
- Property Boundary
- Utilities**
 - Natural Gas Distribution
 - Sewer Gravity Line
 - Sewer Force Main
 - Water Line
 - Water Line Continues

NOTE

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SOURCE









Water Line: Little Rock Port Authority
Wastewater: Little Rock Wastewater, Project Silent Noise
Natural Gas: CenterPoint Energy



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Existing Industries

1. Sage V Foods
2. Cap Fleet Upfitters
3. Central Pipe Supply
4. BNSF
5. Medical Clinic
6. Hi Speed
7. US Postal Service
8. Admiral Moving Services
9. Orbit Fluid Power/ Access Control Devices
10. Fire Station – Class 2 Rating
11. Fastenal
12. Phillips 66 (Gas Station)
13. Valero (Gas Station)
14. LRPA Foreign Trade Zone 14
15. Buzzi Unicem
16. SSA Logistic Services
17. Southern Freight Lines
18. Con-way Southern Express
19. Frito Lay
20. Boyd Metals
21. Democrat Printing & Lithographing
22. HMS
23. Interstate Signways
24. Lexicon
25. Available Building
26. Available Building
27. Novus
28. Waste Management
29. USALCO
30. Ryerson
31. LM Windpower / GE
32. Safety Kleen
33. TY Garments
34. REW Materials
35. Entergy Arkansas
36. Hormel Skippy Peanut Butter
37. SIMS Metals
38. LRPA Warehouses
39. LRPA Dock
40. Central Transport
41. George Fischer Harvel
42. Bulk Transport Company
43. Yourga
44. AAA Cooper
45. Tri State Truck Center
46. L&W Supply
47. Natural State Recycling
48. Dar Pro Solutions
49. O'Neal Steel
50. Welspun (Small Pipe)
51. Delta Plastics
52. Ring Container
53. J&M Food Products
54. Raj Mahal Temple
55. Welspun (Large Pipe)
56. CZ-USA

-  SUB Electrical Substation
-  WTP Wastewater Treatment
-  Dock Locations
-  Little Rock Port Authority
-  Roadways
-  Existing Buildings
-  Existing Industries
-  Railroad



Little Rock Port Authority Industrial Park



**BUSINESS
DEVELOPMENT**
ARKANSAS

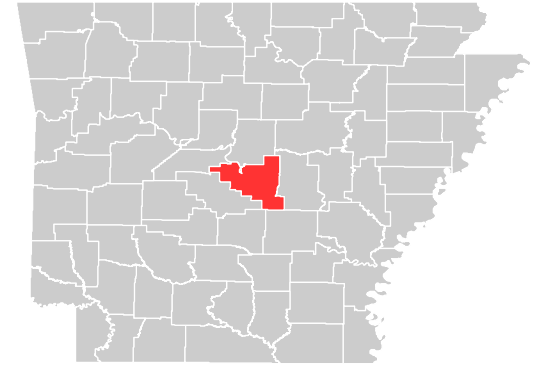
Frazier Pike Site Zoning Map

425 West Capitol Ave, Suite 2700
Little Rock, AR 72201

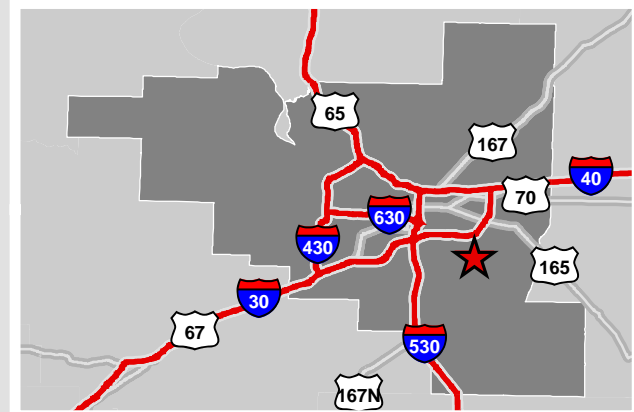
Phone: 1-888-301-5861

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PULASKI COUNTY



VICINITY



LEGEND

Property Boundary

Existing Zoning		ZONING	
AF	CAPE	CAPE	CAPE
C1	CAPM	CAPM	CAPM
C2	CAPN	CAPN	CAPN
C3	CAPO	CAPO	CAPO
C4	I1	I1	I1
CAPA1	I2	I2	I2
CAPA2	I3	I3	I3
CAPB	M	M	M
CAPC	MF12	MF12	MF12
CAPD	MF18	MF18	MF18
CAPE	MF24	MF24	MF24
CAPM	MF6	MF6	MF6
CAPN	NOT	NOT	NOT
CAPO	O1	O1	O1
I1	O2	O2	O2
I2	O3	O3	O3
I3	OS	OS	OS
M	PCD	PCD	PCD
MF12	PD-C	PD-C	PD-C
MF18	PD-I	PD-I	PD-I
MF24	PD-O	PD-O	PD-O
MF6	PD-R	PD-R	PD-R
NOT	PID	PID	PID
O1	POD	POD	POD
O2	PR	PR	PR
O3	PRD	PRD	PRD
OS	R-7A	R-7A	R-7A
PCD	R2	R2	R2
PD-C	R3	R3	R3
PD-I	R4	R4	R4
PD-O	R4A	R4A	R4A
PD-R	R5	R5	R5
PID	R6	R6	R6
POD	R7	R7	R7
PR	R7A	R7A	R7A
PRD	UU	UU	UU
R-7A	County: Heavy Industrial	County: Heavy Industrial	County: Heavy Industrial
R2			

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

Zoning Map from Little Rock Port Authority map of existing zoning for project submission. 3/2018.

Created by: RPG
Date: 3/2018

