

HOPEFIELD INDUSTRIAL

Crittenden County, AR

Mound City Road - West Memphis, Arkansas 72442

835
Acres

Contiguous Available

51 minutes/53 miles from
FORD'S \$5.6 BILLION
BLUE OVAL CITY

Listing Price

Sale Price

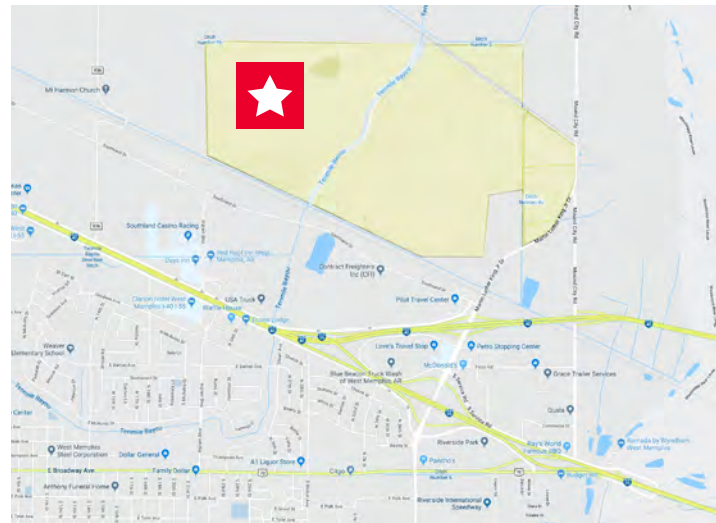
\$35,000/acre

Property Type

Industrial

Property Highlights

- Dividable Land
- Immediate access to I-40 and I-55
- 4.5 miles from downtown Memphis
- BNSF Railway Company & Union Pacific Railroad border the Property
- 17 miles from FedEx Hub
- 10 miles to Union Pacific Intermodal terminal
- All utilities to the site
- Water pressure of 3,500 psi, plus
- Approval for a 453,600 SF building
- Available 20-year Property Tax Abatement



LAND DETAILS

Property Area

835+/- Acres

Jeb Fields, SIOR, CCIM

Principal

901 362 4315

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Caleb Park

Associate Vice President

901 362 3454

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Demographics

	Drive Time 30 minutes	Drive Time 60 minutes	Drive Time 90 minutes
2018 Key Demographic Indicators (Esri)			
2018 Total Population (Esri)	697,610	1,435,204	1,933,642
2010-2018 Population: Annual Growth Rate (Esri)	0.05	0.35	0.35
2018 Daytime Population			
2018 Total Daytime Population	799,293	1,450,617	1,960,879
2018 Daytime Population: Workers	426,050	707,549	928,302
2018 Daytime Population: Residents	373,243	743,068	1,032,577
2018 Income (Esri)			
2018 Average Household Income (Esri)	60,472	74,037	70,060
2018 Per Capita Income (Esri)	23,168	27,823	26,488
2018 Educational Attainment (Esri)			
2018 Education: High School Diploma (Esri)	124,068	239,694	333,615
2018 Education: Some College/No Degree (Esri)	107,353	222,815	289,870
2018 Education: GED/Alternative Credential (Esri)	19,364	42,552	67,028
2018 Education: Associate's Degree (Esri)	30,970	72,673	98,239
2018 Education: Bachelor's Degree (Esri)	66,526	167,048	210,031
2018 Education: Graduate/Professional Degree (Esri)	44,376	103,458	129,345
2018 Labor Force by Occupation (Esri)			
2018 Employed Civilian Population Age 16+ by Occupation Base (Esri)	323,604	690,324	896,421
2018 Occupation: Production (Esri)	22,064	45,154	67,260
2018 Occupation: Transportation/Material Moving (Esri)	34,272	63,430	79,987
2018 Occupation: Architecture/Engineering (Esri)	2,877	7,965	9,974
2018 Occupation: Farming/Fishing/Forestry (Esri)	960	3,271	6,355
2018 Occupation: Construction/Extraction (Esri)	15,552	29,473	38,229
2018 Occupation: Office/Administrative Support (Esri)	47,807	99,539	125,509

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Infrastructure Specs

Utility	Provider	Information
Electric	West Memphis Utility Commission	At site, 13.8 kV - 12" lines
Electricity Rate	West Memphis Utility Commission	Typical Industrial Rate of \$7,000 minimum demand charge Plus \$7.00 per kW of demand in excess of 1,000 kW Energy charge of \$0.0352 per kWh
Gas	Centerpoint	At site, 6" - 60 psi
Water	West Memphis Utility Commission	At site, 12" lines - 60 psi
Sewer	West Memphis Utility Commission	At site, 18" lines
Wastewater Limitations	West Memphis Utility Commission	Ph 5.5 - 10.0
Fire	West Memphis Fire Department	Protecting the 28,000 people living in an area of 29 square miles
Fiber-Optic	AT&T	Fiber near the site
Telecommunications	AT&T	Fiber near the site

Hopefield Tax Incentives

Memphis Area Operating Expense Comparison

	Crittenden Co., AR	Marshall Co., MS	DeSoto Co., MS	Shelby Co., TN
Taxes Unabated	\$0.40 psf	\$0.55 psf	\$0.55 - \$0.60 psf	\$0.80 - \$0.85 psf
Total OPEX	\$0.60 psf	\$0.83 psf	\$0.85 - \$0.90 psf	\$1.10 - \$1.20 psf
Taxes Abated*	\$0.14 psf	\$0.22 psf	\$0.40 psf	\$0.20 - \$0.25 psf
Total OPEX	\$0.34 psf	\$0.50 psf	\$0.70 psf	\$0.50 - \$0.60 psf
Abatement Term	20 year exemption	10 year exemption	10 year exemption	Average 5 year term Max up to 15 year exemption

State Inventory Tax

Crittenden Co., AR	No	Included as a part of local property taxes
Marshall Co., MS	No	Freeport Warehouse Exemption for the life of the project. *Potentially willing to match Fayette City incentives on case by case basis
DeSoto Co., MS	No	Freeport Warehouse Exemption for the life of the project

State Income Tax

Crittenden Co., AR	Yes	0.9% on the first \$4,299 of taxable income 2.4% on taxable income between \$4,300 and \$8,399 3.4% on taxable income between \$8,400 and \$12,699
Marshall Co., MS	Yes	3% of first \$5,000; 4% of next \$5,000; 5% over \$10,000
DeSoto Co., MS	Yes	3% of first \$5,000; 4% of next \$5,000; 5% over \$10,000

Site Plan



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Hopefield Location Assessment

Nearest Intermodal Rail Facilities

Distance

Burlington Northern RR	At site - Northern Boundary
Union Pacific RR	At site - Southern Boundary

Nearest Airport

Distance

General Dewitt Spain (M01) - General Avi	4.7 Miles
West Memphis Muni (AWM) - General Avi	4.9 Miles
Memphis International Airport (MEM) - Commercial	19 Miles

Nearest Port

Distance

Port of West Memphis	within 6 miles
Port of Memphis	within 9 miles

Nearest Parcel Hub

Distance

FedEx	19 miles
UPS	19 miles

U.S. Interstates/Highways

Distance

Interstate 40	within 1 mile
Interstate 55	within 1 mile
State Hwy US70	within 2 miles

Navigable Water

Distance

Mississippi River	3.8 Miles
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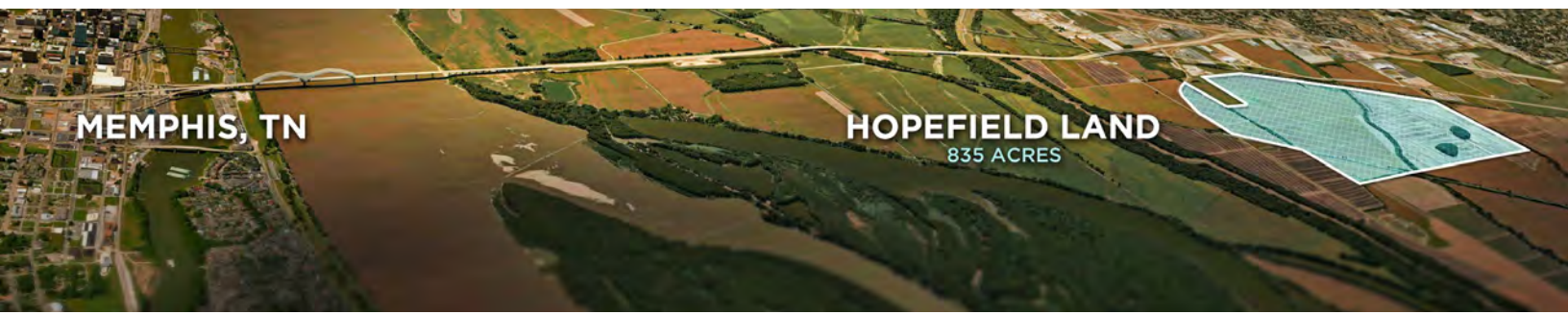
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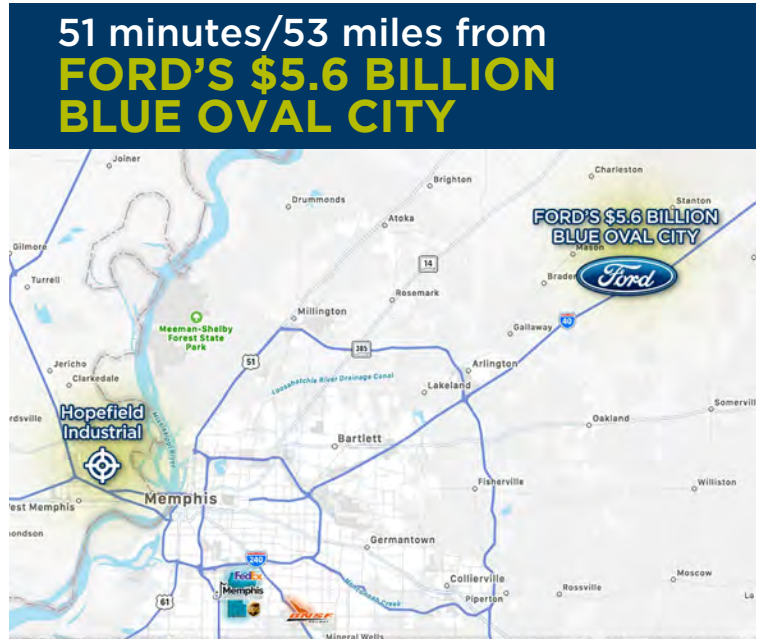
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Cushman & Wakefield | Commercial Advisors presents 835 acre privately owned greenfield site. It is located at the intersection of Mound City Road and Martin Luther King Jr. Drive in West Memphis, AR. The site is currently zoned I-1 light industrial. This site is a short drive time from I-40 and I-55 to the south. There is a Burlington Northern mainline that intersects the site at the north.



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