

Osceola Driver 130 Site

CERTIFIED BY
ENERGY
AR
SAS

SELECT
SITE

CERTIFIED BY
Entergy
Arkansas



Certified April 2021

*(Price and electric info updated
March 2026)*



Cotton
TO STEEL

MISSISSIPPI COUNTY, AR
ECONOMIC DEVELOPMENT

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



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
- Topographic
- Elevation Contours
- FEMA Flood Hazard
- National Wetlands Inventory
- Pipeline Infrastructure
- Electrical Infrastructure
- Local Utilities
- Surrounding Uses
- Conceptual Layouts

General Information

Site Name: Osceola Driver 130 Site

Site Address: AR-Hwy 198, Osceola, AR 72370

Owner Contact Name: Ohlendorf Trust – Kenneth Mourton, Trustee

Economic Development Organization Contact Information: Clif Chitwood
Mississippi County Economic Development
clif@cottonsteel.com
4701 Memorial Drive
Blytheville, AR, 72315
870.740.3879

Site Size: 130 Acres

Site Control Document: Site is owned by Ohlendorf Trust – Lisa McCord, Kimber Britner, Jonathan Rowe, and Jeffrey Rowe, and is optioned to Mississippi County; expiration December 31, 2023.

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



Site Characteristics

Acreage:	130 Acres
Dimensions:	4108' x 2627' x 3556'
Previous Use:	Farmland
Fire Rating:	3
Distance to Fire Station:	4.5 miles
Distance to Nearest Interstate, 4-land Hwy, and Access Points:	Site can be accessed from State Highway 198, which is less than 1 mile from U.S. Highway 61. Distance to I-55 is 6 miles.
Road Frontage, Type and Weight Capacities:	The northern border of the site lies along Arkansas State Highway 198 which is a paved two-lane state highway. It is built to highway standards and maintained by the Arkansas Department of Transportation (ArDOT) with a maximum weight limit of 80,000 lbs.
Distance to Nearest Rail:	Burlington Northern Santa Fe mainline runs along western boundary. Rail spur is 0.75 miles south of the site.
Distance to Nearest Commercial Airport:	60 miles to Memphis International Airport
Distance to Nearest Port Facility:	Less than 1 mile
Distance from Retail or Central Business District:	5 miles
Site Type:	Greenfield
Site Survey:	See attachment S-1 for Alta Survey



Cost Estimates and Timing

Cost per Acre: \$65,000

Special Timing Considerations: None

Clearing Cost: \$125,000 estimate, assuming 25 acres would be needed. See attachment C-1 for more details on the estimate from Tate General Contractors.

Grading Cost: See attachment C-1 for more details on the estimate from Tate General Contractors.

Cut/Fill Cost: \$1,994,038 estimate, assuming 26 acres would be needed. See attachment C-1 for more details on the estimate from Tate General Contractors.

Potential site layout examples are provided behind tab C-1 for visual depiction of what a 500,000 sf and a 1,000,000 sf facility footprint might look like on the site.

Utility Extension or Upgrade Costs: Service at the site. Extension and upgrades would be based on facility placement and company needs.



Environmental

Wetlands Screening: As identified in the SWCA Aquatic Resources Delineation Report, there is one ephemeral ditch (SA001) that is potentially a jurisdictional waterway. Feature SA001 is a named agricultural ditch (Ditch No. 11) and flows into the area of determination at the northern boundary and out of the project area on the eastern boundary where it joins the named jurisdictional feature, Ditch No. 10. No wetlands were observed in the project area. See pages 10-12 and page 20 of attachment E-1 for the Wetlands Aquatic Resource Delineation.

Floodplain Delineation: This site is in Flood Zone X. See attachment E-2 for the FEMA Flood Map.

Historical and Cultural Review: A cultural resources survey was conducted in June 2007 on 3,000 acres in south Mississippi County including this site. The Osceola 130-acre site lies in Areas 18a, 2, 5, and 31 as reflected on page 66. Areas 2 and 31 referenced 'no sites were identified in this area' in the field results. Areas 18a (3SMS730 and 3SMS731) and 5 (3SMS770 and 3SMS771) each had two sites identified. However, it was recommended that these areas 'do not qualify for the National Register of Historic Properties. The site offers limited research potential. No additional archaeological work is necessary, and no further management action is needed.' This can be found on pages 85-88 and pages 163-166 of the study.

The summary and final remarks are found on pages 225-227. The Arkansas State Historic Preservation Office concurred with the NRHP recommendations for the four sites as not eligible. No further study is needed for the 130 acre site.

See attachment E-3 for detail.

Endangered Species: See attachment E-4 for the US Fish and Wildlife letter and Information for Planning and Consultation (IPaC) report dated November 10, 2020. A "no effect" determination was identified for the area and no further consultation is required for the identified species.



Environmental Phase I (and Phase II if required): See attachment E-5 for the Osceola 130 Acres Site Phase 1 Environmental Site Assessment. On page iv of the Executive Summary, it states “the assessment has revealed no evidence of recognized environmental conditions in connection with the property.”

Stormwater Retention Plan: Not Applicable



Geotechnical

Soils Report: See the attachment GT-1 for the Geotechnical Investigation by Anderson Engineering Consultants dated August 1, 2006. In the recommendations on page 13-15 it is stated “The site can be made suitable for construction of a heavy industrial facility without unique or unusual design and/or construction techniques” In Appendix A on page 3, Boring B1 is on site, boring B2 is just south of the site, and B4 is northeast of the site. For borings B1 and B2 were bore at 21.5 feet with the first 10 feet being stiff moist brown sandy clay. From 10 – 20 feet is a medium dense moist brown silty sand. The water level stabilized 9 – 11 feet after completion of drilling. The third boring, B3, was bore at 75.5 feet with similar soil down to 22 feet where there was a layer of clay down to 32 feet where is then turned to sand.

Seismic Rating: Mississippi County is located in Zone 3 in the historical seismic zone categories.

In the Limited Geotechnical Investigation by Anderson Engineering (behind tab GT-1), Seismicity and Liquefaction Analyses were addressed on pages 4-7. The recommendation found on page 13 states “The proposed site is in a seismic zone 3 area and a detailed liquefaction study should be performed with the design phase geotechnical investigation for the site. The limited analyses performed as part of this study determined that the soils should not liquify at a Magnitude 6 earthquake and the resulting settlement should be within an acceptable range for the proposed structure.” Auger cast piles may be necessary for heavily loaded structures.

The United States Geological Survey provides National Seismic Hazard Maps which derived from seismic hazard curves calculated on a grid of sites across the United States that describe the annual frequency of exceeding a set of ground motions. The Osceola Driver 130 site is in the 0.4 shaded area with a two percent probability of exceedance in 50 years of peak ground acceleration. See map behind GT-2 for more detail.



Zoning/Permitting

Copy of Restrictive Covenants: Site is located in the county where there are no zoning or restrictive covenants.

Current Classification and Proposed Zoning (if different) to Conform with Intended Use: Not Applicable

Copy of Zoning Ordinance: Not Applicable

Explanation of Process to Change Zoning: Not Applicable



Utilities

Electric:

Name of Utility: Entergy Arkansas
Contact Person(s): Bentley Story 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
Email: wstory1@entergy.com or cmurph4@entergy.com
Service and Proximity to Site: The Driver substation sits adjacent to the site and was built to serve Big River Steel and their customers and suppliers. The substation ties in to 500/230 kV transmission lines with three phase distribution power along the northwestern side of the site along State Hwy 198. Extension and upgrades would be based on facility placement and company needs.

Natural Gas:

Name of Utility: Black Hills Energy
Contact Person(s): David Scoggin
Address: 655 East Millsap Road
City, State, Zip: Fayetteville, AR 72703
Phone: 479-601-8200
Fax:
Email: David.scoggin@blackhillscorp.com
Service and Proximity to Site: A 12" pipeline is located on the northern boundary of the site along Hwy 198.

Water:

Name of Utility: Osceola Municipal
Contact Person(s): Brandon Haynes
Address: 303 West Hale Ave
City, State, Zip: Osceola, AR 72370
Phone: 870.815.9691
Fax: 870.563.5195
Email: Bhaynes58@yahoo.com
Service and Proximity to Site: A 10" water line is located on the northern boundary of the site along Hwy 198.



Utilities

Sewer:

Name of Utility: Osceola Municipal
Contact Person(s): Timmie Jones
Address: 303 West Hale Ave
City, State, Zip: Osceola, AR 72370
Phone: 870.622.5069
Fax: 870.563.5195
Email: Tjones045@yahoo.com
Service and Proximity to Site: An 8" sewer line is located on the northern boundary of the site along Hwy 198.

Telecommunications:

Name of Utility: AT&T
Contact Person(s): Melinda Faubel
Address: 1401 West Capitol, Suite 420
City, State, Zip: Little Rock, AR 72201
Phone: 501.373.3330
Fax:
Email: Melinda.faubel@att.com
Service and Proximity to Site: Fiber lies along Hwy 198.

Rail:

Name of Utility: Burlington Northern Sante Fe
Contact Person(s): Jared Garmon
Address: 2650 Lou Menk Drive – MOB 2
City, State, Zip: Ft. Worth, TX 76131
Phone: 1.505.414.5469
Fax:
Email: Jared.garmon@bnsf.com
Service and Proximity to Site: A BNSF mainline runs along the western border of the site across Highway 198.



Taxes

Local Sales Tax Rates: The City of Osceola – 1%
Mississippi County – 2.5%
State of Arkansas – 6.5%

Property Tax Rates (Real, Personal) and Methods of Assessment: Property taxes are calculated by multiplying the taxable value (20% of the appraisal value) times the millage rate. Millage rate is 49.9 mils.

For a \$10,000,000 property, the property taxes would be:
 $0.20 \times \$10,000,000 = \$2,000,000$
 $\$2,000,000 \times 0.0499 = \$99,800$

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



Maps

The following maps are provided behind this tab:

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

