

Wynne Highway 1 Site
37.5 acres

SELECT
SITE

CERTIFIED BY
Entergy
Arkansas

Recertified
October 2025

CROSS
county arkansas
CHAMBER OF COMMERCE &
ECONOMIC DEVELOPMENT

Wynne Highway 1 Site

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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: Wynne Highway 1 Site

Site Address: 697 S. Falls Blvd., Wynne, AR 72396
35.199365, -90.794245

Owner Contact Name: Robert Meyer

Economic Development Organization Contact Information: Bevin Hunter
1790 N. Falls Blvd., Wynne, AR 72396
(O) 870.238.2601
(M) 202.288.6552
Bevin@CrossCountyChamber.com

Site Size: ~37.5 Acres

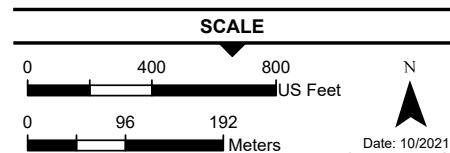
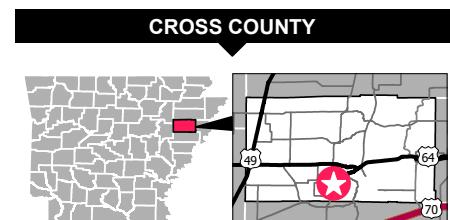
Site Control Document: Site is owned by the Estate of Stephen B. Meyer and Robert L. Meyer and is offered to Wynne Economic Development Commission through an Offer and Acceptance agreement valid through May 1, 2023, with an extension option through April 30, 2027.

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



WYNNE HWY 1 SITE / AERIAL

G-1



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: ~37.5

Dimensions: ~ 975' x 1340' x 1516' x 1580'

Legal description:

Beginning at a point N 8° 22'35" E 455.56 feet from the SW corner of Section 28; THENCE S 72°52'15" E 173.97 feet; THENCE S 72°52'15" E 51.40 feet; THENCE S 72°52' 15" E 85.42 feet; THENCE S 72°52'16" E 37.14 feet; THENCE N 15°52'4" E 478.57 feet; THENCE S 89°22'6" W 44.76 feet; THENCE S 89°22'4" W 94.80 feet; THENCE S 88°37'40" W 55.75 feet; THENCE S 88°29'1" W 18.44 feet; THENCE S 88° 13'29" W 18.76 feet; THENCE S 88°31'0" W 19.12 Feet; THENCE S 88°38'47" W 25.67 feet; THENCE S 88°28'58" W 21.00 feet; THENCE S 88°22'52" W 18.55 feet; THENCE S 88°35'21" W 18.47 feet; THENCE S 88° 28'53" W 18.33 feet; THENCE S 88°29'3" W 20.35 feet; THENCE S 14° 19'9" W 361.55 feet to the point of beginning.

Previous Use: Precision leveled agriculture

Fire Rating: 3

Distance to Fire Station: 2.3 miles

Distance to Nearest Interstate and 4-lane Highway and Access Points: Interstate 40 – 11 miles, with direct access. 100% of site has direct access to Hwy 1 frontage.

Road Frontage, Type and Weight Capacities: The site has state highway road frontage on the western boundary. State Highway 1 (South Falls Boulevard) 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: 0.2 miles

Distance to Nearest Commercial Airport: 47 miles to Memphis International Airport



Distance to Nearest Port Facility: Memphis 41 miles

Distance from Retail or Central Business District: 1.9 miles

Site Type: Greenfield

Site Survey: Not Available



Cost Estimates and Timing

Cost per Acre: \$25,000

Special Timing Considerations: The land is agriculture, so construction between planting and harvest season will result in an additional crop loss payment to the farming entity.

An Enable gas line traverses the eastern side of the site and may limit a facility footprint or have costs associated with relocating the line. Enclosed are illustrations of two different size building layouts depicting no adverse impact by the gas line. Also enclosed is correspondence from Enable addressing estimated relocation costs and a timeline. See attachment C-1 for conceptual layouts and Enable email.

Clearing Cost: Not Applicable – site is cleared

Grading Cost: Not Applicable – site is level

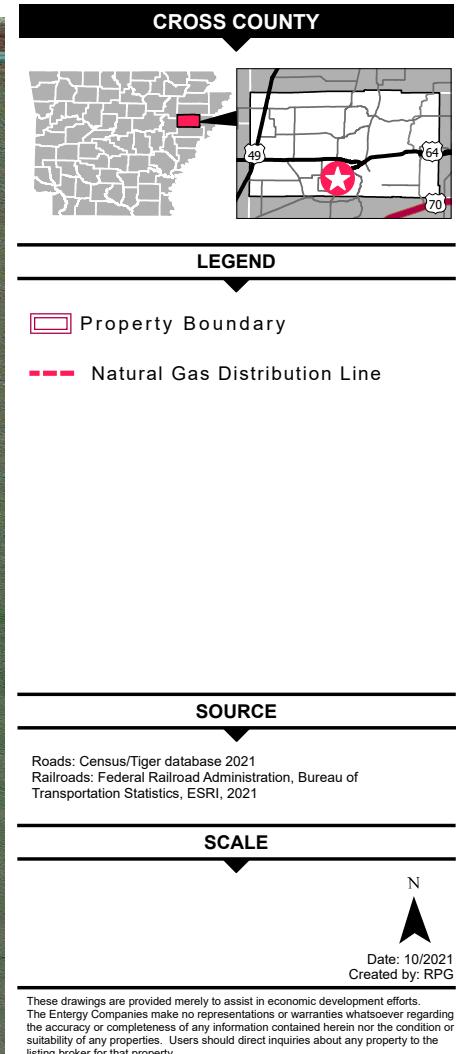
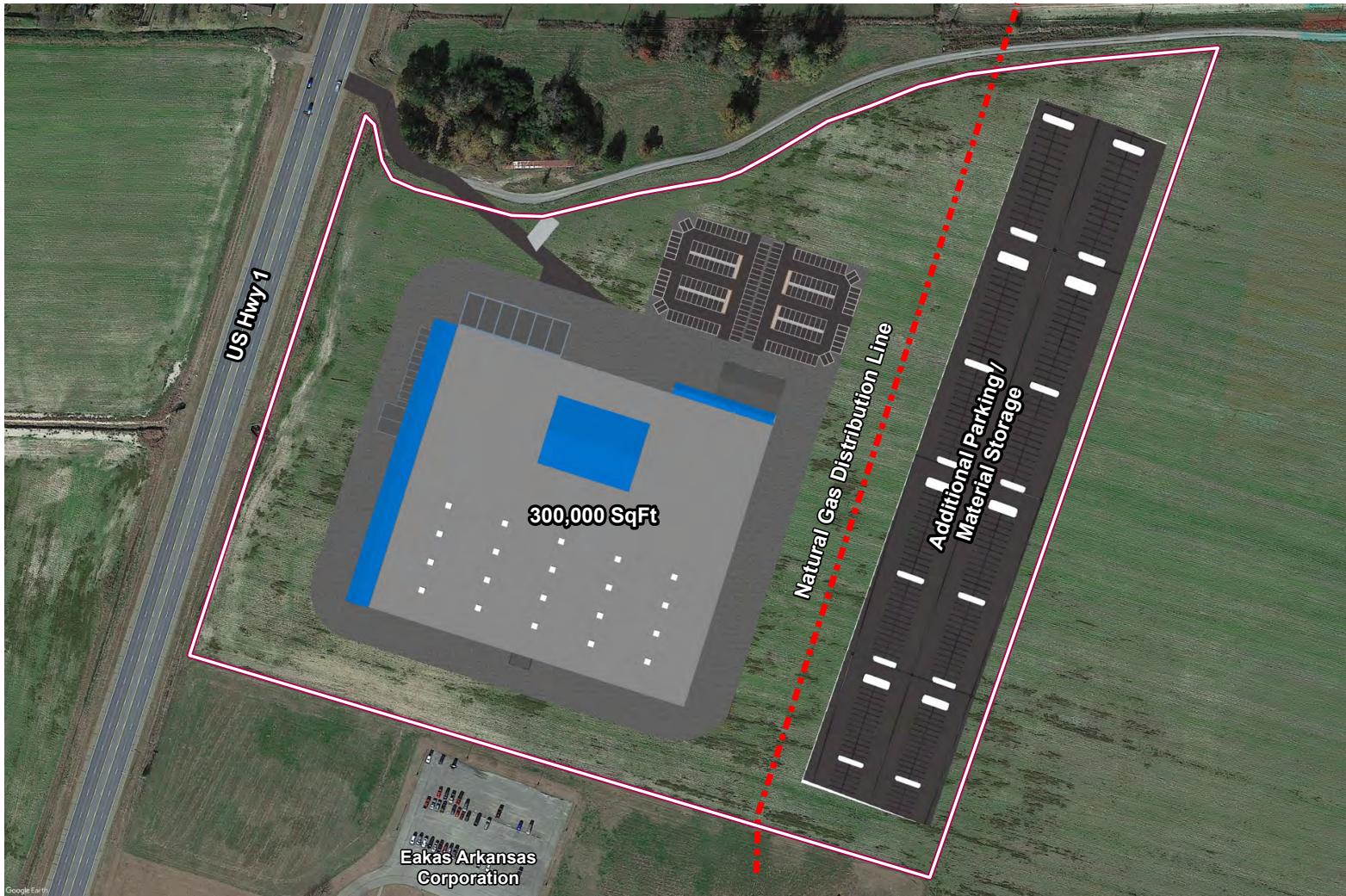
Cut/Fill Cost: Not Applicable

Utility Extension or Upgrade Costs: Not Applicable – utilities are located on site



WYNNE HWY 1 SITE / CONCEPTUAL LAYOUT

C-1

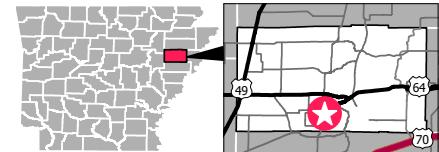


WYNNE HWY 1 SITE / CONCEPTUAL LAYOUT

C-1



CROSS COUNTY



LEGEND

- Property Boundary
- Natural Gas Distribution Line

SOURCE

Roads: Census/Tiger database 2021
Railroads: Federal Railroad Administration, Bureau of Transportation Statistics, ESRI, 2021

SCALE

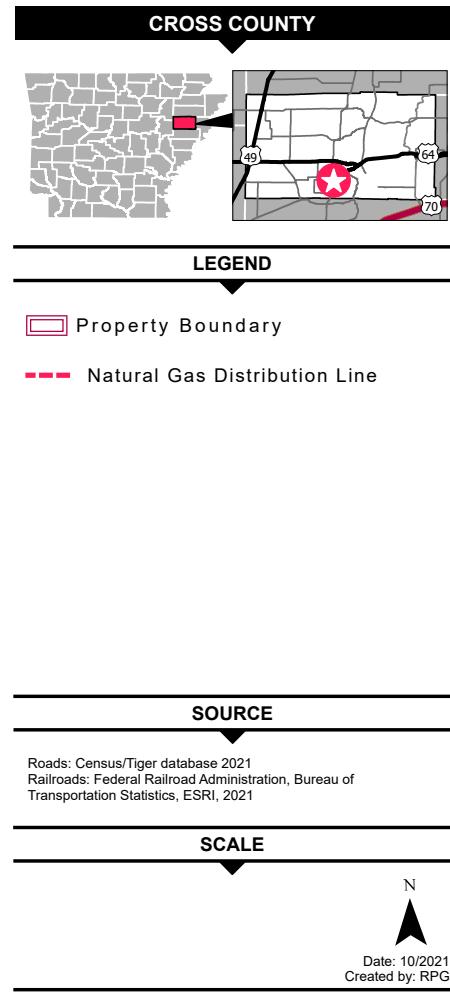
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Date: 10/2021
Created by: RPG

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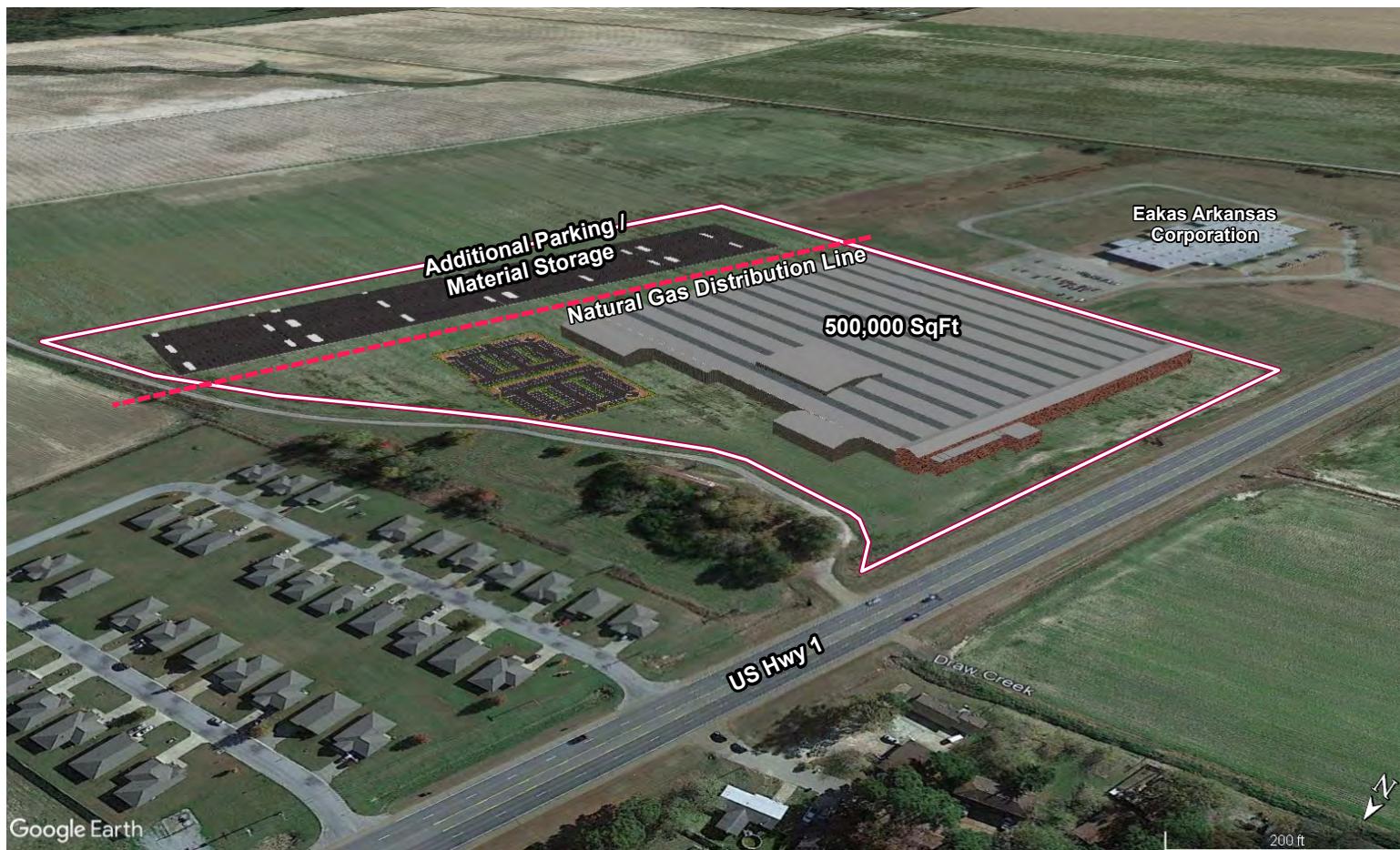
WYNNE HWY 1 SITE / CONCEPTUAL LAYOUT

C-1

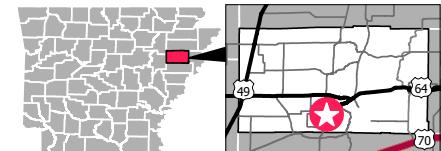


WYNNE HWY 1 SITE / CONCEPTUAL LAYOUT

C-1



CROSS COUNTY



LEGEND

- Property Boundary
- Natural Gas Distribution Line

SOURCE

Roads: Census/Tiger database 2021
Railroads: Federal Railroad Administration, Bureau of Transportation Statistics, ESRI, 2021

SCALE



Date: 10/2021
Created by: RPG

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From: Pawlik, John S <john.pawlik@energytransfer.com>

Sent: Wednesday, February 2, 2022 10:13 AM

To: Cody Slater <cody@crosscountychamber.com>

Cc: Pawlik, John S <john.pawlik@energytransfer.com>; Hardester, Rick L <Rick.Hardester@energytransfer.com>

Subject: Wynne, AR 40 Acre Property

C-1

Cody,

I have confirmed that we own a 4-inch natural gas transmission line that runs through the 40 acre property at/near Wynne, AR that you asked me about. It is normal business for us to work with existing customers and prospective tenants so that their plans work in harmony with our asset's existence on property where both are operating.

Without any specific plans to evaluate, we can provide some general guidance that is based on current DOT regulations, current Energy Transfer safety policies and current costs:

1. If somebody wants to place a permanent structure where our current pipeline easement is located, the pipeline will have to be relocated at the requestor's expense.
 - a. Current cost estimate to relocate our 4" pipeline around the east perimeter of the property: \$250,000
 - b. Owner shall provide a private 40' wide easement for relocation
 - c. Up to 90 days will be required to start construction after a relocation agreement is signed provided no delays in environmental clearances
 - d. Cost to relocate pipeline shall be for actual cost
 - e. Preferred construction period shall be between March and October. Actual start date will depend on personnel and facility modification availability
 - f. Construction should be completed within 30 days
 - g. Existing and relocated pipeline easement is for private use only
 - h. Energy Transfer employees shall have access to the easement at all times
2. Approval for road crossing, parking, etc. across the existing, or any future, line and easement is allowed if design conditions are met; no permanent structures are allowed on the existing line and easement.

Let me know if I can help with anything else at this time.

Thanks,



John S. Pawlik

Sr. Manager – Commercial
Transportation and Storage
Interstate Pipelines

O: 346.701.2137

C: 713.301.9032

Environmental

Wetlands Screening: There are no areas of wetlands or jurisdictional waterways as reflected in the national wetlands map. See attachment E-1 for detail.

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

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

Historical and Cultural Review: The Arkansas Historic Preservation Program (AHPP) staff reviewed the site location and responded that no cultural resources survey has been conducted in the proposed area. Therefore, the AHPP recommends a cultural resource survey be conducted. See attachment E-3 for detail.

A federal nexus will result in a more scrutinized review of this category.

Endangered Species: The Arkansas Natural Heritage Commission and the US United States Department of Interior Fish and Wildlife Service have both reviewed the site in reference to endangered species and found no records of rare plants and animals, outstanding natural communities, natural or scenic rivers, or other elements of special concern. See attachment E-4 for details.

A federal nexus will result in a more scrutinized review of this category.



Environmental Phase I (and Phase II if required): See attachment E-5 for the Phase I Environmental Site Assessment conducted by Fisher Arnold on July 14, 2021. During the site reconnaissance, one recognized environmental condition (REC) was observed on an adjacent property north of the site, a storage building used in the past to store motor oil for farm equipment.

A Limited Site Investigation report, including soil borings, was conducted on the site just south of the REC. Samples analyzed provided no constituents of concern (p.4). See attachment E-6.

As noted on p. 6 of the report, a Phase I conducted in 2017 did not reveal any areas of concern for a 303-acre parcel that included the 37-acre site.

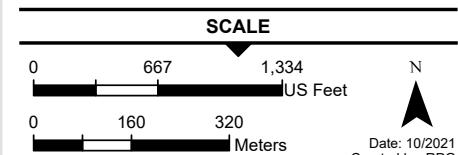
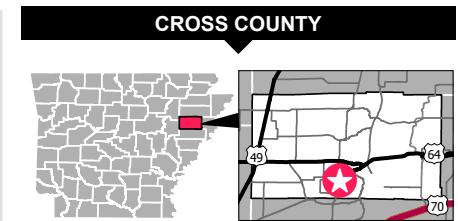
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Stormwater Retention Plan: Not Applicable



WYNNE HWY 1 SITE / NATIONAL WETLANDS INVENTORY

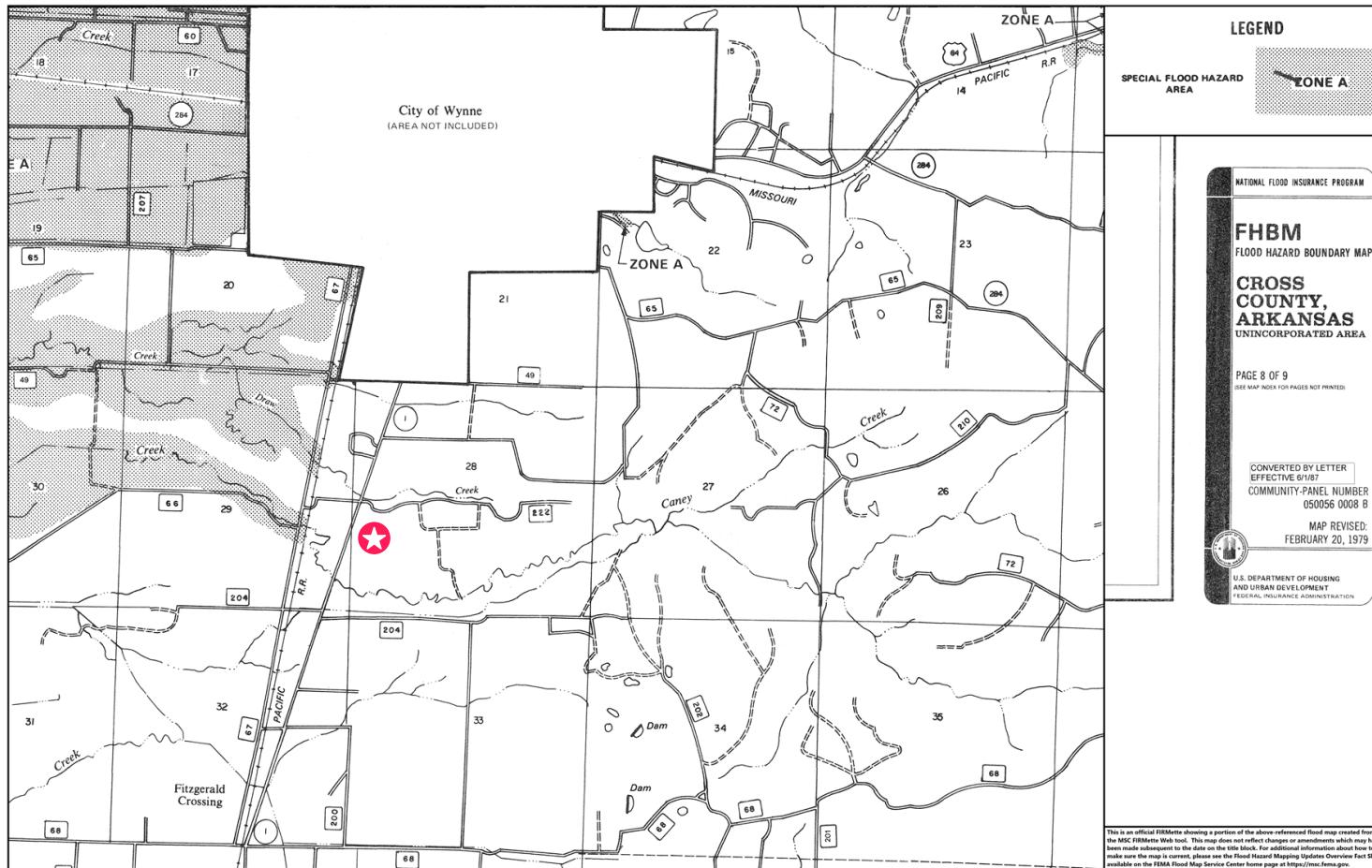
E-1



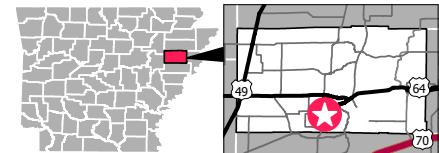
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WYNNE HWY 1 SITE / FEMA FLOOD MAP

E-2



CROSS COUNTY



LEGEND

Site Location

SOURCE

FEMA Flood Hazard data FIRMette

SCALE



Date: 10/2021
Created by: RPG

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ARKANSAS
HERITAGE

Asa Hutchinson
Governor
Stacy Hurst
Secretary

Date: August 19, 2021
 Subject: Elements of Special Concern
 Wynne Select Site
 Cross County, Arkansas
 ANHC No.: P-NFPO-21-003

Mr. Cody Slater
 Wynne Economic Development Corporation
 P.O. Box 234
 Wynne, AR 72396

Dear Mr. Slater:

Staff members of the Arkansas Natural Heritage Commission have reviewed our files for records indicating the occurrence of rare plants and animals, outstanding natural communities, natural or scenic rivers, or other elements of special concern within or near the following site:

Project Name	County	Quad. Name	Location
Wynne Select Site	Cross	Wynne 7.5'	T7N/R3E/S28

We find no records at present time.

A Cross County Element List is enclosed. Represented on this list are elements for which we have records in our database. The list has been annotated to indicate those elements known to occur within a one and a five mile radius of the project site. A legend is enclosed to help you interpret the codes used on this list.

Please keep in mind that the project area may contain important natural features of which we are unaware. Staff members of the Arkansas Natural Heritage Commission have not conducted a field survey of the study site. Our review is based on data available to the program at the time of the request. It should not be regarded as a final statement on the elements or areas under consideration. Because our files are updated constantly, you may want to check with us again at a later time.

Thank you for consulting us. It has been a pleasure to work with you on this study.

Sincerely,

*Katie Shannon
fr*

Cindy Osborne
Data Manager/Environmental Review Coordinator

Enclosures: Legend
 Cross County Element List (annotated)



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Sincerely,

*Katie Shannon
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Cindy Osborne
Data Manager/Environmental Review Coordinator

Enclosures: Legend
 Cross County Element List (annotated)

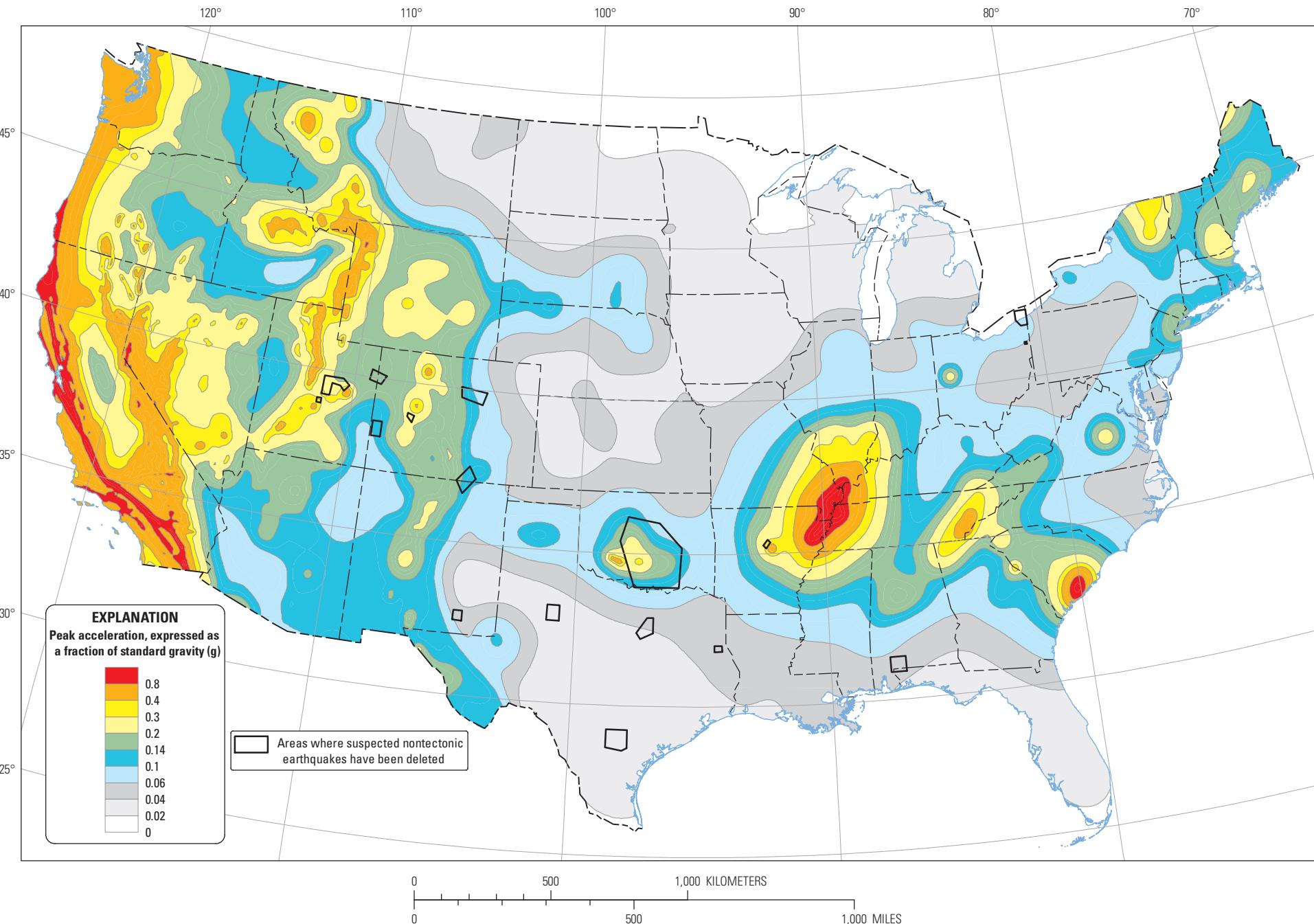
Geotechnical

Soils Report: See attachment GT-1 for the Geotechnical Investigation by Anderson Engineering Consultants dated March 24, 2004, in regard to the Eakas property adjacent to the site.

Seismic Rating: The Geotechnical Investigation by Anderson Engineering Consultants dated March 24, 2004, lists the site in Seismic Zone 3, in the historical seismic zone categories.

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 describing the annual frequency of exceeding a set of ground motions. The Wynne site is in the 0.4 shaded area with a two percent probability of exceedance in 50 years of peak ground acceleration. See map GT-2 for more detail.





Two-percent probability of exceedance in 50 years map of peak ground acceleration

Zoning/Permitting

Copy of Restrictive Covenants: Not Applicable

Current Classification and Proposed Zoning (if different) to Conform with Intended Use: Property is currently not located in the city limits. Cross County does zone property, but the property has no covenants. If the property is selected for development, the city will annex the property and zone accordingly, most likely I-1 which states in number 11, section A, part 1(h) noting, "Any use deemed appropriate by the Planning Commission that is in general compatibility with adjacent or nearby land uses." See attached Z-1 for details on I-1 zoning.

Copy of Zoning Ordinance: Not Applicable

Explanation of Process to Change Zoning: City Council of Wynne, Arkansas will vote to annex the property and assign the property zoning code relative to the type of development.



ZONING REGULATIONS

*Ord# 560
Adopted 1-9-96*
ZONING REGULATIONS
WYNNE, ARKANSAS
NOVEMBER, 1995

WYNNE, ARKANSAS

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- (f) Grocery store, retail.
- (g) Laundry, self-service only.
- (h) Laundry, and/or dry cleaning pick-up station.
- (i) Offices.
- (j) Variety store (limited to the sale of items which may be sold by any other use in this district).
- (k) Accessory buildings customarily incidental to the above uses.

(2) Uses Requiring Planning Commission Approval: The uses listed below are permitted upon approval of the location and site plan thereof by the Planning Commission as being adequate with regard to transportation and access, necessary water supply and waste water disposal facilities, fire and police and other public facilities. Furthermore, such conditional uses shall be in harmony with the orderly and anticipated future appropriate development of the district and in no instances shall they cause undue traffic congestion or be classified a traffic hazard. The conditional uses are:

- (a) Automobile service stations.
- (b) Any use deemed appropriate by the Planning Commission that is in general compatibility with adjacent or nearby land uses.

b. Area Requirements. Area requirements for the Neighborhood Commercial District are as follows:

- (1) Minimum Lot Area: 10,000 square feet.
- (2) Minimum Lot Width: 100 feet of front footage.
- (3) Front Yard Setback: Minimum of twenty (20) feet if no parking in front yard; minimum of fifty (50) feet if parking is provided in front yard. For corner lots this shall apply to both streets.
- (4) Rear Yard Setback: Minimum of ten (10) feet from rear property line or fifteen feet from centerline of alley. When a rear yard adjoins a residential zone, there shall be a rear yard of at least twenty (20) feet, and an eight (8) foot opaque screening fence shall be erected at the rear property line.
- (5) Side Yard Setback: When a side yard adjoins a residential zone, there shall be a side yard of at least twenty (20) feet, and an eight (8) foot opaque screening fence shall be erected at the side property line. Otherwise no side yard is required.

11. I-1 District - Industrial: The purpose of this District is to provide for and encourage the concentration of a wide range of industrial activities in areas suited to the transportation and physical environmental needs of industrial operations, all of which shall be able to meet performance specifications. This zone specifically excludes residences on the theory that the mixture of residential uses, public services, and facilities for residential uses with those for industry is contrary to a healthy environment.

a. Permitted Uses. In the Industrial District, only the following uses are permitted:

(1) Use by Right: The uses listed below are permitted subject to the conditions of this district and the general provisions of this document. The following uses shall be permitted in this zone.

- (a) Wholesale merchandising or storage warehouses.
- (b) Automobile repair garages.
- (c) Trucking terminals.
- (d) Contractor's yard.
- (e) Wood or lumber yards.
- (f) General service and repair establishments, including dying, cleaning or laundry works, cabinet making, plumbing, and heating, printing, painting, upholstering and appliance repair.
- (g) Manufacture or storage of food products, including beverage blending or bottling, bakery products, dairy products, candy manufacturing, fruit and vegetable processing and canning, and packing and processing of meat and poultry products, but not distilling of beverages or slaughtering of poultry or animals.
- (h) Any use deemed appropriate by the Planning Commission that is in general compatibility with adjacent or nearby land uses.

(2) Uses Requiring Planning Commission Approval: The uses listed below are permitted upon approval of the location and site plan thereof by the Planning Commission as being adequate with regard to transportation and access, necessary water supply and waste water disposal facilities, fire and police protection and other public facilities. Furthermore, such conditional uses shall be in harmony with the orderly and anticipated future appropriate development of the district and in no instance shall they cause undue traffic congestion or be classified a traffic hazard. The conditional uses are:

- (a) Caretaker watchmen's quarters.
- (b) Temporary buildings, the use of which is incidental to construction operations or the sale of lots during development. Said structures shall be removed upon completion of said development.
- (c) Accessory uses normally appurtenant to the permitted uses, when established in conformance with the space limits of this district.

b. Prohibited Uses. The uses listed below are prohibited in the district.

- (1) Residential dwelling units.
- (2) Mobile home dwellings.
- (3) Planned mobile home parks.
- (4) Hotels and motels.
- (5) Schools, except trade or vocational educational institutions.

- (6) Churches.
- (7) Hospitals, except first aid stations when accessory to the industrial uses.
- (8) All other uses which are not compatible or cannot meet the industrial performance standards.

c. Industrial Performance Standards. Any industrial use established in Wynne after the effective date of these regulations shall conform to the performance standards as set forth hereunder:

- (1) Physical Appearance: The outdoor display of merchandise or vehicles for sale is prohibited, except when in operable condition. The outdoor storage or merchandise, vehicles, or equipment not on display shall be suitably screened by an opaque fence at least eight (8) feet in height through which said materials, equipment, merchandise, and vehicles cannot be seen from the street.
- (2) Fire Hazard: No operation shall involve the use of highly flammable gases, acid, liquids, grinding processor, or other inherent fire hazards. This provision shall not be construed to prohibit the use of normal heating fuels, motor fuels, and welding gases when handled in accordance with other applicable regulations.
- (3) Noise: No operation shall be carried on which involves noise in excess of the normal traffic noise of the adjacent street at the time of the daily peak hour of traffic volume. Noise shall be measured at the property line, and when the level of such noise cannot be determined by observation with the natural senses, a suitable instrument may be used, and measurement may include breakdowns into a reasonable number of frequency ranges. All noises shall be muffled so as not to be objectionable due to intermittence, beat frequency or shrillness.
- (4) Sewage and Liquid Wastes: No operation shall be carried on which involves the discharge into a sewer, water course, or on the ground of liquid wastes of any nature, which are detrimental to normal sewage plant operation or corrosive and damaging to sewer pipes and installations, or polluting to any water course above that level of pollution certified as acceptable by the Arkansas Department of Pollution Control and Ecology.
- (5) Air Contaminants: All air contaminants, smoke, and particulates emitted into the air by whatever means shall conform to the Arkansas Air Pollution Control Code as amended.
- (6) Odor: The emission of odors that are generally agreed to be obnoxious to any considerable number of persons, shall be prohibited. Observations of odor shall be made at the property line of the establishment causing the odor. As a guide to classification of odor, it shall be deemed that strong odors of putrefaction and fermentation tend to be obnoxious and that such odors as associated with baking or roasting of nuts and coffee shall normally not be considered obnoxious within the meaning of this ordinance.

- (7) Gases: Gas concentrations in the air shall conform to the Arkansas Air Pollution Control Code, as amended.
- (8) Vibration: All machines including punch presses and stamping machines shall be mounted as to minimize vibration and in no case shall such vibrations exceed a displacement of three thousandths of an inch measured at the lot line. The use of steam or broad hammers shall not be permitted.
- (9) Glare and Heat: All glare, such as welding arcs and open furnaces, shall be shielded so that it shall not be visable from the lot line. No heat from furnaces or processing equipment shall be sensed at the lot line to the extent of raising the temperature of air or materials more than five degrees Fahrenheit.

d. Area Requirements. Area requirements for the Industrial District are as follows:

- (1) Minimum Lot Area: None
- (2) Minimum Lot Width: None
- (3) Front Yard Setback: Minimum front yard depth shall be at least fifty (50) feet from the property line and, except for the necessary drives and walks, shall not include off-street parking. For corner lots this shall apply to both streets.
- (4) Rear Yard Setback: Minimum rear yard depth shall be fifty (50) feet except when the zone adjoins a residential zone; then the rear yard shall be a minimum of seventy-five (75) feet, and an eight (8) foot opaque fence with a landscaped buffer shall be erected at the property line.
- (5) Side Yard: Minimum side yard shall be fifty (50) feet except when the zone adjoins a residential zone; then the side yard shall be seventy-five (75) feet and an eight (8) foot opaque fence with a landscaped buffer shall be erected at the property line.

e. Height Regulations. The height regulations set forth in the General Provisions of this document shall be observed. The Planning Commission may waive the height requirements, when it is demonstrated that the equipment and the structure to house the operation require greater height.

12. FP District - Flood Plain: The National Flood Insurance Act of 1968 authorizes the Secretary of Housing and Urban Development (HUD) to provide for the sale of flood insurance at low, subsidized premium rates within those counties and municipalities that are willing to adopt and enforce minimum land use measures that would reduce or avoid future flood losses in connection with new construction.

Utilities

Electric:

Name of Utility: Entergy Arkansas
Contact Person(s): Chris Murphy or Bentley Story
Address: 425 West Capitol Ave., Suite 2700
City, State, Zip: Little Rock, AR 72201
Phone: 501.377.4467 or 501.377.4089
Email: cmurph4@entergy.com or wstory1@entergy.com
Service and Proximity to Site: On site. A 13.8 kV line runs along the west and a portion of the northern boundary of the site. The area is served by the Wynne South substation which is less than a mile north of the site.

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: 501.772.2217 or 501.749.7189
Email: ctaylor@summitutilities.com or mlinebarier@summitutilities.com
Service and Proximity to Site: On site. A 4" HP gas line is located on the western boundary of the site along Hwy 1.

Water:

Name of Utility: Wynne Water Utility
Contact Person(s): Blake Marotti
Address: 121 Merriman Ave.
City, State, Zip: Wynne, AR 72396
Phone: 870.238.2751
Email: bmarotti@wynnewater.com
Service and Proximity to Site: On site. A 10" water main line is located on the western boundary of the site along Hwy 1.



Utilities

Sewer:

Name of Utility: Wynne Water Utility
Contact Person(s): Blake Marotti
Address: 121 Merriman Ave.
City, State, Zip: Wynne, AR 72396
Phone: 870.238.2751
Email: bmarotti@wynnewater.com

Service and Proximity to Site: On site. A 10" sewer main line is located on the western boundary of the site along Hwy 1.

Telecommunications:

Name of Utility: AT&T
Contact Person(s): Lisa Lake
Address: 120 W 8th Street, Suite 351
City, State, Zip: Little Rock, AR 72201
Phone: 501.563.8230
Email: lisa.lake@att.com

Service and Proximity to Site: On site. AT&T fiber line is located on the western boundary of the site along Hwy 1.

Rail:

Name of Utility: Not Applicable
Contact Person(s):
Address:
City, State, Zip:
Phone:
Email:
Service and Proximity to Site:



Taxes

Local Sales Tax Rates: The City of Wynne – 1%
Cross County - 3%
State of Arkansas – 6.5%

Total – 10.5%

Property Tax Rates (Real, Personal) and Methods of Assessment:

Cross County

TOTAL MILLAGE RATES						
School District	City Name	School Total	City Total	County Total	Overall Total	
Cross County Distr	Rural	35		9.4	44.4	
	Cherry Valley	35	4.75	9.4	49.15	
	Hickory Ridge	35	3.8	9.4	48.2	
Wynne #9	Rural	39.9		9.4	49.3	
	Parkin	39.9	3	9.4	52.3	
	Wynne	39.9	5	9.4	54.3	
Earle	Rural	54.8		9.4	64.2	
Cross	County Avgs:	39.93	4.14	9.40	51.69	

Property taxes are calculated by multiplying the taxable value (20% of the appraisal value) times the millage rate.
Millage rate for Wynne is 54.30 mils.

For a \$1,000,000 property, the property taxes would be:
 $0.20 \times \$10,000,000 = \$200,000$
 $\$200,000 \times 0.0543 = \$10,860$

State Taxation Summary: See Arkansas Economic Development Commission's taxation summary (2024) behind tab T-1.



Maps

The following maps are provided behind this section:

- Transportation, Regional
- Transportation, Immediate
- Aerial
- Topographic
- Elevation Contours
- FEMA Flood Hazard
- National Wetlands Inventory
- Electrical Infrastructure
- Potable Water Main
- Sewer and Fiber Optic Utilities
- Natural Gas Pipeline
- Conceptual Layout

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.

