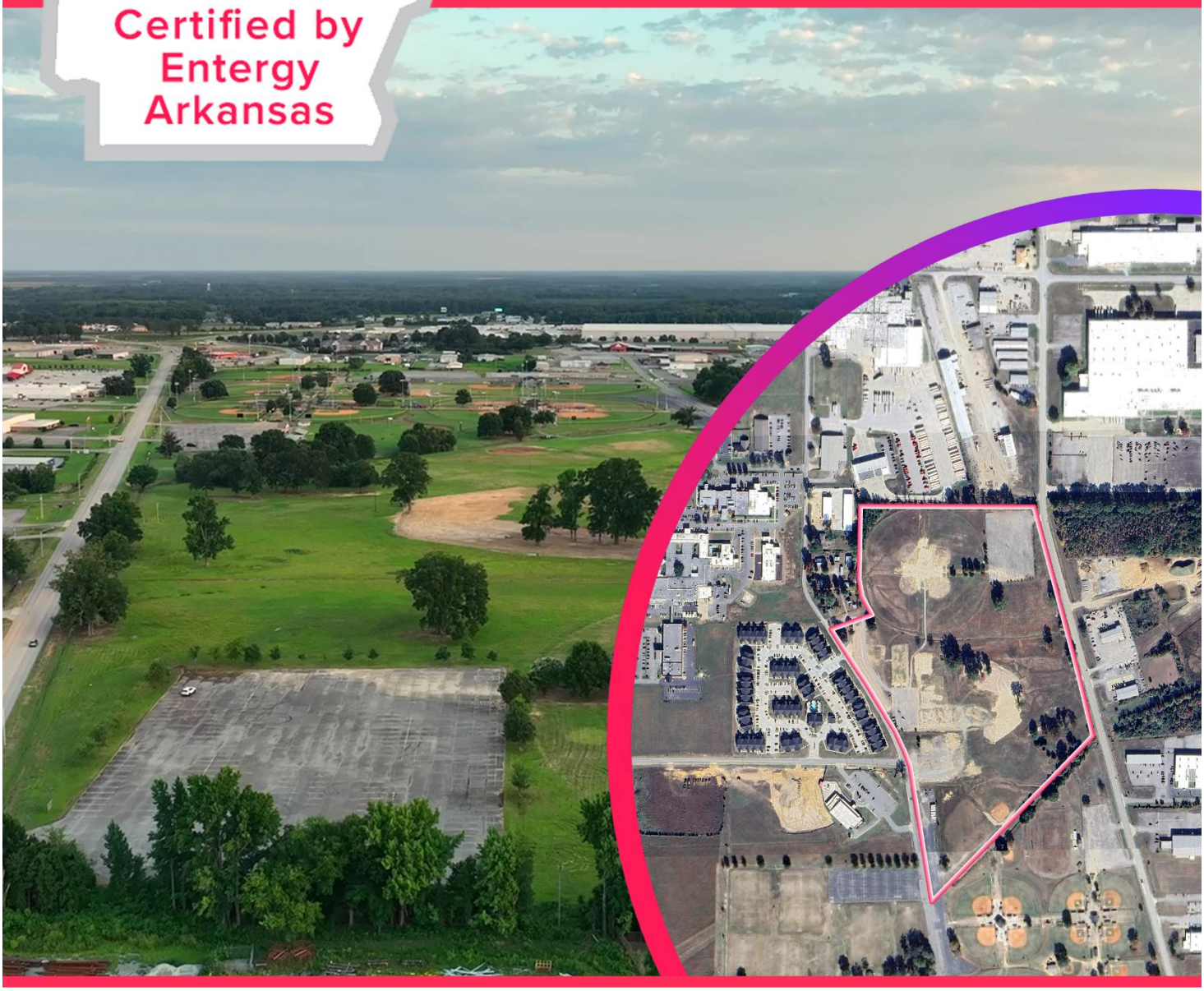
SELECT SITE

Certified by Entergy Arkansas

Forward Searcy Site 1

44.46 Acres

Certified October 2026



FORWARD SEARCY INC.

entergy ARKANSAS

Forward Searcy Site 1
Table of Contents

General Information

- Site Name, Site Address, Owner Contact Name, Economic Development Organization Contact Information
- Site Size
- Site Control Document
- Aerial Site Location Map

Site Characteristics

- Acreage, Dimensions, Previous Use
- Fire Rating, Distance to Fire Station
- Distance to Nearest Interstate and 4-Lane Highway and Access Points
- Road Frontage, Type and Weight Capacities
- Distance to Nearest Rail, Distance to Nearest Commercial Airport, Distance to Nearest Port Facility, Distance From Retail or Central Business District
- Site Type
- Site Survey

Cost Estimates and Timing

- Cost per Acre
- Special Timing Considerations
- Clearing Cost, Grading Cost, Cut/Fill Cost
- Utility Extension or Upgrade Costs

Environmental

- Wetlands Screening
- Floodplain Delineation
- Historical and Cultural Review
- Endangered Species
- Environmental Phase I (and Phase II if required)
- Stormwater Retention Plan

Geotechnical

- Soils Report
- Seismic Rating

Zoning/Permitting

- Copy of Restrictive Covenants
- Current Classification and Proposed Zoning to Conform with Intended Use
- Copy of Zoning Ordinance
- Explanation of Process to Change Zoning

SELECT SITE
CERTIFIED BY Entergy Arkansas

Utilities

- Local Contact Information, Service, and Proximity to Site
    - Electric
    - Natural Gas
    - Water
    - Sewer
    - Telecommunications
    - Rail

Taxes

- Local Sales Tax Rates
- Property Tax Rates and Methods of Assessment
- State Taxation Summary

Maps

- Transportation, Regional
- Transportation, Immediate
- Aerial
- Ownership Parcels
- Zoning
- Surrounding Uses
- Topographic Map
- Elevation Contours
- FEMA Flood Hazard
- National Wetlands Inventory
- Pipeline Infrastructure
- Local Utilities Infrastructure
- Entergy's Electrical Infrastructure
-

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:	Forward Searcy Site 1
Site Address:	1300 Veterans Blvd. Searcy, AR 72143
Owner Contact Name:	City of Searcy
Economic Development Organization Contact Information:	Forward Searcy Inc. Darrell Welch dwelch@forwardsearcy.com 903.253.4833
Site Size:	44.46 acres
Site Control Document:	The property is owned by the City of Searcy. The Searcy Regional Economic Development Corporation dba Forward Searcy is under contract with the City of Searcy to provide economic developments services to the city, including marketing of properties.
Aerial Site Location Map:	See attachment G-1 for detail.

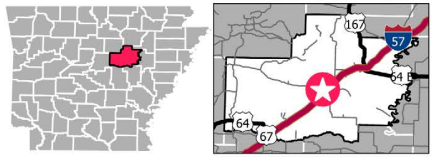
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FORWARD SEARCY SITE 1 / AERIAL



WHITE COUNTY



LEGEND

Forward Searcy Site 1 Boundary

SOURCE

ESRI Imagery Hybrid Basemap

SCALE

0 0.1 0.2 Miles

0 126.72 253.44 Meters

N

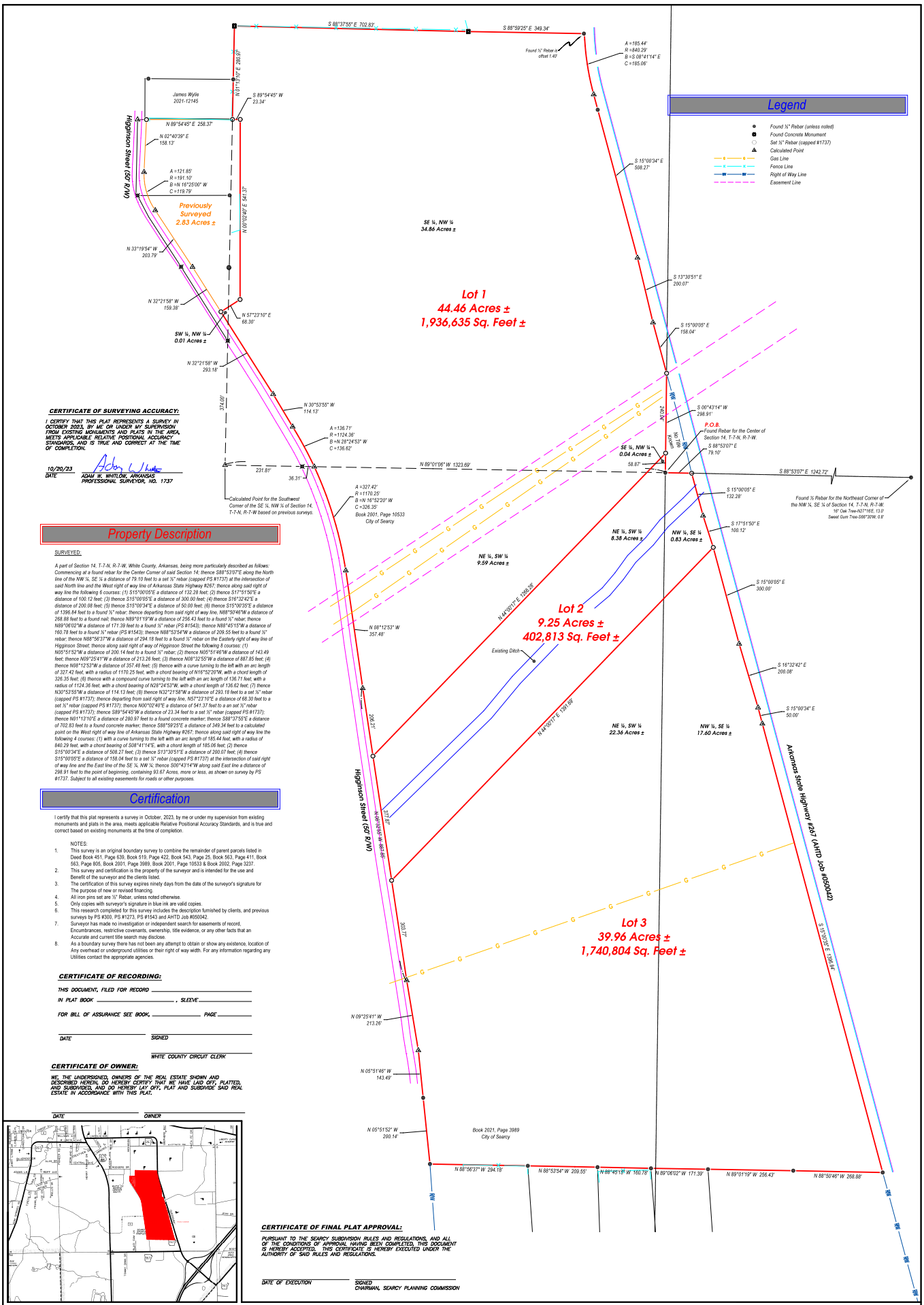
Date: 05/2026
Created by: RPG

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:	44.46 acres
Dimensions:	Approximately 1,052’ x 2,257’ x 1,266’ x 1,124’
Previous Use:	Park
Fire Rating:	ISO Rating 1
Distance to Fire Station:	1.3 miles to Searcy Central Fire Station
Distance to Nearest Interstate *and* 4-lane Highway *and* Access Points:	0.2 US Hwy. 67 Bus 0.7 to I-57 (previous US Hwy. 167) 30 miles to 1-40 40 miles to 1-440
Road Frontage, Type and Weight Capacities:	Queensway Street (State Hwy. 267) to the east and Veterans Blvd. (formerly Higginson St.) to the west. Gross weight maximum capacity - 80,000 lbs.
Distance to Nearest Rail:	0.8 miles to Union Pacific Railroad
Distance to Nearest Commercial Airport:	1.4 miles to Searcy Regional Airport (city owned, public use) 50 miles to Bill and Hillary Clinton National Airport (LIT), Little Rock
Distance to Nearest Port Facility:	47 miles to Port of Little Rock 81 miles to Port of Helena
Distance from Retail or Central Business District:	2 miles to Searcy City Center
Site Type:	Industrial
Site Survey:	Forward Searcy Site 1 Final Plat (unfiled) attached as S-1. The site is labeled as Lot 1 on the survey.

SELECT SITE
CERTIFIED BY Entergy Arkansas



CERTIFICATE OF SURVEYING ACCURACY:

I CERTIFY THAT THIS PLAT REPRESENTS A SURVEY IN OCTOBER 2023, BY ME OR UNDER MY SUPERVISION FROM EXISTING MONUMENTS AND PLATS IN THE AREA, MEETS APPLICABLE RELATIVE POSITIONAL ACCURACY STANDARDS, AND IS TRUE AND CORRECT AT THE TIME OF COMPLETION.

10/20/23
DATE

ADAM W. WHITLOW, ARKANSAS
PROFESSIONAL SURVEYOR, NO. 1737

Property Description

SURVEYED:

A part of Section 14, T-7-N, R-7-W, White County, Arkansas, being more particularly described as follows: Commencing at a found rebar for the Center Corner of said Section 14; thence S88°53'07"E along the North line of the NW ¼, SE ¼ a distance of 79.10 feet to a set ½" rebar (capped PS #1737) at the intersection of said North line and the West right of way line of Arkansas State Highway #267; thence along said right of way line the following 6 courses: (1) S15°00'05"E a distance of 132.28 feet; (2) thence S17°51'50"E a distance of 100.12 feet; (3) thence S15°00'05"E a distance of 300.00 feet; (4) thence S16°32'42"E a distance of 200.08 feet; (5) thence S15°00'34"E a distance of 50.00 feet; (6) thence S15°00'35"E a distance of 1396.84 feet to a found ½" rebar; thence departing from said right of way line, N88°50'46"W a distance of 268.88 feet to a found nail; thence N89°01'19"W a distance of 256.43 feet to a found ½" rebar; thence N89°06'02"W a distance of 171.39 feet to a found ½" rebar (PS #1543); thence N88°45'15"W a distance of 160.78 feet to a found ½" rebar (PS #1543); thence N88°53'54"W a distance of 209.55 feet to a found ½" rebar; thence N88°56'37"W a distance of 294.18 feet to a found ½" rebar on the Easterly right of way line of Higginson Street; thence along said right of way of Higginson Street the following 8 courses: (1) N05°51'52"W a distance of 200.14 feet to a found ½" rebar; (2) thence N05°51'46"W a distance of 143.49 feet; thence N09°25'41"W a distance of 213.26 feet; (3) thence N08°32'55"W a distance of 887.85 feet; (4) thence N08°12'53"W a distance of 357.48 feet; (5) thence with a curve turning to the left with an arc length of 327.42 feet, with a radius of 1170.25 feet, with a chord bearing of N16°52'20"W, with a chord length of 326.35 feet; (6) thence with a compound curve turning to the left with an arc length of 136.71 feet, with a radius of 1124.36 feet, with a chord bearing of N28°24'53"W, with a chord length of 136.62 feet; (7) thence N30°53'55"W a distance of 114.13 feet; (8) thence N32°21'58"W a distance of 293.18 feet to a set ½" rebar (capped PS #1737); thence departing from said right of way line, N57°23'10"E a distance of 68.30 feet to a set ½" rebar (capped PS #1737); thence N00°02'40"E a distance of 541.37 feet to a an set ½" rebar (capped PS #1737); thence S89°54'45"W a distance of 23.34 feet to a set ½" rebar (capped PS #1737); thence N01°13'10"E a distance of 280.97 feet to a found concrete marker; thence S88°37'55"E a distance of 702.83 feet to a found concrete marker; thence S88°59'25"E a distance of 349.34 feet to a calculated point on the West right of way line of Arkansas State Highway #267; thence along said right of way line the following 4 courses: (1) with a curve turning to the left with an arc length of 185.44 feet, with a radius of 840.29 feet, with a chord bearing of S08°41'14"E, with a chord length of 185.06 feet; (2) thence S15°00'34"E a distance of 508.27 feet; (3) thence S13°30'51"E a distance of 200.07 feet; (4) thence S15°00'05"E a distance of 158.04 feet to a set ½" rebar (capped PS #1737) at the intersection of said right of way line and the East line of the SE ¼, NW ¼; thence S00°43'14"W along said East line a distance of 298.91 feet to the point of beginning, containing 93.67 Acres, more or less, as shown on survey by PS #1737. Subject to all existing easements for roads or other purposes.

Certification

I certify that this plat represents a survey in October, 2023, by me or under my supervision from existing monuments and plats in the area, meets applicable Relative Positional Accuracy Standards, and is true and correct based on existing monuments at the time of completion.

NOTES:

1. This survey is an original boundary survey to combine the remainder of parent parcels listed in Deed Book 451, Page 639, Book 519, Page 422, Book 543, Page 25, Book 563, Page 411, Book 563, Page 805, Book 2001, Page 3989, Book 2001, Page 10533 & Book 2002, Page 3237.
2. This survey and certification is the property of the surveyor and is intended for the use and Benefit of the surveyor and the clients listed.
3. The certification of this survey expires ninety days from the date of the surveyor's signature for The purpose of new or revised financing.
4. All iron pins set are ½" Rebar, unless noted otherwise.
5. Only copies with surveyor's signature in blue ink are valid copies.
6. This research completed for this survey includes the description furnished by clients, and previous surveys by PS #300, PS #1273, PS #1543 and AHTD Job #050042.
7. Surveyor has made no investigation or independent search for easements of record, Encumbrances, restrictive covenants, ownership, title evidence, or any other facts that an Accurate and current title search may disclose.
8. As a boundary survey there has not been any attempt to obtain or show any existence, location of Any overhead or underground utilities or their right of way width. For any information regarding any Utilities contact the appropriate agencies.

CERTIFICATE OF RECORDING:

THIS DOCUMENT, FILED FOR RECORD _____

IN PLAT BOOK _____, SLEEVE _____

FOR BILL OF ASSURANCE SEE BOOK, _____ PAGE _____

_____ _____
DATE SIGNED

WHITE COUNTY CIRCUIT CLERK

CERTIFICATE OF OWNER:

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED, AND SUBDIVIDED, AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT.

_____ _____
DATE OWNER

CERTIFICATE OF FINAL PLAT APPROVAL:

PURSUANT TO THE SEARCY SUBDIVISION RULES AND REGULATIONS, AND ALL OF THE CONDITIONS OF APPROVAL HAVING BEEN COMPLETED, THIS DOCUMENT IS HEREBY ACCEPTED. THIS CERTIFICATE IS HEREBY EXECUTED UNDER THE AUTHORITY OF SAID RULES AND REGULATIONS.

_____ _____
DATE OF EXECUTION SIGNED
CHAIRMAN, SEARCY PLANNING COMMISSION

N
W E
S

0' 120' 240' 360'
BASIS OF BEARINGS DERIVED FROM GPS AR NORTH.

SURVEY CODE:
500-07N-07W-9-14-000-73-1737

FINAL PLAT OF SEARCY INDUSTRIAL ADDITION

BEING A PART OF SECTION 14, T-7-N, R-7-W, SEARCY, WHITE COUNTY, ARKANSAS

CERTIFICATE OF AUTHORIZATION
QUATTLEBAUM SURVEYING LLC
No. 1423
ARKANSAS SURVEYOR

REGISTERED
STATE OF ARKANSAS
NO. 1737
SIGNATURE
10/20/23
PROFESSIONAL LAND SURVEYOR

No.	Revisions	Date	By

301 EAST LINCOLN AVE.
SEARCY, ARKANSAS 72143
(501) 268-2174 (501) 279-3698 FAX
QUATTLEBAUM SURVEYING, LLC
BOUNDARY • TOPO • CONSTRUCTION

DRAWN BY	DATE	APPROVED	DATE
JDC	10/20/23	AWW	10/20/23
PROJECT		SCALE	SHEET
23-316 Final Plat		1" = 120'	1 of 1

Cost Estimates and Timing

Cost per Acre: $28,000 per acre

Special Timing Considerations: None

Clearing Cost: In December 2025, the site was cleared, graded and a small portion of the lower southwest corner was filled to raise 2.46 acres above flood zone. There are a few large trees left on site which can be removed.

Grading Cost: None

Cut/Fill Cost: In the Geotechnical report, it was recommended a cut of a minimum of 3.5' and fill with select fill. Davidson Engineering provided a high-level estimate for a 250,000 sf building at a cost of approximately $1,300,000. This would need to be recalculated for the actual project once details are known.

See attachment C-1a for detail.

Utility Extension or Upgrade Costs: Electric - Service is at the site – Three phase is available on site. Upgrades will depend on specific customer needs.

Sewer - Service at the site – may need to relocate the sewer line depending on facility placement. An estimate of $169,706.25 was provided by Davidson Engineering to remove the line running west to east on the lower portion of the site if necessary.

See attachment C-1b for detail.

Water - Service at the site – no upgrades necessary.

DAVIDSON ENGINEERING

Forward Searcy Site 1
Earthwork Quantities
06.30.2026
By: Davidson Engineering
DE#23-58

Item No.	Description	Units	Estimated Quantity	Unit Cost	Subtotal
1	Undercut (42" depth)	CY	32,500	$18.00	$585,000.00
2	Compacted Select Fill	CY	32,500	$22.00	$715,000.00
				SUBTOTAL	**$1,300,000.00**

TOTAL ESTIMATED SITE COST	**$1,300,000.00**

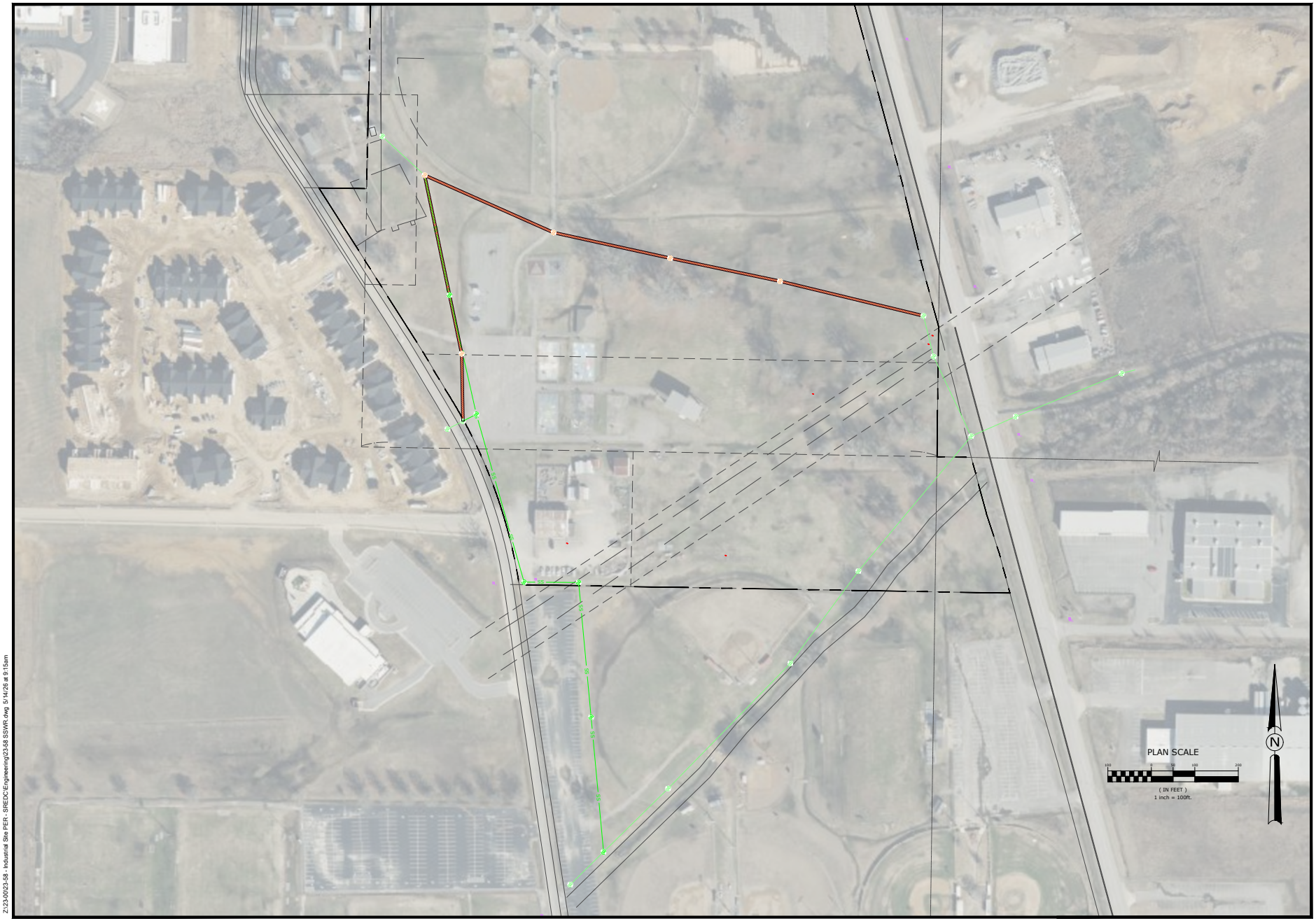
DAVIDSON ENGINEERING

Forward Searcy Site No.1
Sewer Relocation Estimate
05.28.2026
By: Davidson Engineering
DE#23-58

Item No.	Description	Units	Estimated Quantity	Unit Cost	Subtotal
1	48" Diameter SS Manhole	EA	6	$5,500.00	$33,000.00
2	8" PVC Sewer Main Extension	LF	1,715	$75.00	$128,625.00
				SUBTOTAL	**$161,625.00**

Contingency (5%)	**$**	**8,081.25**
TOTAL ESTIMATED CONSTRUCTION COST	**$**	**169,706.25**

TOTAL ESTIMATED SITE COST	**$**	**169,706.25**



DAVIDSON ENGINEERING
210 W. ARCH AVE., STE. D
SEARCY, AR 72143
TEL 501.388.2178

FORWARD SEARCY SITE NO. 1
DEMOLITION PLAN
SEARCY, ARKANSAS

NO.	DATE	REVISIONS DESCRIPTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19096
BRADEN COLE DAVIDSON
3/12/2025
ORIGINAL SIGNATURE ON FILE

PROJECT OVERVIEW AND GENERAL NOTES

PROJECT ENG:	DRAWN BY:
BCD	JRM

DATE: MARCH, 2025

SCALE:	JOB NUMBER:
1" = 100'	DE23-58

C1.0

Z:\23-0023-58 - Industrial Site PER - SBRED\C-Engineering\23-58 SSWR.dwg 5/14/26 at 9:15am



DAVIDSON ENGINEERING

210 W. ARCH AVE., STE. D
SEARCY, AR 72143
TEL 501.388.2178

FORWARD SEARCY SITE NO. 1
DEMOLITION PLAN
SEARCY, ARKANSAS

NO.	DATE	REVISIONS DESCRIPTION

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 19096
BRADEN COLE DAVIDSON
5/12/2025
ORIGINAL SIGNATURE ON FILE

SEWER RELOCATE

PROJECT ENG:	DRAWN BY :
BCD	JHN
DATE: MARCH, 2025	
SCALE: 1" = 50'	JOB NUMBER: DE23-58

EX2.0

Z:\23-0023-58 - Industrial Site PER - SBRDC\Engineering\23-58 SSWR.dwg 5/14/26 at 9:16am

Environmental

Wetlands Screening: A Wetland & Other Waters of the United States Determination was conducted by Wetland Consultants Unlimited in August 2026 on the 44.46 acres Forward Searcy Site 1. There were no wetlands or other waters of the United States identified on the reviewed site.

See attachment E-1b for detail and E-1a for a Wetlands map.

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

Floodplain Delineation: There is a portion at the south end of the site that follows a perennial tributary that lies in the 100-year flood plain. During the survey of the site, it was determined that 0.83 acres of the site was not in the flood zone. Additionally, during demolition, fill was brought in to raise a corner in the lower southwest area of the site. A Letter of Map Adjustment has been sent to FEMA to request the flood zone be updated to remove 2.46 acres of the site out of the flood zone.

See attachment E-2b for detail and E-2a for a Flood map.

Historical and Cultural Review: Flat Earth Archeology conducted a Cultural Resources Background Research and Desktop Review for the Forward Searcy Site No. 1 in November 2025. Personnel conducted a records check on the Arkansas Historic Preservation Program (AHPP) GIS Historic Structures database and AMASDA database. According to the AHPP and AMASDA databases, there are no historic property structures as defined by 36 CFR 800.16(l)(1) within or within ¼-mile of the Forward Searcy Site No. 1 (AHPP 2025; AMASDA 2025). Flat Earth Archeology determined that the archival data and geography of the Forward Searcy Site 1 support a low to moderate probability of intact archeological deposits in the Forward Searcy Site 1.

The Arkansas Historic Preservation Program, in a letter dated September 21, 2026, agreed with Flat Earth's findings and confirmed there were no historic properties that would be affected during this project.

See attachment E-3 for detail. A federal nexus may result in a more scrutinized review of this category.

Endangered Species: The US Fish and Wildlife responded in a letter dated August 31, 2026, with a list of potential threatened, endangered or candidate species (7) found in the area. The report stated there are no critical habitats within the project area.

See attachment E-4 for detail. A federal nexus may result in a more scrutinized review of this category.

Environmental Phase I (and Phase II if required): A Phase I Environmental Assessment was conducted on 36 acres of the 44-acre Forward Searcy Site 1 by Geotechnical Testing and Services (GTS), Inc. in September 2023. This environmental assessment was conducted at the request of Davidson Engineering as part of their preliminary engineering report assessing the use of the property as an industrial site. At the time of the assessment, the property was being used as an adult softball field, an event center, and other city uses.

See attachment E-5 for detail. A federal nexus may result in a more scrutinized review of this category.

Stormwater Retention Plan: As part of the engineering evaluation completed by Davidson Engineering on November 8, 2023, a storm water evaluation was conducted on the full 96-acre property. A plan was proposed to split the property into 3 lots. The northern lot, Forward Searcy Site 1, a southern lot (Lot 3) still used for recreation and a lot (Lot 2) containing a 300-foot easement along Iorio Creek which will be retained by the City of Searcy. See site survey S-1 for detail.

As a result of the evaluation, it was recommended that 1.5 acres ± be utilized for shared detention on the northern Forward Searcy Site 1.

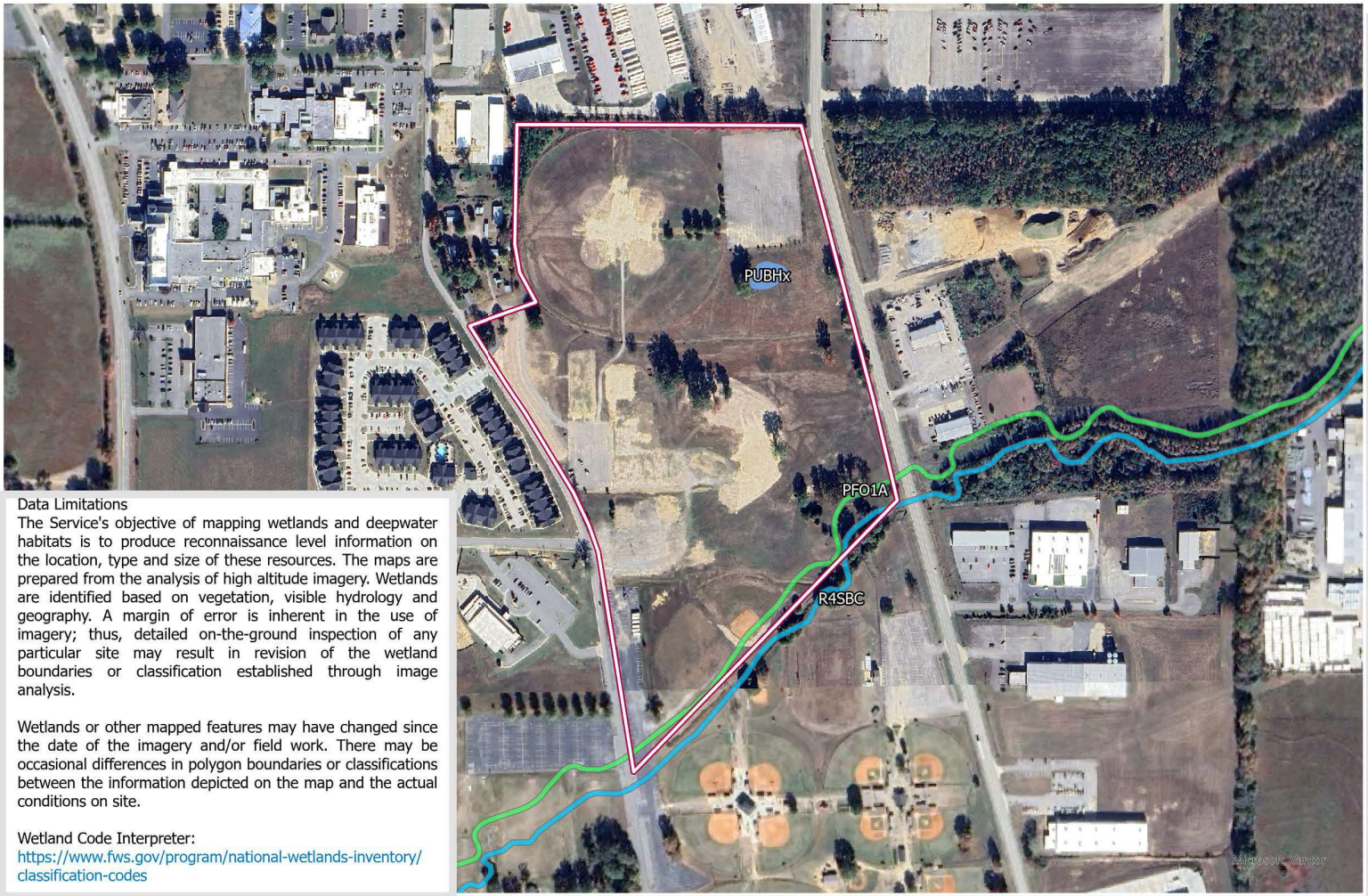
See attachment E-6 for detail and a conceptual design of how two industrial buildings and a retention pond might be laid out on the site.

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FORWARD SEARCY SITE 1 / NATIONAL WETLAND INVENTORY

E-1a

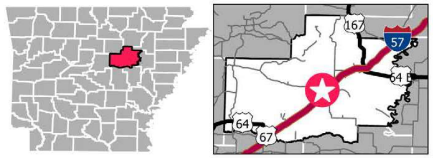


Data Limitations
The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible 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.

Wetlands or other mapped features may have changed since the date of the imagery and/or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Wetland Code Interpreter:
https://www.fws.gov/program/national-wetlands-inventory/classification-codes

WHITE COUNTY



LEGEND

Forward Searcy Site 1 Boundary

WETLAND_TYPE

- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

SOURCE

Wetland: U.S. Fish and Wildlife Service and the National Wetlands Inventory. Download Date: 2026_05

SCALE

0 0.07 0.15 Miles

0 95.04 190.08 Meters

N

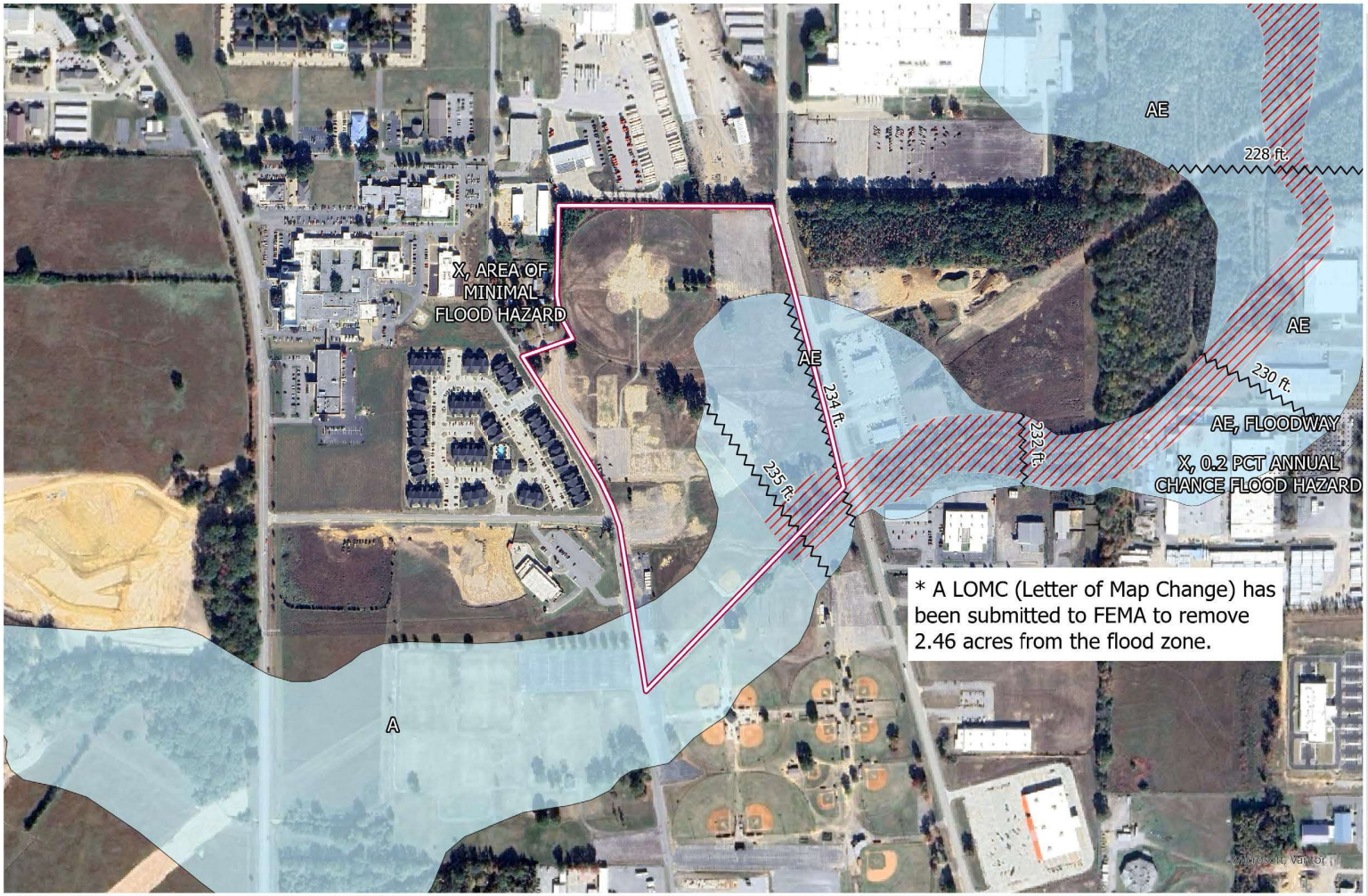
Date: 07/2026
Created by: RPG

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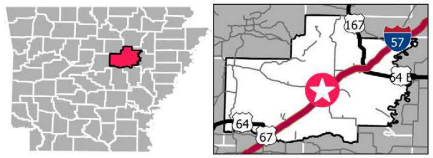
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FORWARD SEARCY SITE 1 / FEMA FLOOD HAZARDS

E-2a



WHITE COUNTY



LEGEND

- Forward Searcy Site 1 Boundary
- Base Flood Elevation

FEMA Flood Hazards

Flood Zone, Subtype

- A,
- AE,
- AE,FLOODWAY
- X,0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- X,AREA OF MINIMAL FLOOD HAZARD

SOURCE

Wetland: U.S. Fish and Wildlife Service and the National Wetlands Inventory. Download Date: 2025_09

SCALE

0 0.1 0.2 Miles

0 126.72 253.44 Meters

N

Date: 05/2026
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.

DAVIDSON ENGINEERING

Darrell Welch
Forward Searcy, Inc.
2323 South Main Street
Searcy, Arkansas 72143

RE: Floodplain Development and Associated LOMC
Forward Searcy Site No. 1

Mr. Welch,

As you know, Forward Searcy recently utilized grant funding to place and compact select fill material within a portion of Forward Searcy Site No. 1 with the objective of increasing the site's overall developable area.

All associated earthwork was properly permitted as Floodplain Development by Mr. Mark Lane, City of Searcy Engineer and Certified Floodplain Manager.

In the course of performing the required surveying for this work, our firm identified approximately 0.83 acres of land that are located within the FEMA-designated Special Flood Hazard Area (commonly referred to as the 100-year floodplain) that are actually already above the 100-year flood elevation at their current grade.

In addition, approximately 1.63 acres were successfully raised above the 100-year flood elevation through the placement and compaction of select fill material. The combined total of these areas—approximately 2.46 acres—represents land that was formerly within the Special Flood Hazard Area and is now eligible for removal from the Flood Hazard Area following approval of a Letter of Map Change (LOMC) by FEMA.

Our firm has prepared and submitted the LOMC request to FEMA for review. The case has been assigned FEMA Case Number 26-06-0725P. We will continue to monitor the submittal and will keep you informed as correspondence or determinations are received from FEMA.

Attached below is an exhibit illustrating the two areas proposed for removal from the Special Flood Hazard Area. As you are aware, the structures visible on the aerial imagery no longer exist, having been removed as part of the recent demolition activities at the site.



Exhibit – Areas Requested to be Removed from SFHA

Let me know if you have any questions or comments. Thank you again for allowing us to assist you with this work

Thank you,
Davidson Engineering, PLLC

Bear Davidson, PE

DAVIDSON ENGINEERING

210 W. Arch Ave., Suite D
Searcy, Arkansas 72143
(501) 388 - 2178

November 8, 2023

Planning and Engineering
300 West Arch Avenue
Searcy, AR 72143

RE: Searcy Regional Economic Development Corporation

To Whom It May Concern,

The following is a preliminary evaluation for stormwater management concerning the future development of the property. The property, at the present time, is primarily utilized for recreational purposes focusing on ballfields. Due to the current nature of the development consisting of largely permeable area and the proposed future development being aimed towards industrialization, a need arises to determine the handling of stormwater increase. The calculations that will follow in this report are based on the current development and an assumed future development consisting largely of impervious surfaces. To determine and propose the required detention, aerials from Google, USGS topo maps and conservative assumptions based on a 50-year storm event will be used.

The site is 93.67 acres ± and will be divided into three (3) lots. Of these, one lot will be dedicated as a 300-feet drainage easement along Iorio Creek essentially dividing the property into two developments. Accordingly, the management of stormwater will require each lot to have detention and the calculations will reflect this. Also, there currently exists along Queensway Street, to the extreme east of the property, a roadside swale that will see an increase in stormwater due to development and will need to be evaluated for capacity as development increases.

Lot 1

The proposed size of this lot is 44.46 acres ± and has a gentle slope southeasterly towards Iorio Creek. The following is a summary of calculations based on the assumption that time of concentration is equal:

Pre-Development	Post-Development
C – 0.44	C – 0.84
T_C – 45 min	T_C – 45 min
I – 3.57 in/hr	I – 3.57 in/hr
Q – 69.46 cfs	Q – 132.72 cfs

The increase in stormwater is **63.27 cfs** holding the rainfall intensities equal for pre- and post-development conditions. The required detention storage for this condition is approximately 175,000 cubic feet. At a depth of four (4) feet, this results in approximately 1.00 acre of surface area.

Reducing the time of concentration for post-development to increase the rainfall intensity, the results are as follows:

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Pre-Development	Post-Development
C – 0.44	C – 0.84
T_C – 45 min	T_C – 15 min
I – 3.57 in/hr	I – 6.04 in/hr
Q – 69.46 cfs	Q – 224.60 cfs

The increase in stormwater is now **155.15 cfs** allowing for a shorter time of concentration and increased rainfall intensity from pre- and post-development conditions. The required detention storage for this condition is approximately 238,000 cubic feet. At a depth of four (4) feet, this results in approximately 1.40 acres of surface area.

It is recommended that 1.5 acres ± be utilized for shared detention.

Lot 3

The proposed size of this lot is 39.96 acres ± and has a bit steeper slope, as seen on a USGS topo, and flows northeasterly towards Iorio Creek. Given that the tracts are close in size with relatively similar topography, the same assumptions will be utilized here as in Lot 1. The following is a summary of calculations based on the assumption that time of concentration is equal:

Pre-Development	Post-Development
C – 0.44	C – 0.83
T_C – 45 min	T_C – 45 min
I – 3.57 in/hr	I – 3.57 in/hr
Q – 62.70 cfs	Q – 118.50 cfs

The increase in stormwater is **55.80 cfs** holding the rainfall intensities equal for pre- and post-development conditions. The required detention storage for this condition is approximately 155,000 cubic feet. At a depth of four (4) feet, this results in approximately 0.90 acres of surface area.

Reducing the time of concentration for post-development to increase the rainfall intensity, the results are as follows:

Pre-Development	Post-Development
C – 0.44	C – 0.83
T_C – 45 min	T_C – 15 min
I – 3.57 in/hr	I – 6.04 in/hr
Q – 62.70 cfs	Q – 200.54 cfs

The increase in stormwater is now **137.84 cfs** allowing for a shorter time of concentration and increased rainfall intensity from pre- and post-development conditions. The required detention storage for this condition is approximately 211,000 cubic feet. At a depth of four (4) feet, this results in approximately 1.20 acres of surface area.

It is recommended that 1.3 acres ± be utilized for shared detention.

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The above calculations are based on a development with 80% impervious surface area and is reflected in the runoff coefficient approaching near impervious conditions. A shared detention would allow for a better utilization of the property as each separate development would not be required to detain water. Underground storm sewer should be the primary means of conveyance so the existing ditches will not be inundated with the increase in runoff.

Thank you,
Davidson Engineering, PLLC



Jeffrey H. Nichols, Jr., E.I.

Attached Calculations

Lot 1 Calculations

	Manual		2-yr Intensity	5-yr Intensity	10-yr Intensity	25-yr Intensity	50-yr Intensity	100-yr Intensity
	Area	$\frac{\Sigma (C \cdot A)}{Total\ Area}$	Pre- 2.06	Pre- 2.45	Pre- 2.78	Pre- 3.23	Pre- 3.57	Pre- 3.90
			Post- 2.06	Post- 2.45	Post- 2.78	Post- 3.23	Post- 3.57	Post- 3.90
	---	Composite C	$Q_{2\ year}$ (cfs)	$Q_{5\ year}$ (cfs)	$Q_{10\ year}$ (cfs)	$Q_{25\ year}$ (cfs)	$Q_{50\ year}$ (cfs)	$Q_{100\ year}$ (cfs)
Pre-Development	44.46	0.44	40.00	47.76	54.14	62.88	69.46	75.96
Post-Development	44.46	0.84	76.43	91.26	103.46	120.15	132.72	145.14
			Increase 36.43	Increase 43.50	Increase 49.32	Increase 57.27	Increase 63.27	Increase 69.18

*Calculations based on equal rainfall intensities

	Manual		2-yr Intensity	5-yr Intensity	10-yr Intensity	25-yr Intensity	50-yr Intensity	100-yr Intensity
	Area	$\frac{\Sigma (C \cdot A)}{Total\ Area}$	Pre- 2.06	Pre- 2.45	Pre- 2.78	Pre- 3.23	Pre- 3.57	Pre- 3.90
			Post- 3.47	Post- 4.16	Post- 4.72	Post- 5.47	Post- 6.04	Post- 6.60
	---	Composite C	$Q_{2\ year}$ (cfs)	$Q_{5\ year}$ (cfs)	$Q_{10\ year}$ (cfs)	$Q_{25\ year}$ (cfs)	$Q_{50\ year}$ (cfs)	$Q_{100\ year}$ (cfs)
Pre-Development	44.46	0.44	40.00	47.76	54.14	62.88	69.46	75.96
Post-Development	44.46	0.84	129.04	154.69	175.52	203.41	224.60	245.43
			Increase 89.04	Increase 106.94	Increase 121.38	Increase 140.53	Increase 155.15	Increase 169.47

*Calculations based on different rainfall intensities

Lot 3 Calculations

	Manual	$\frac{\Sigma (C \cdot A)}{Total\ Area}$	2-yr Intensity	5-yr Intensity	10-yr Intensity	25-yr Intensity	50-yr Intensity	100-yr Intensity
	Area		Pre- 2.06	Pre- 2.45	Pre- 2.78	Pre- 3.23	Pre- 3.57	Pre- 3.90
			Post- 2.06	Post- 2.45	Post- 2.78	Post- 3.23	Post- 3.57	Post- 3.90
	---	Composite C	$Q_{2\ year}$ (cfs)	$Q_{5\ year}$ (cfs)	$Q_{10\ year}$ (cfs)	$Q_{25\ year}$ (cfs)	$Q_{50\ year}$ (cfs)	$Q_{100\ year}$ (cfs)
Pre-Development	39.96	0.44	36.11	43.11	48.88	56.76	62.70	68.57
Post-Development	39.96	0.83	68.24	81.48	92.37	107.28	118.50	129.59
			Increase 32.13	Increase 38.37	Increase 43.50	Increase 50.51	Increase 55.80	Increase 61.02

*Calculations based on equal rainfall intensities

	Manual	$\frac{\Sigma (C \cdot A)}{Total\ Area}$	2-yr Intensity	5-yr Intensity	10-yr Intensity	25-yr Intensity	50-yr Intensity	100-yr Intensity
	Area		Pre- 2.06	Pre- 2.45	Pre- 2.78	Pre- 3.23	Pre- 3.57	Pre- 3.90
			Post- 3.47	Post- 4.16	Post- 4.72	Post- 5.47	Post- 6.04	Post- 6.60
	---	Composite C	$Q_{2\ year}$ (cfs)	$Q_{5\ year}$ (cfs)	$Q_{10\ year}$ (cfs)	$Q_{25\ year}$ (cfs)	$Q_{50\ year}$ (cfs)	$Q_{100\ year}$ (cfs)
Pre-Development	39.96	0.44	36.11	43.11	48.88	56.76	62.70	68.57
Post-Development	39.96	0.83	115.21	138.12	156.71	181.62	200.54	219.13
			Increase 79.10	Increase 95.01	Increase 107.83	Increase 124.85	Increase 137.84	Increase 150.56

*Calculations based on different rainfall intensities

Z:\23-00\23-58 - Industrial Site PER - SREDC\Preliminary\23-58 PSP.dwg 8/18/25 at 3:44pm



C1.0	PRELIMINARY SITE PLAN	REVISIONS NO. DATE DESCRIPTION	FORWARD SEARCY SITE NO. 1 DEMOLITION PLAN SEARCY, ARKANSAS

SCALE: 1" = 100'
DATE: JUNE, 2025
JOB NUMBER: DE23-58
PROJECT ENG.: BCD
DRAWN BY: JKO

ORIGINAL SIGNATURE/SEAL

STATE OF ARKANSAS
LICENSED PROFESSIONAL ENGINEER
No. 13136
KEITH DAVIDSON

DAVIDSON ENGINEERING
210 W. ARCH AVE., STE. D
SEARCY, AR 72143
TEL 501.388.2178

Geotechnical

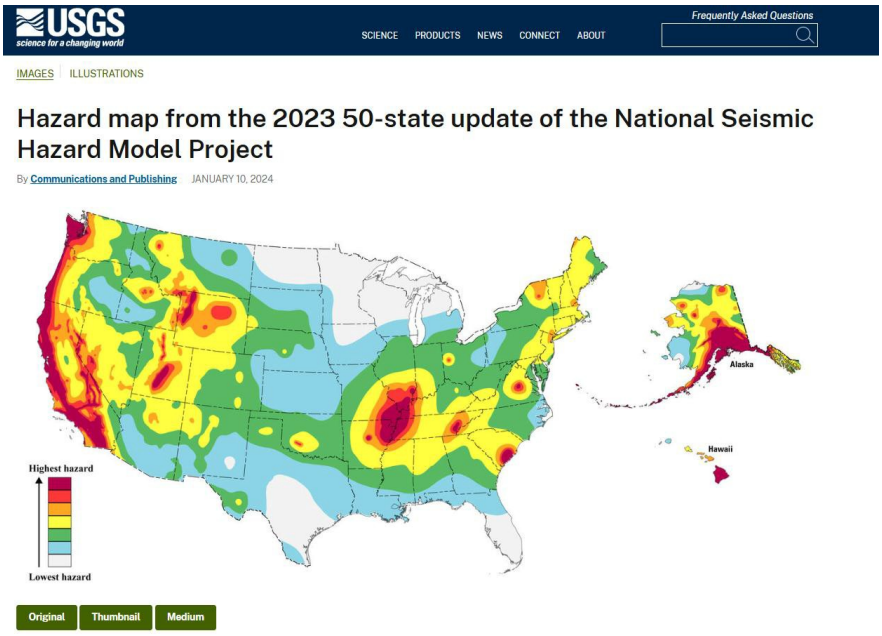
Soils Report: A Geotechnical Engineering Report was provided on October 18, 2023, in reference to the 108-acre property on Queensway which includes the now named Forward Searcy Site 1.

A total of six borings were conducted on Site 1 at a depth of 15 feet or less. GTS recommends additional borings when an industrial development project plan is finalized.

An assumption of cut depths of less than 2 feet and fill depths of up to 5 feet could be necessary to develop final grades above floodwater levels across the site. In addition, low-strength soils were identified at borings B-1 and B-2. However, it was stated that intermixed soils from mass grading could result in suitable fill material.

See attachment GT-1 for detail.

Seismic Rating: The United States Geological Survey provides National Seismic Hazard Maps which derive 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. Searcy is identified within the area of a Moderate risk level. The risk levels used in this rating system are: Lowest, Very Low, Low, Moderate, High, Very High, and Highest.



Zoning/Permitting

Copy of Restrictive Covenants:	None
Current Classification and Proposed Zoning (if different) to Conform with Intended Use:	The industrial site is zoned I-2 for general heavy industrial uses, designed for manufacturing, processing, and storage activities.
Copy of Zoning Ordinance:	Per the Searcy Zoning Code, last revised on June 11, 2024, with the description of the industrial district on page 12. Industrial projects must also meet requirements regarding setbacks, parking, landscaping, and signage. See Chapters 6 & 7, pp. 57-75. See attached Z-1 for detail.
Explanation of Process to Change Zoning:	Not applicable.

Utilities

Electric:

Name of Utility:	Entergy Arkansas
Contact Person(s):	Chris Murphy or Katherine Holmstrom
Address:	425 West Capitol Ave., Suite 2700
City, State, Zip:	Little Rock, AR 72201
Phone:	501.377.4467 or 870.830.2308
Email:	cmurph4@entergy.com or kholmst@entergy.com
Service and Proximity to Site:	Three-phase power is available on site. Upgrades would be based on project demand needs.

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:	501.377.4557 or 501.749.7189
Email:	ctaylor@summitutilities.com or mlinebarier@summitutilities.com
Service and Proximity to Site:	Gas main runs on the east side of Queensway parallel to the east site boundary. Also, a 3” gas main also runs a portion of the way along the western boundary of the site south of Pioneer Village to near the intersection of Recreation Way and Veteran’s Blvd (Higginson Street).

Water:

Name of Utility:	Searcy Water Utilities
Contact Person(s):	Scotty Boggs
Address:	300 N. Elm Street
City, State, Zip:	Searcy, AR 72143
Phone:	501.230.1576
Email:	s.boggs@searcywater.org
Service and Proximity to Site:	A 20” water main runs along the northern boundary of the site. A 10” line runs along on the eastern boundary of the property. There is an ~650’ gap from north end of 10” line and where the 20” line crosses. An 8” line runs along a portion of the western boundary down to Recreation Way.

Utilities

Sewer:

Name of Utility:	Searcy Water Utilities
Contact Person(s):	Scotty Boggs
Address:	300 N. Elm Street
City, State, Zip:	Searcy, AR 72143
Phone:	501.230.1576
Email:	s.boggs@searcywater.org
Service and Proximity to Site:	An 8" sewer main runs from the west to the east of the site along the center. It can be relocated based on facility layout needs. A 14" sewer main runs along the southern boundary of the site.

Telecommunications:

Name of Utility:	AT&T
Contact Person(s):	Ben Fox or Ryan Mouser
Address:	
City, State, Zip:	
Phone:	501.231.2958 or 870.926.4540
Email:	Bf1575@att.com or rx6163@att.com
Service and Proximity to Site:	On Site

Rail:

Name of Utility:	Union Pacific Railroad
Contact Person(s):	Steven Ehrlich, Regional Manager Track Projects AR/LA/TX
Address:	1400 Douglas Street, Stop 1380
City, State, Zip:	Omaha, NE 68179
Phone:	402.544.4033
Email:	sdehrlic@up.com
Service and Proximity to Site:	0.8 miles from site

Taxes

Local Sales Tax Rates:	10.25% (inside Searcy City Limits) State rate: 6.5% County rate: 1.75% City rate: 2%
Property Tax Rates (Real, Personal) and Methods of Assessment:	Property Inside City Limits: 40.60 mills Assessed Value is 20% of Estimated Market Value For example, on a $1,000,000 property, the property taxes would be: $1,000,000 x 0.20 = $200,000 $200,000 x 0.04060 = $8,120
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*NzE4MDcyNzkxLjE2OTQ0NDIwNjc A copy of the report as of June 2026 is included as attachment T-1.

Maps

The following maps are provided behind this section:

- Transportation, Regional
- Transportation, Immediate
- Aerial
- Ownership Parcels
- Zoning
- Surrounding Uses
- Topographic Map
- Elevation Contours
- FEMA Flood Hazard
- National Wetlands Inventory
- Pipeline Infrastructure
- Local Utilities Infrastructure
- Entergy's Electrical Infrastructure
- Conceptual Engineering Drawing

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.