



MID-AMERICA INDUSTRIAL PARK

WEST MEMPHIS, ARKANSAS



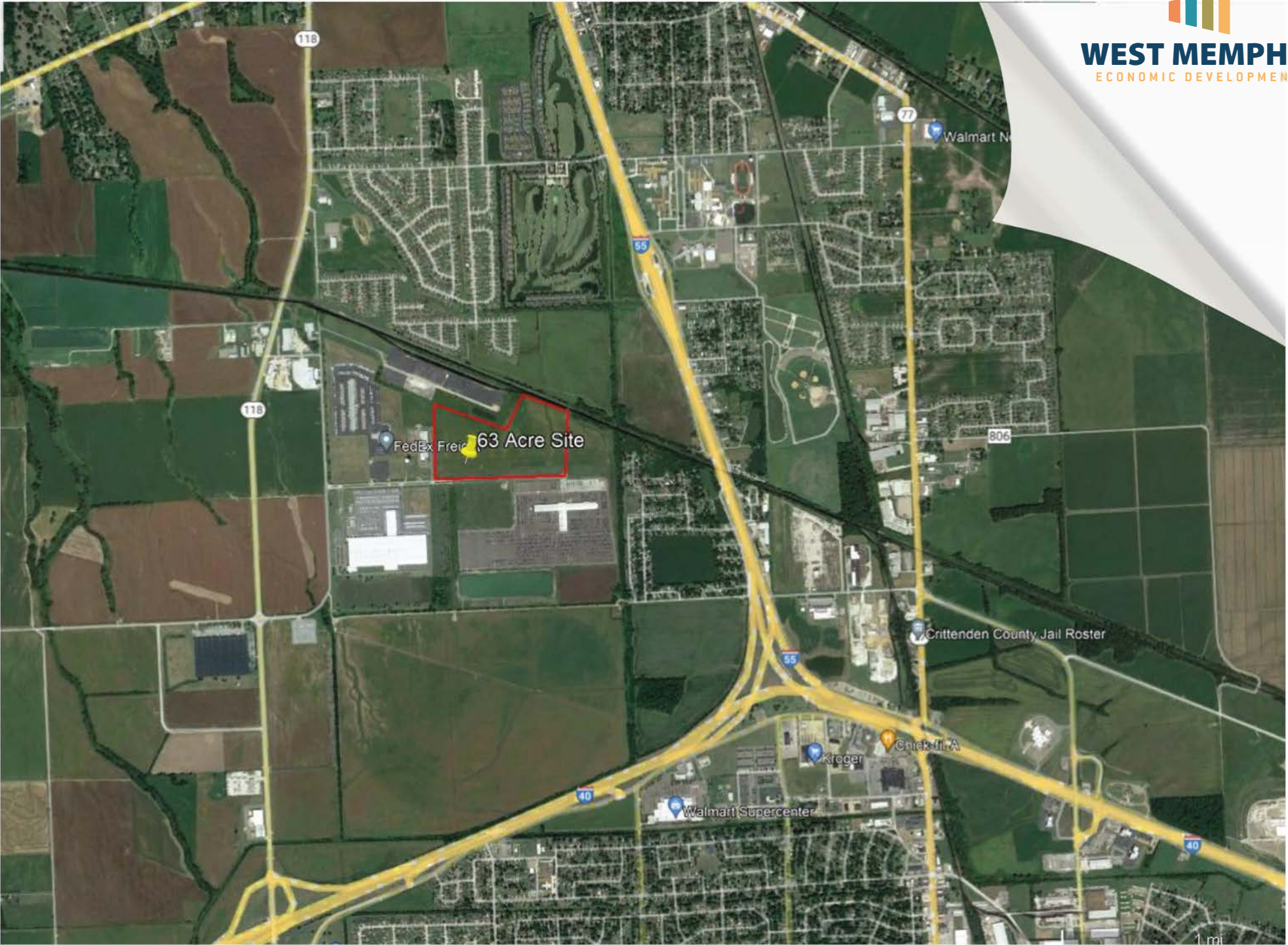
SITE REVIEW



S I T E M A P



WEST MEMPHIS
ECONOMIC DEVELOPMENT



Mid America Industrial Park



Mid-America Boulevard

118

FedEx
FREIGHT



SEDIVER

63 Acres

Family Dollar Drive

FAMILY DOLLAR
DISTRIBUTION CENTER

Mid America
Industrial Park
Carvana

55



BOSCH



40

ZONING MAP



SITE

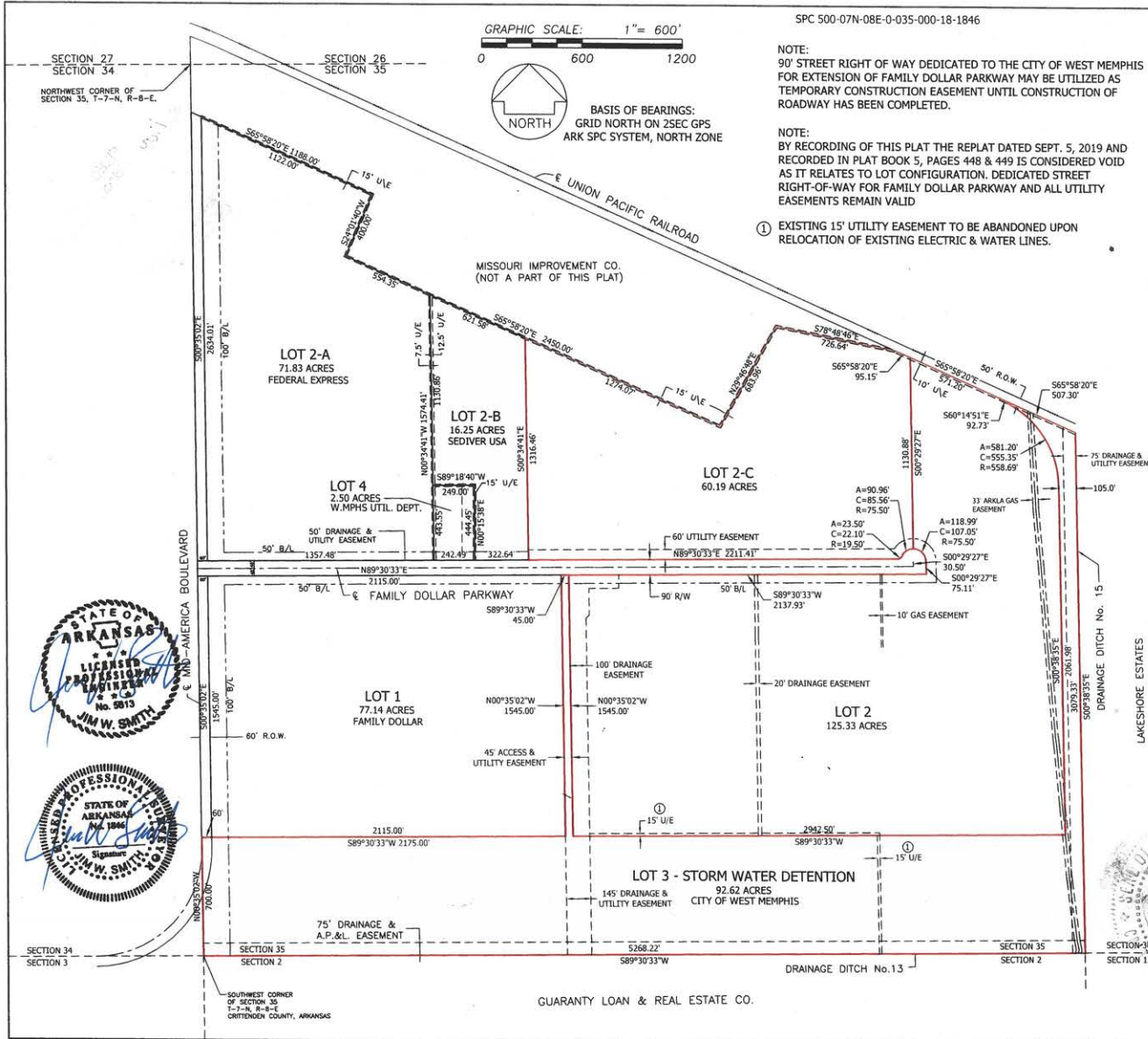
City of West Memphis ZONING MAP

CC	Convening Corridor	MRH	Mixed Residential - High	CV-E	Conservation Extra-Territorial
CV	Conservation	MRM	Mixed Residential - Medium	I-1-E	Light Industrial Extra-Territorial
DTMU-1	Downstream Mixed Use - 1	NC	Neighborhood Commercial	I-2-E	Heavy Industrial Extra-Territorial
DTMU-2	Downstream Mixed Use - 2	PUD	Planned Unit Development	MRM-E	Mixed Residential Medium-Density
I-1	Light Industrial	SC-1	Suburban Commercial - 1	SC-2-E	Suburban Commercial - 2 Extra-Territorial
I-1-C	Light Industrial - Core	SC-2	Suburban Commercial - 2 Open Display	SN-15-E	Suburban Neighborhood Extra-Territorial
I-1-M	Light Industrial - Mega Sites	SN-10	Suburban Neighborhood		
I-2	Heavy Industrial	SN-15	Suburban Neighborhood		
IG	Interstate Gateway	UTC I-ABLA			

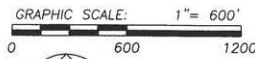


REPLAT LOT MAP

PBS PG 452



SPC 500-07N-08E-0-035-000-18-1846



BASIS OF BEARINGS:
GRID NORTH ON 2SEC GPS
ARK SPC SYSTEM, NORTH ZONE

NOTE:
90' STREET RIGHT OF WAY DEDICATED TO THE CITY OF WEST MEMPHIS FOR EXTENSION OF FAMILY DOLLAR PARKWAY MAY BE UTILIZED AS TEMPORARY CONSTRUCTION EASEMENT UNTIL CONSTRUCTION OF ROADWAY HAS BEEN COMPLETED.

NOTE:
BY RECORDING OF THIS PLAT THE REPLAT DATED SEPT. 5, 2019 AND RECORDED IN PLAT BOOK 5, PAGES 448 & 449 IS CONSIDERED VOID AS IT RELATES TO LOT CONFIGURATION. DEDICATED STREET RIGHT-OF-WAY FOR FAMILY DOLLAR PARKWAY AND ALL UTILITY EASEMENTS REMAIN VALID

① EXISTING 15' UTILITY EASEMENT TO BE ABANDONED UPON RELOCATION OF EXISTING ELECTRIC & WATER LINES.



VICINITY MAP

The undersigned owners of this property shown hereas hereby adopts this as their lot split plat

Dennis West 9/17/19
Chairman
West Memphis
Public Facilities Board
Date

This plat is approved for filing by the City of West Memphis,

Paul Luker 9.17.19
Paul Luker
Director of Planning
Date

Todd Pedersen 9-17-19
Todd Pedersen, Gen. Manager
West Memphis Utility Commission
Date

Amanda Hicks 9/17/19
Amanda Hicks, City Engineer
Date



State of Arkansas
County Of Crittenden
Filed For Record The
17th Day Of Sept. 20 19
At 1:00 O'Clock P.M.
And Recorded In Book
PBS Page 452
Lawkins, Circuit Clerk



Sorrell-Smith Engineering Consultants, LLC
245 W. BROADWAY • (670) 735-8084 • WEST MEMPHIS, ARKANSAS 72301

LOT CONSOLIDATION / REPLAT
LOT 2, LOT 2-C & LOT 3
REPLAT OF MID-AMERICA CENTER
CITY OF WEST MEMPHIS, ARKANSAS

IN:
KED:
SEPT., 2019
1" = 600'



WEST MEMPHIS
ECONOMIC DEVELOPMENT



SITE OWNERSHIP

LOCATION:

Mid-America Industrial Park
Family Dollar Parkway, West Memphis, AR

PUBLICLY OWNED:

West Memphis Public Facilities Board

AVAILABLE ACREAGE:

63 acres

SALE PRICE:

\$50,000/acre - negotiable

CONTACT:

Ward Wimbish
Public Facilities Board
wwimbish@westmemphisar.gov



SITE CHARACTERISTIC

TERRAIN: Flat terrain, less than 1% slope north to south

ZONING: I-1

SURROUNDING USES: Agricultural & Industrial

FOREIGN TRADE ZONE: FTZ 273 - Subzone Eligible

OPPORTUNITY ZONE: Yes

HEIGHT RESTRICTIONS: None



DUE DILIGENCE

- **Phase I Environmental Assessment Completed**
 - **No findings of hazardous materials, historical sites, or endangered species**
- **Soils Report completed on the same area**
 - **Fine-grained soils that extend to depths of 23' - 48'**
- **No floodplain or wetland issues**
- **Free of any on site easements or encumbrances**



LOCAL PERMITTING

1. Zoning

- a. Site Zoned I-1

2. Subdivision Process

- a. Plat submission for Planning Commission Review
- b. Council approved
- c. Typically, 45 day process

3. Design Review Commission

- a. General site plans and renderings
- b. Typically, 30 days or less

4. Building Permit

- a. Site and grading plans
- b. Floor plans
- c. Exterior elevation
- d. Building and wall section
- e. Mechanical systems
- f. Plumbing and electrical system
- g. Structural calculations and specifications

UTILITIES

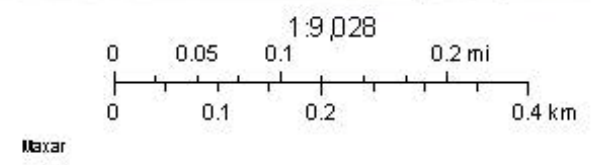


W A T E R S E W E R M A P



7/20/2021, 10:31:52 AM

- Water Line - Water_lines
- Sewer Line
- Gravity
- Service
- Roads_View





WATER

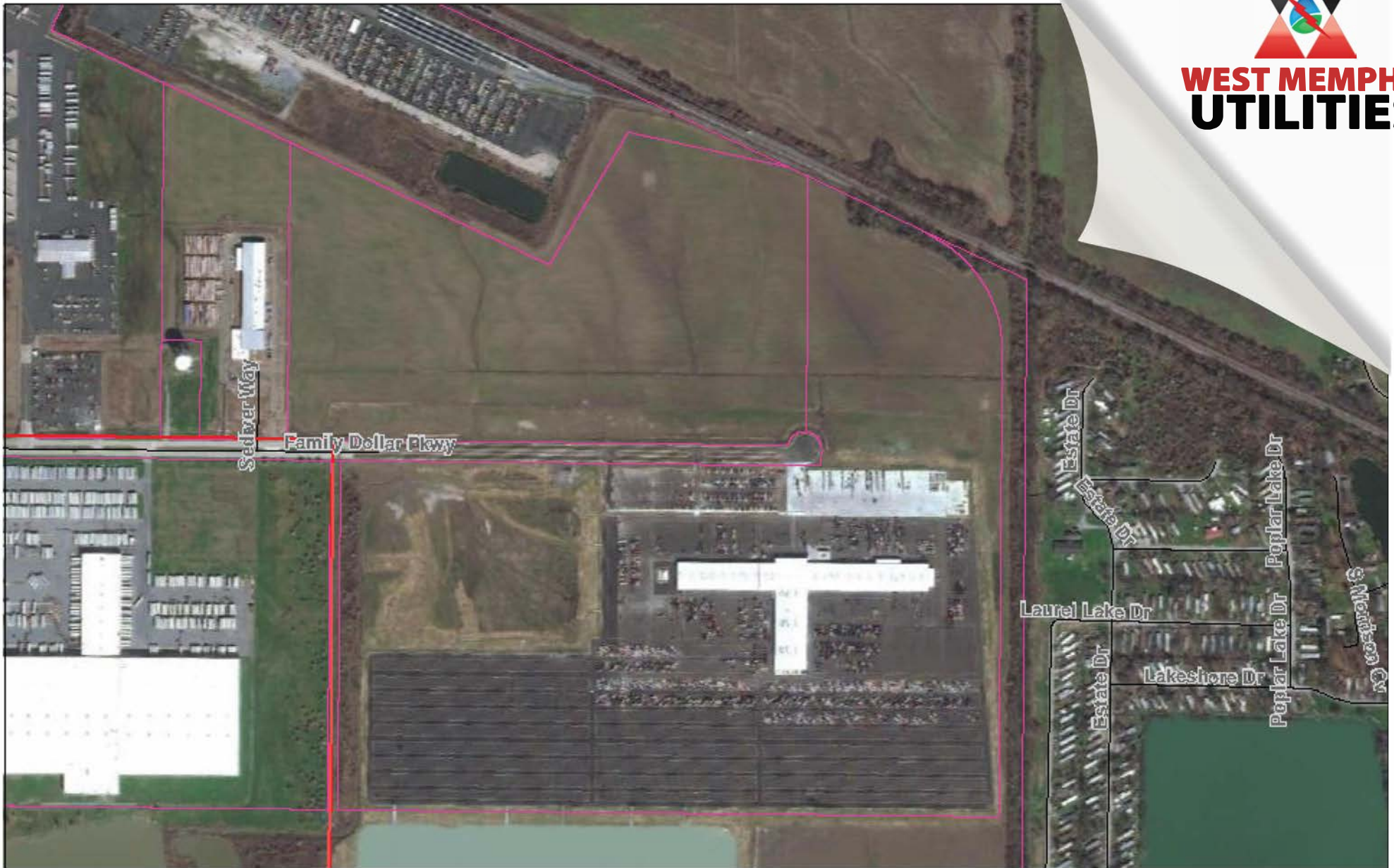
- Services provided by West Memphis Utilities, with capacity to serve project requirements
- 12" water line with 2.5 million gallons of excess capacity located at the SW corner of the site
- Static pressure 56 psi, flow capacity 2,350 gallons per minute @ 40 psi



SEWER

- **Services provided by West Memphis Utilities with capacity to serve required load**
- **15" sewer line located near the SW corner of the site**
- **Service extension required and will be provided at no cost to project**

ELECTRIC MAP



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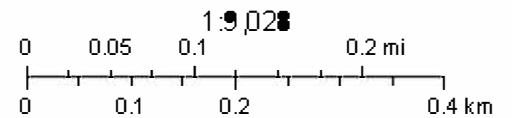
Electrical Model 0042020 - Distribution_Line

● OVERHEAD

■ Primary Line

□ West Memphis City Lots View

— Roads_View



Maxar

WORKFORCE



MAJOR EMPLOYERS

- Bosch Distribution
- Hino Motors
- Carvana
- Awesome Products
- Coca Cola Bottling Co. Consolidated
- West Memphis Steel
- Master Halco



BOSCH



HINO

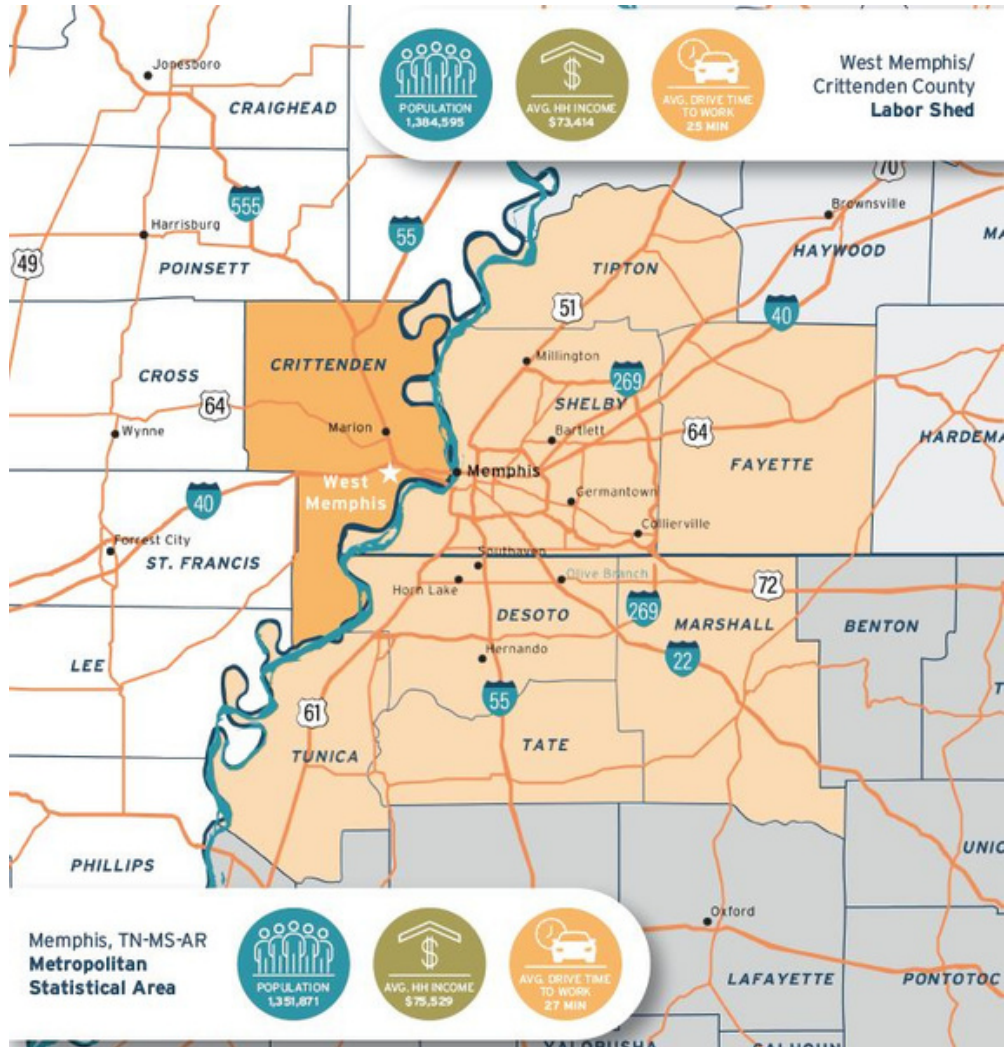


CARVANA





LABOR SHED



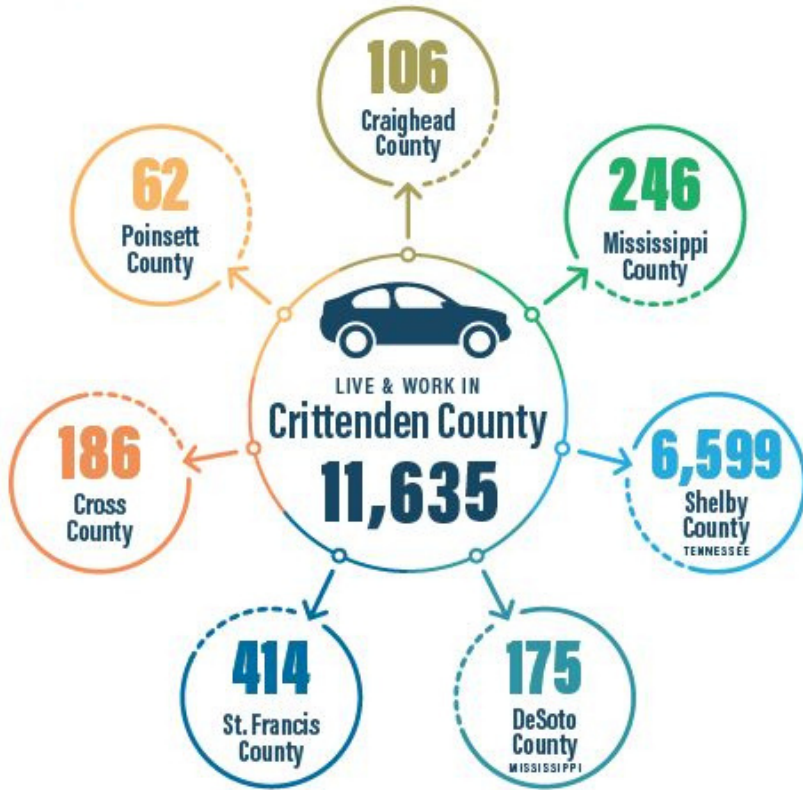
LABOR SHED COUNTY MAP



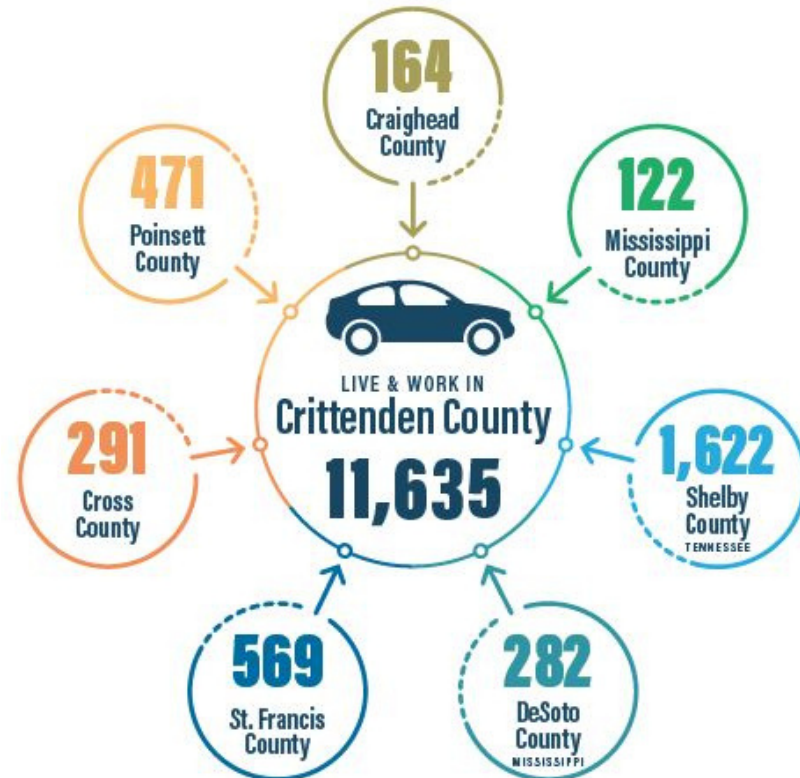


COMMUTING DATA

People who live in Crittenden County but commute to another county for work.



People who commute to Crittenden County for work but live in another county.





RECENT INVESTMENTS IN PUBLIC EDUCATION

WEST MEMPHIS, ARKANSAS

EDUCATION

West Memphis School District is 4 years into an 8 year revitalization plan that includes 10 campuses and an investment of \$120M into the public school system facilities.



Three distinct school districts occupy Crittenden County. While these schools cater to our residents' individual needs, they are unified in their aim to grow life-long learners and productive citizens of our community through academic excellence, athletic discipline, artistic creativity, and the knowledge that each student is a gift. Crittenden County also offers private educational options. We believe in a united approach to educating our county's bright young minds.



K-12 EDUCATION



- 7 ELEMENTARY SCHOOLS
- 4 JUNIOR HIGH SCHOOLS
- 2 HIGH SCHOOLS
- 4 MAGNET SCHOOLS
- 2 PRIVATE SCHOOLS



\$58.6 MILLION SPENT ON FACILITY IMPROVEMENTS OVER THE LAST TWO YEARS

2 NEW JUNIOR HIGH CAMPUSES WILL BE BUILT IN 2020



17:1 STUDENT TO TEACHER RATIO

\$10,390 PER PUPIL SPENDING

5,567 AVERAGE ENROLLMENT

84.4% GRADUATION RATE

SOURCE: 2017 ARKANSAS DEPARTMENT OF EDUCATION REPORT CARD



REGIONAL HIGHER EDUCATION

- There are **47 higher education** institutions within a 100-mile radius of West Memphis.
- Produce over **35,600 program completions** per year.
- Over **9,000** career pathway training certificates and over **26,000** degree completions



WAGE DATA FOR LABOR SHED

2018 COVERED WAGES OF THE WEST MEMPHIS LABOR SHED

County	Average # of Reporting Units	Average Annual Employment	Total Wages	Average Annual Wage	Average Weekly Wage
Craighead County, AR	2,830	50,710	\$1,993,726,019	\$39,316	\$756.08
Crittenden County, AR	1,196	16,000	\$593,625,800	\$37,101	\$713.49
Cross County, AR	475	4,773	\$160,005,213	\$33,523	\$644.67
DeSoto County, MS	3,027	62,140	\$2,165,601,190	\$38,455	\$739.53
Mississippi County, AR	1,109	17,607	\$900,689,352	\$51,155	\$983.75
Poinsett County, AR	502	5,190	\$189,350,291	\$36,484	\$701.61
Shelby County, TN	22,347	486,515	\$27,111,438,434	\$57,265	\$1,101.07
St. Francis County, AR	698	6,744	\$223,689,451	\$33,170	\$637.89
Average	4,023	649,679	\$33,338,125,750	\$51,315	\$986.82

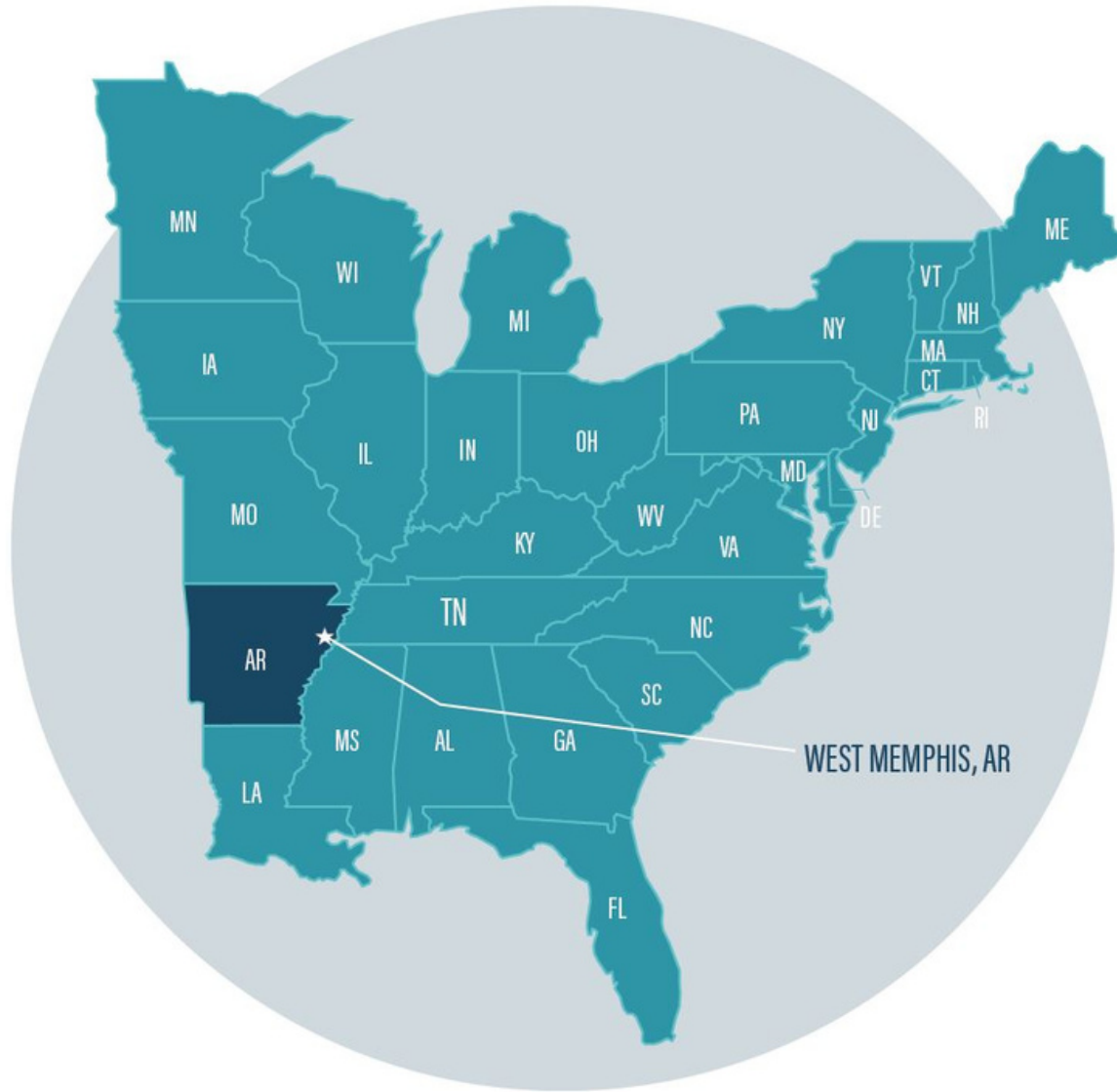
COMMUNITY REVIEW

WEST
MEMPHIS
PUBLIC
LIBRARY
1600 BROADWAY CENTER





AREA ATTRIBUTES AND ASSETS



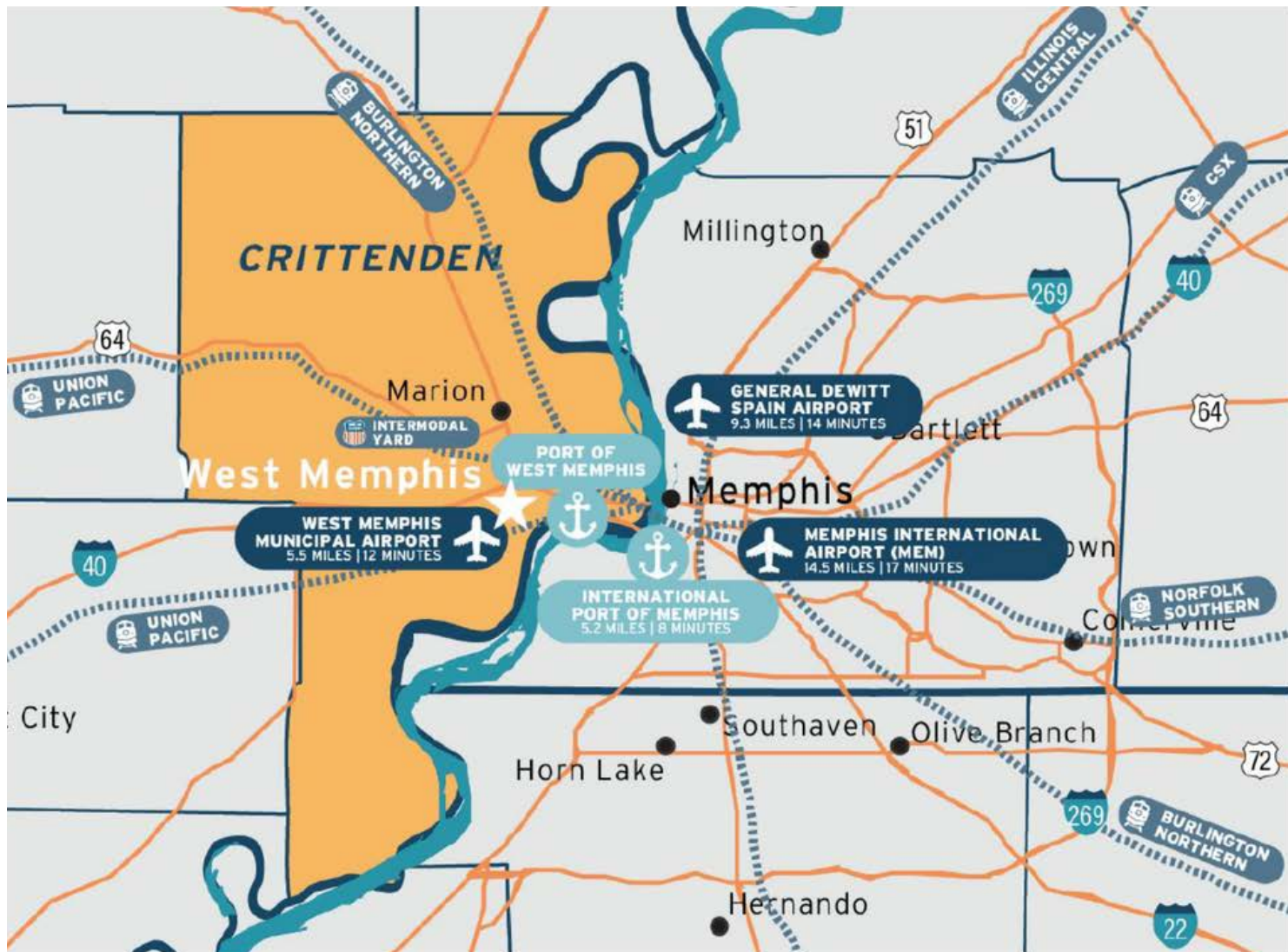


AREA ATTRIBUTES AND ASSETS





REGIONAL TRANSPORTATION MAP





AREA ATTRIBUTES AND ASSETS

- **Part of the Memphis MSA: 1.3 million population**
- **Location and Logistics - the convergence of transportation infrastructure**
 - **Two major interstates: 1-40 and 1-55 with a daily traffic count of 60,000**
 - **Less than seven miles from downtown Memphis**
 - **200,000+ people within a 7-mile radius**
 - **Two mainline railroads within the city, five in Memphis**
 - **Access to inland river transportation through the Port of West Memphis**
- **Major tourism attractions located throughout the Memphis MSA**



WEST MEMPHIS, ARKANSAS

LOCATION



OUR BACK YARD

When the Mississippi River and city of Memphis are your backyard playground, how could you ask for more? There is no need to fret over the cost of living in a metropolitan city when you live in West Memphis. We have all the luxury and none of the cost. Whether your heart is longing for a weekend on the Mighty Mississippi floating your cares away or yearning to hear the Delta blues while savoring some authentic Memphis BBQ, West Memphis can provide access to all of that and more. Here you can have big city fun with small-town charm.



SMALL TOWN CHARM



“Main Street West Memphis has won the Main Street Arkansas Award for Best Downtown Public Improvement Project: Public Art—The Water Tower Art “Waterhead!””

COST OF LIVING COMPARISON

WEST MEMPHIS
ARKANSAS

78.5

MARION
OKLAHOMA

92.7

JONESBORO
ARKANSAS

84.6

MEMPHIS
TENNESSEE

84.3

SOUTHAVEN
MISSISSIPPI

84.3

WEST MEMPHIS, ARKANSAS

TOURIST ATTRACTIONS

West Memphis and Crittenden county's deep roots are most visible in our popular attractions. Spend the afternoon strolling down Big River Crossing, the country's longest active rail, bicycle, and pedestrian bridge. Soak up the sights and sounds of nature at the Wapanocca National Wildlife Refuge or the Big River Trail who both call the muddy shores of the Mississippi home. When you need to let your adrenaline run wild, you can spend a day at Southland Casino or Riverside International Speedway, the oldest continually operated dirt track in Arkansas. The history buff can find wonderful depths of history on the Arkansas Delta Music Trail: Sounds from the Soil and Soul, the Butterfield Overland Heritage Route - currently in consideration to be a National Historic trail, or the Crittenden County Museum. Whatever your passion, we can find something for you in Crittenden County.

RECREATIONAL PARKS

- Franklin Park & Whittaker Field
- Grimsley Park
- Hicks Park
- Hightower Park
- Horton Park
- Martin Luther King Jr. Park & Drive
- Matthews Park
- Rowe Park
- Tenth Street Park
- Tilden Rodgers Sports Complex
- Worthington Park





WEST MEMPHIS, ARKANSAS

TOURIST ATTRACTIONS



BIG RIVER CROSSING



BIG RIVER CROSSING

BIG RIVER CROSSING

Longest public pedestrian bridge across the Mississippi River.

BIG RIVER TRAIL

Newly paved 7 miles of trail through the West Memphis flood plain adjacent to the Mississippi. Bike Share rentals available.



BIG RIVER TRAIL

BIG RIVER PARK

West Memphis has established a conservancy partnership with TennGreen to purchase 180 acres for the proposed Big River Park and are working to secure options on another 1300+ acres.

*Since it's opening the **BIG RIVER CROSSING** and **BIG RIVER TRAIL** have attracted close to **700,000 VISITORS.***

WEST MEMPHIS, ARKANSAS

TOURIST ATTRACTIONS



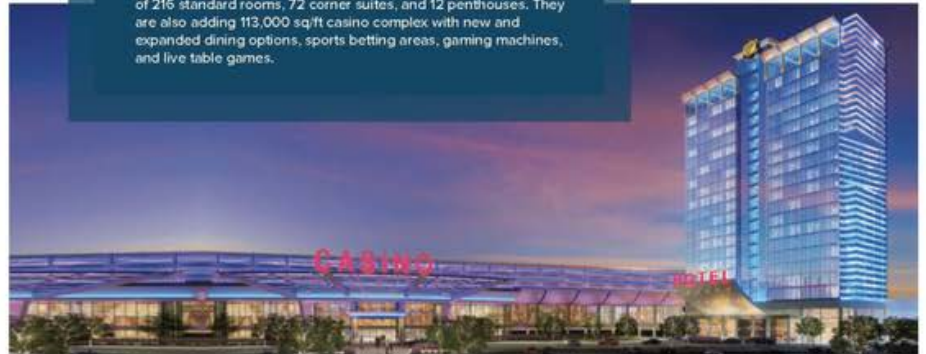
WAPANOCCA

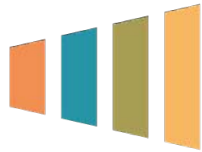
National Wildlife Refuge

SOUTHLAND CASINO

Southland Casino has an 80,000 sq.ft. gaming floor, greyhound racing programs, and dining for every appetite.

The casino is adding a 20-story, 300 room hotel tower, comprised of 216 standard rooms, 72 corner suites, and 12 penthouses. They are also adding 113,000 sq/ft casino complex with new and expanded dining options, sports betting areas, gaming machines, and live table games.





WEST MEMPHIS

ECONOMIC DEVELOPMENT

Ward Wimbish

Director, Economic Development

West Memphis, AR

wwimbish@westmemphisar.gov

Nick Coulter

Project Manager

West Memphis, AR

ncoulter@westmemphisar.gov