

# Stuttgart Industrial Park Site 1

154 Acres

Certified June 2025

SELECT  
SITE

Certified by  
Entergy  
Arkansas



**SIDC**  
STUTTGART INDUSTRIAL  
DEVELOPMENT CORPORATION

GROWING COMMUNITY  
*Stuttgart*  
ARKANSAS

CHAMBER of  
COMMERCE

 **entergy**  
ARKANSAS

# **Stuttgart Industrial Park Site 1**

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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:** Stuttgart Industrial Park Site 1

**Site Address:** 1525 US Hwy 79

**Owner Contact Name:** Stuttgart Industrial Development Corporation

**Economic Development  
Organization Contact  
Information:** Bethany Hildebrand  
PO Box 1500  
507 S. Main  
Stuttgart, AR 72160  
870.673.1602  
[Bethany@stuttgartchamber.com](mailto:Bethany@stuttgartchamber.com)

**Site Size:** ~154 acres

**Site Control Document:** The site is owned by the Stuttgart Industrial Development Corporation.

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

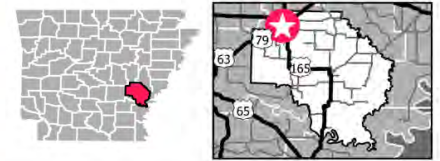




## STUTTGART INDUSTRIAL PARK SITE 1 / AERIAL



### ARKANSAS COUNTY



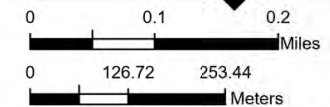
### LEGEND

- Stuttgart Industrial Park Site 1
- + Railroads

### SOURCE

Railroads: Federal Railroad Administration, Bureau of Transportation Statistics, ESRI, 2021

### SCALE



Date: 5/2025  
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:** ~154 acres  
See proposed building layout behind tab S-1a.

**Dimensions:** ~ 1892' x 700' x 962' x 1601' x 864 x 200' x 335' x 423' x 1264'  
x 1348' x 914' x 1856'  
Estimated dimensions reflect 20 acres sold to Cold Steppe.

**Previous Use:** Agricultural

**Fire Rating:** 3

**Distance to Fire Station:** <1 mile

**Distance to Nearest  
Interstate *and* 4-lane  
Highway *and* Access  
Points:** 22 miles to I-40

**Road Frontage, Type and  
Weight Capacities:** Site fronts US Highways 79 and 63 which have a maximum gross vehicle weight (GVW) for vehicles with five or more axles on Arkansas highways at 80,000 pounds, which is the same as the federal limit. City streets front the north and south with a local bridge on the southeast corner on 10<sup>th</sup> street which has a 9T max.

**Distance to Nearest Rail:** Union Pacific Main line runs along the eastern border of the site. No rail access from site.

**Distance to Nearest  
Commercial Airport:** 57 miles to Bill and Hillary Clinton National Airport in Little Rock.

**Distance to Nearest Port  
Facility:** 33 miles to Pine Bluff Port  
48 miles to Little Rock Port

**Distance from Retail or  
Central Business  
District:** 1 mile from downtown Stuttgart

**Site Type:** Industrial

**Site Survey:** Identified as Tract B on attached survey S-1b. Acreage in the southeast corner was recently sold to Cold Steppe. The survey for Cold Steppe is also provided as S-1c to show the tracts sold.

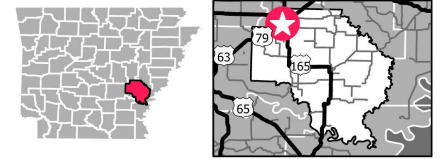




## STUTTART INDUSTRIAL PARK SITE 1 / CONCEPTUAL LAYOUT



### ARKANSAS COUNTY



### LEGEND

 Stuttgart Industrial Park Site 1

### SOURCE

### SCALE

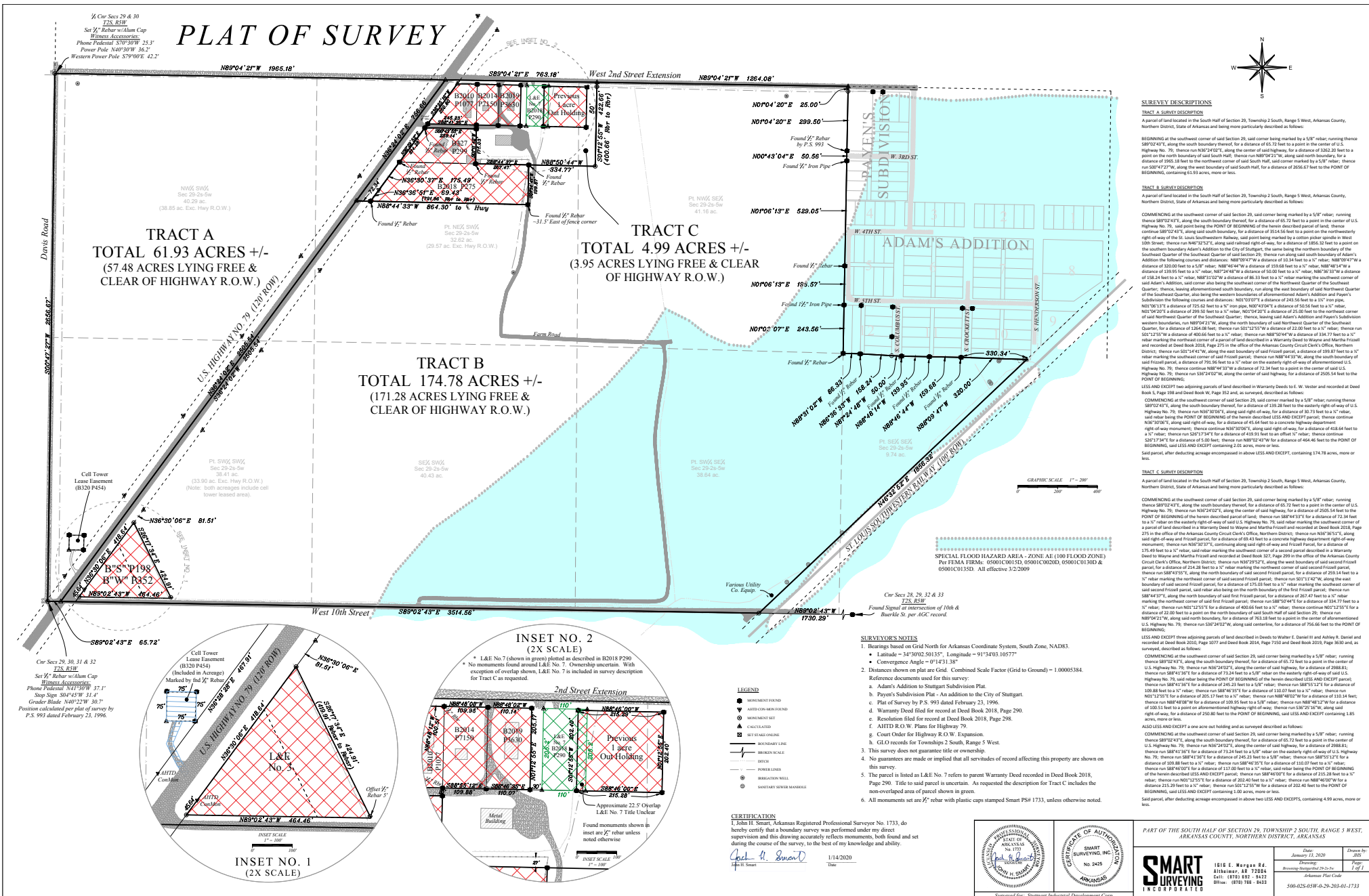
NOT TO SCALE



Date: 05/2025  
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.





# PLAT OF SURVEY



**LEGEND**

- MONUMENT FOUND
- MONUMENT RECOVERED
- MONUMENT SET
- △ CALCULATED
- SET STAKE ENDING
- MONUMENT LINE
- MONUMENT SCALE
- DITCH
- POWER LINES

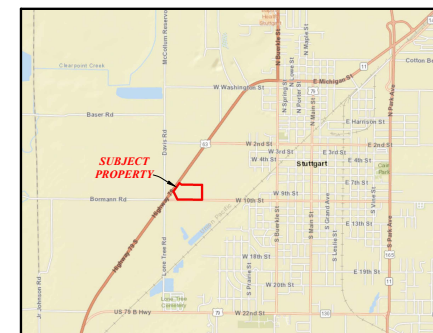
## PARCEL A SURVEY DESCRIPTION

Part of the South Half of the Southwest Quarter ( $S\frac{1}{2}$  SW $\frac{1}{4}$ ) of Section 29, Township Two (2) South, Range Five (5) West, Arkansas County, Arkansas, more particularly described as follow:

COMMENCING at the southwest corner of said Section 29, said corner being marked by a  $\frac{5}{8}$ " rebar; running thence S89°02'43"E, along the south boundary thereof, for a distance of 621.60 feet; thence run N00°57'17"E for a distance of 25.00 feet to the southeasterly corner of a parcel of land described in a Warranty Deed to E. W. Vester and Maylene Vester filed record in Deed Book "W" at Page 352 in office of the Arkansas County Circuit Clerk, Northern District, said point being the POINT OF BEGINNING of the herein described parcel of land; thence run N26°17'34"W, along the easterly boundary of said Vester parcel, for a distance of 10.00 feet to an offset  $\frac{1}{2}$ " rebar; thence continue N26°17'34"W, along said easterly boundary, for a distance of 414.91 feet to a point on the southerly right-of-way of U.S. Highway No. 79, said point being marked by a  $\frac{1}{2}$ " rebar; thence run N36°31'06"E, along said right-of-way for a distance of 486.08 feet, to a  $\frac{5}{8}$ " rebar; thence run S53°29'54"E for a distance of 125.88 feet to a  $\frac{5}{8}$ " rebar; thence run S89°02'43"E for a distance of 301.27 feet; thence run S00°36'05"W for a distance of 700.00 feet to a point lying 25 feet north of the south boundary of said South Half of the Southwest Quarter; thence run N89°02'43"W for a distance of 496.18 feet to the POINT OF BEGINNING, containing 9.50 acres, more or less, subject to all rights-of-ways and easements of record or fact.

**PARCEL A**  
9.50 Ac. +/-

**PARCEL B**  
10.63 Ac. +/-



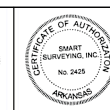
## SURVEYOR'S NOTES

- Bearings based on Grid North for Arkansas Coordinate System, South Zone, NAD83.
  - Latitude = 34°30'02.50135", Longitude = 91°34'03.10577"
  - Convergence Angle = 0°14'31.38"
- Distances shown on plat are Grid. Combined Scale Factor (Grid to Ground) = 1.00005384.
- Reference documents used for this survey:
  - Plat of Survey by P.S. 993 dated February 23, 1996.
  - Warranty Deed filed for record at Deed Book 2018, Page 290.
  - Resolution filed for record at Deed Book 2018, Page 298.
  - AHTD R.O.W. Plans for Highway 79, Job 1020.
- This survey does not guarantee title or ownership.
- No guarantees are made or implied that all servitudes of record affecting this property are shown on this survey.
- All monuments set are  $\frac{1}{2}$ " rebar with plastic caps stamped Smart PS# 1733, unless otherwise noted.
- FEMA Flood Hazard Areas per FIRM number 05001C0130D dated March 2, 2009 & DFIRM data.

## PARCEL B SURVEY DESCRIPTION

Part of the South Half of the Southwest Quarter ( $S\frac{1}{2}$  SW $\frac{1}{4}$ ) of Section 29, Township Two (2) South, Range Five (5) West, Arkansas County, Arkansas, more particularly described as follow:

COMMENCING at the southwest corner of said Section 29, said corner being marked by a  $\frac{5}{8}$ " rebar; running thence S89°02'43"E, along the south boundary thereof, for a distance of 621.60 feet; thence run N00°57'17"E for a distance of 25.00 feet to the southeasterly corner of a parcel of land described in a Warranty Deed to E. W. Vester and Maylene Vester filed record in Deed Book "W" at Page 352 in office of the Arkansas County Circuit Clerk, Northern District, said corner being marked by a rebar offset N26°17'34"W a distance of 10.00 feet; thence from said southeasterly corner run S89°02'43"E for a distance of 496.18 feet to the POINT OF BEGINNING of the herein described parcel of land; thence run N00°36'05"E, for a distance of 700 feet; thence run S89°02'43"E for a distance of 661.52 feet to a  $\frac{5}{8}$ " rebar; thence run S00°36'05"W for a distance of 685.00 feet to  $\frac{5}{8}$ " rebar; thence continue S00°36'05"W for a distance of 15.00 feet to a point lying 25 feet north of the south boundary of said South Half of the Southwest Quarter; thence run N89°02'43"W for a distance of 661.52 feet to the POINT OF BEGINNING, containing 10.63 acres, more or less, subject to all rights-of-ways and easements of record or fact.



PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 5 WEST, ARKANSAS COUNTY, NORTHERN DISTRICT, ARKANSAS			
Date:	August 8, 2024	Drawn by:	JBS
Surveyed by:	John H. Smart	Checked by:	JBS
Smart Surveying, Inc.	1818 E. Morgan Rd., Arkadelphia, AR 72004	Phone:	(870) 692-9432
		Fax:	(870) 692-9432

Surveyed for: Stuttgart Industrial Development Corp.

## CERTIFICATION

I, John H. Smart, Arkansas Registered Professional Surveyor No. 1733, do hereby certify that a boundary survey was performed under my direct supervision and this drawing accurately reflects monuments, both found and set during the course of the survey, to the best of my knowledge and ability.

*John H. Smart*

8/8/2024

Date

GRAPHIC SCALE 1" = 100'

Davis Road

ZONE X  
ZONE AE

Cnr Secs 28, 29, 32 & 33  
T2S, R5W  
Found Signal at intersection  
of 10th & Burkle St. per  
AGC record.

Parcel county road. ROW of 10th St. in City of Stuttgart is 50'. Vester parcel to west assumes 50' ROW. 50' ROW used. County often maintains 60' ROW.

P.O.C. Parcels A&B  
Cnr Secs 29, 30, 31 & 32  
T2S, R5W

$\frac{1}{8}$ " Rebar w/Alum Cap  
from previous survey.  
Witness Accessories:  
Phone Pedestal N41°30'W 37.1'  
Stop Sign S04°45'W 31.4'  
Grader Blade N40°22'W 30.7'  
Position calculated per plat of survey by P.S.  
993 dated February 23, 1996.

## Cost Estimates and Timing

**Cost per Acre:** \$15,000/acre

**Special Timing Considerations:** Property is currently being leased and farmed on an annual contract.

**Clearing Cost:** Minimal, as site is clear except for along agricultural ditch.

**Grading Cost:** Minimal, as site is currently being farmed and is relatively flat. See slope map attached as C-1a.

**Cut/Fill Cost:** Cut/fill cost will be dependent on construction plans and weight requirements. The southeastern corner of the site is in the flood zone and may require more fill. See estimate attached as C-1 from Hoskyn construction providing a general estimate on the cost of fill and labor.

**Utility Extension or Upgrade Costs:** Federal funding for water and sewer infrastructure has been received to expand services along 10<sup>th</sup> street going north on US Highway 79. The project has started and is expected to be complete by the end of 2025.

The project was proposed in two phases as reflected by the cost estimates in attachment C-1b.

- 1) 5/28/24 for \$688,116.88 which reflected 2200 LF of sewer lines
- 2) 9/13/22 for \$2,465,010.37 which reflected 7600 LF of sewer lines

An EDA grant of \$2 million and a grant from the Arkansas Economic Development Commission through the governor's site development fund in the amount of \$823,408 have been awarded to help fund the project.

See attachment C-1c for map of utility extension detail and cost estimates from 2022.







Contractors License No: 0147290426

June 5, 2025

Stuttgart Chamber of Commerce  
Stuttgart, Arkansas 72160  
Email: [Bethany@stuttgartchamber.com](mailto:Bethany@stuttgartchamber.com)

RE : SITE MATERIALS for PROPOSED LAND IMPROVEMENTS

For the purpose of levelling or increasing the elevation of properties within the City Limits of the City of Stuttgart, Arkansas, the following materials are suggested with current prices listed:

- Clay Backfill – used for building pads, new drives and parking areas as well as culvert installations. This material is compactable and is recommended as a base product. Sold by the cubic yard @ \$10 per cy plus any applicable taxes
- Fill Sand – may be used to fill in shallow areas and level up property. Fill sand is excavated from our dirt pit and is not the equivalent of beach sand. Fill sand is compactable but may also be seeded and will grow grass or vegetation. Sold by the cubic yard @ \$10 per cy plus any applicable taxes
- Topsoil – recommended for the top layer of land being developed that is expected to be green areas. Topsoil is also sold by the cubic yard @ \$20 per cy plus any applicable taxes.
- All of the above prices are for materials only, delivered and dumped on site.
- (In Place) Installation of materials, including equipment, mobilization and trained operator is \$21 per cubic yard.
- Excavation, if needed, and hauling off of spoils can be quoted by the hour.

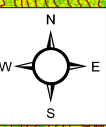
All materials are of the description specified. Work will be performed in accordance with Standard Practice.

Prices supplied are current and meant to be a guide and not a final quote.  
Each property would need to be assessed for an individual quote.

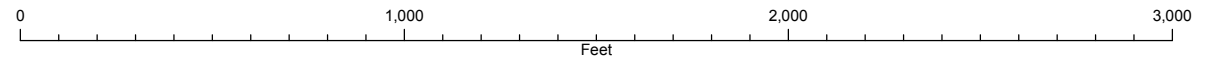
3020 SOUTH MAIN STREET  
PO BOX 1106  
STUTT GART, AR 72160

PHONE: (870) 673-6112  
FAX: (870) 672-9988  
EMAIL: [office@hoskynenterprises.net](mailto:office@hoskynenterprises.net)





**CONTOUR INTERVAL = 0.2 Feet (TWO TENTHS OF A FOOT)**







<b>PRELIMINARY</b> 105 NUMBER STUT-0000 SHEET NUMBER 1	<b>CIVIL ENGINEERING AND ENVIRONMENTAL SERVICES</b> 3512 SOUTH SHACKLEFORD RD LITTLE ROCK, ARKANSAS 72005 P/E (501) 221-7152 F/E (501) 221-7775 DESIGNED BY: D.M. DATE: SEPT 13, 2022 DRAWN BY: B.W. SCALE: 1" = 150' CHECKED BY: B.W.	REVISIONS: <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY:</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO.	DATE	DESCRIPTION	BY:																	SHEET TITLE <b>WATER AND SEWER LAYOUT</b>	<b>NOT FOR CONSTRUCTION</b>
		NO.	DATE	DESCRIPTION	BY:																				
PROJECT TITLE <b>STUTTART INDUSTRIAL PARK UTILITY EXPANSION STUTTART, AR</b>																									
PROJECT NUMBER 																									
PROJECT LOCATION 																									



**Stuttgart Industrial Park Utility Expansion**

5/28/2024

Preliminary Estimate of Cost

by PMI, Little Rock, AR

<u>Item</u>	<u>Item Description</u>	<u>Units</u>	<u>Estimated</u>	<u>Unit Cost</u>	<u>Total Cost</u>
			<u>Quantity</u>		
1	10" SDR26 PVC Sanitary Sewer Line	LF	2200	\$45.00	\$99,000.00
2	Manhole 8-10 feet	EA	4	\$6,624.00	\$26,496.00
3	Manhole 10-12 feet	EA	4	\$7,948.80	\$31,795.20
4	Manhole 12-14 feet	EA	1	\$9,538.56	\$9,538.56
5	Trenching 8-10 feet	LF	1500	\$33.00	\$49,500.00
6	Trenching 10-12 feet	LF	715	\$38.00	\$27,170.00
7	Trenching 12-14 feet	LF	96	\$43.00	\$4,128.00
8	Connect to Existing Sanitary Sewer	EA	1	\$3,000.00	\$3,000.00
9	10" SDR21 PVC Waterline	LF	2650	\$70.00	\$185,500.00
10	Trench and Excavation Safety	LS	1	\$50,000.00	\$50,000.00
11	Miscellaneous (Mobilization, Demobilization, Bonds, Insurance, As-Built Record Drawings, Seeding of Construction Area, Etc)	LS	1	\$36,459.58	\$36,459.58
				Subtotal =	\$522,587.34
				Contingency (15%) =	\$78,388.10
				Estimated Construction Total =	<u>\$600,975.44</u>
				Engineering Design, Survey & Easements, Permitting & Bidding Fee =	\$60,097.54
				Construction Administration Fee =	\$27,043.89
				<b>Estimated Total Cost of Project =</b>	<b><u>\$688,116.88</u></b>

## Stuttgart Industrial Park Utility Expansion

9/13/2022

Preliminary Estimate of Cost

by PMI, Little Rock, AR

Item	Item Description	Units	Estimated	Unit Cost	Total Cost
			Quantity		
1	10" SDR26 PVC Sanitary Sewer Line	LF	7600	\$45.00	\$342,000.00
2	Manhole 0-6 feet	EA	7	\$4,600.00	\$32,200.00
3	Manhole 6-8 feet	EA	5	\$5,520.00	\$27,600.00
4	Manhole 8-10 feet	EA	7	\$6,624.00	\$46,368.00
5	Manhole 10-12 feet	EA	4	\$7,948.80	\$31,795.20
6	Manhole 12-14 feet	EA	1	\$9,538.56	\$9,538.56
7	Trenching 0-6 feet	LF	10820	\$25.00	\$270,500.00
8	Trenching 6-8 feet	LF	1724	\$28.00	\$48,272.00
9	Trenching 8-10 feet	LF	2814	\$33.00	\$92,862.00
10	Trenching 10-12 feet	LF	715	\$38.00	\$27,170.00
11	Trenching 12-14 feet	LF	96	\$43.00	\$4,128.00
12	Connect to Existing Sanitary Sewer	EA	2	\$3,000.00	\$6,000.00
13	10" SDR21 PVC Waterline	LF	8700	\$70.00	\$609,000.00
14	24" Bore and Steel Encasement for 10" Waterline & 10" Sewerline	LF	360	\$400.00	\$144,000.00
15	Trench and Excavation Safety	LS	1	\$50,000.00	\$50,000.00
16	Miscellaneous (Mobilization, Demobilization, Bonds, Insurance, As-Built Record Drawings, Seeding of Construction Area, Etc)	LS	1	\$130,607.53	\$130,607.53

Subtotal = \$1,872,041.29

Contingency (15%) = \$280,806.19

Estimated Construction Total = \$2,152,847.49

Engineering Design, Survey & Easements, Permitting & Bidding Fee = \$215,284.75

Construction Administration Fee = \$96,878.14

**Estimated Total Cost of Project = \$2,465,010.37**

## Environmental

**Wetlands Screening:** As referenced in the U.S. Army Corps of Engineers' letter dated January 26, 2023, there are potential jurisdictional wetlands within the boundary of the property which may be subject to section 404 permitting. An intermittent riverine appears to traverse from the north central to the south-central portion of the site.

The potential perennial waterway and wetland occurs on the eastern side of the property from the northeast corner to the southeast corner. Any work involving the discharge of dredged or fill material within jurisdictional waters will require a Department of the Army Section 404 permit prior to beginning work.

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:** Approximately 59 acres in the southeast corner of the site is in flood zone AE which presents a 1% annual chance of flooding.

See attachment E-2 for detail.

**Historical and Cultural Review:** The Arkansas Historic Preservation program found no historic properties affected on the site, per letter dated January 18, 2023.

See attachment E-3 for detail.

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

**Endangered Species:** According to the letter dated January 4, 2023, from the U.S. Fish and Wildlife Service and the included iPac report, the site does not have any critical habitats on the property.

See attachment E-4 for detail.





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

**Environmental  
Phase I (and Phase II  
if required):**

PMI conducted a Phase I Environmental Site Assessment on July 1, 2024, of the 237-acres (Sites 1 and 2 included) of cropland located along Highway 79 in Stuttgart, Arkansas. This assessment did not reveal any recognized environmental conditions (RECs), controlled recognized environmental conditions (CRECs), or significant data gaps in connection with the subject property. There are two agricultural electric wells identified on Site 1.

See attachment E-5 for detail.

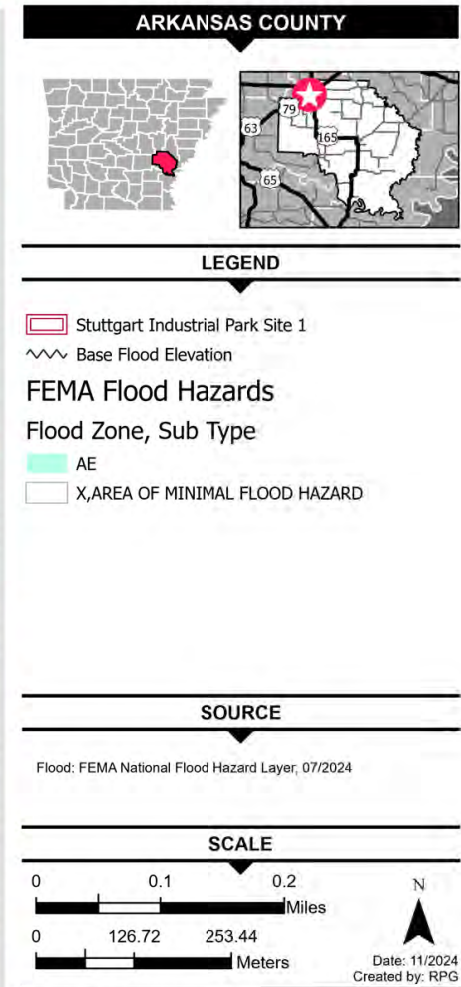
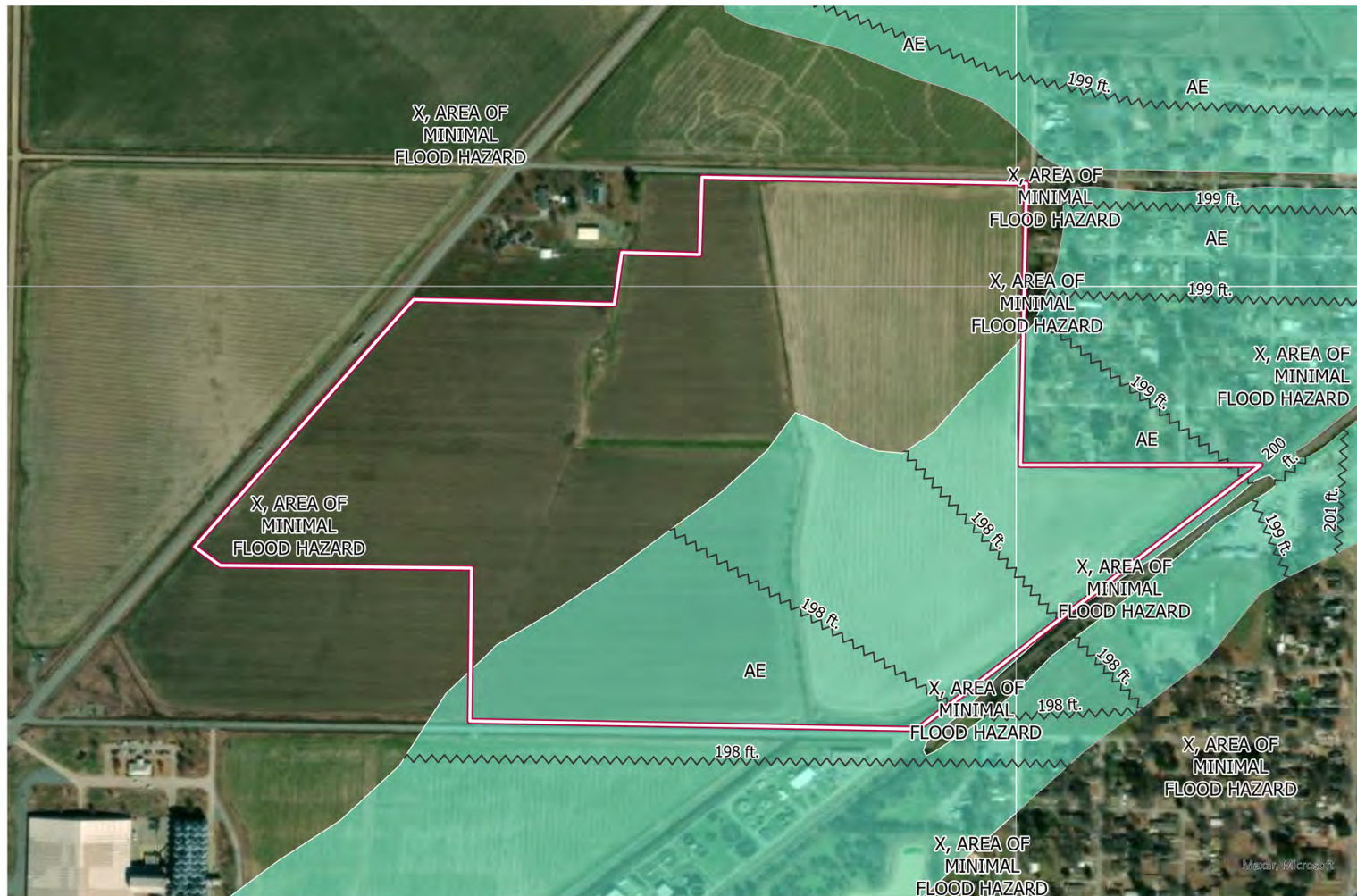
A federal nexus will result in a more scrutinized review of this category.

**Stormwater Retention  
Plan:**

As reflected in a letter dated January 30, 2023, from the Arkansas Department of Energy and Environment, a Construction Stormwater General Permit ARRI 50000 may be required if the project disturbs one (1) acre or more of land. The city does not require a stormwater retention plan.

The letter can be found as part of Attachment E-1.

## STUTTGART INDUSTRIAL PARK SITE 1 / FEMA FLOOD HAZARDS





# SEAEEDD

Southeast Arkansas Economic  
Development District

Post Office Box 6806, 721 S. Walnut St., Pine Bluff, Arkansas 71601 – Phone (870) 536-1971 Fax (870) 536-7718

January 3, 2023

George Burson, Architectural Reviewer  
Arkansas Historic Preservation Service  
1100 North Street  
Little Rock, Arkansas 72201

Dear Mr. Burson,

Stuttgart is applying to US Department of Commerce / Economic Development Commission for public facilities funding to upgrade facilities as well as expand utilities near the industrial park. The proposed project will consist of various improvements, such as: 16,000 LF of trenching, installation of 7600 LF of sewer line, 8700 LF of water lines, and twenty-four utility access holes. These improvements are critical to supporting job retention, as well as business expansion to create new jobs.

As a requirement of the application, I am requesting information from your agency concerning any potential impact on the area. I have enclosed a site map depicting the project's location. Please forward your comments concerning this project as expeditiously as possible.

If you have any questions or need additional information, please contact me at [tracey.lawsonsr@southeastarkansas.org](mailto:tracey.lawsonsr@southeastarkansas.org)

Regards,

Tracey Lawson Sr.  
Grants Administrator





**Sarah Huckabee Sanders**  
Governor  
**Mike Mills**  
Secretary

January 18, 2023

Mr. Tracey Lawson Sr.  
Grants Administrator  
Southeastern Arkansas Economic Development District  
P.O. Box 6806, 721 S. Walnut St.  
Pine Bluff, AR 71601

RE: Arkansas County: Stuttgart  
Section 106 Review: DOC  
Proposed Undertaking: Facility Upgrade and Expansion  
AHPP Tracking Number: 110696

Dear Mr. Lawson:

The staff of the Arkansas Historic Preservation Program (AHPP) reviewed the submission for the above referenced undertaking in Section 29, Township 2 South, Range 5 West in Arkansas County, Arkansas. The proposed undertaking entails the upgrade and expansion of utility facilities near the industrial park for the City of Stuttgart.

Based on the provided information, the AHPP concurs with the finding of **no historic properties affected pursuant to 36 CFR § 800.4(d)(1)** for the proposed undertaking.

Tribes that have expressed an interest in the area include the Cherokee Nation, the Chickasaw Nation, the Choctaw Nation of Oklahoma, the Jena Band of Choctaw Indians, the Muscogee (Creek) Nation, the Osage Nation, the Quapaw Nation, and the Shawnee Tribe. We recommend consultation in accordance with 36 CFR § 800.2(c)(2).

Thank you for the opportunity to review this undertaking. Please refer to the AHPP Tracking Number listed above in all correspondence. If you have any questions, call Kathryn Bryles at 501-324-9784 or email [kathryn.bryles@arkansas.gov](mailto:kathryn.bryles@arkansas.gov).

Sincerely,

**Kathryn  
Bryles**

Digitally signed by  
Kathryn Bryles  
Date: 2023.01.18  
10:18:09 -06'00'

*for*  
Scott Kaufman  
Director, AHPP

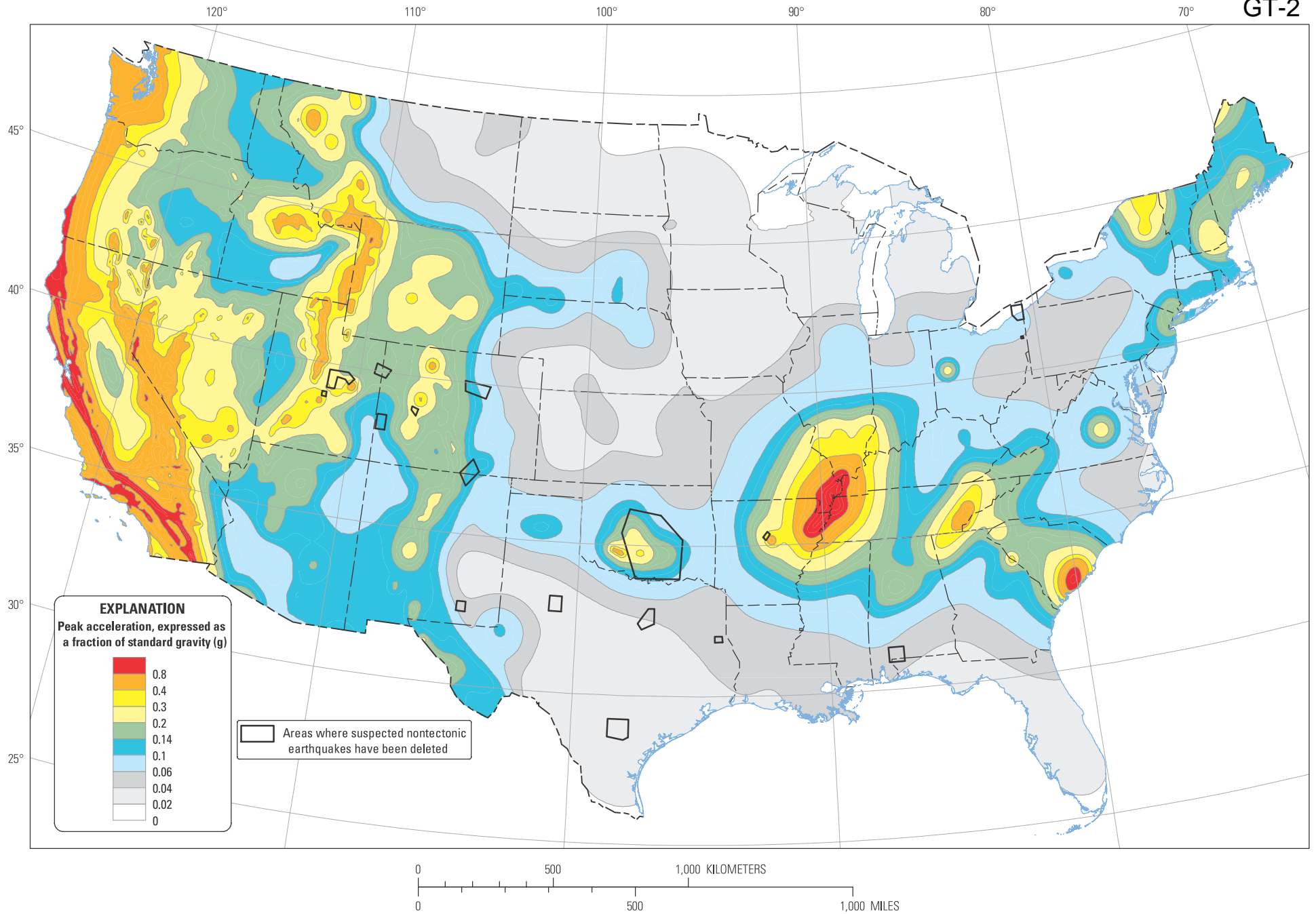
cc: Dr. Melissa Zabecki, Arkansas Archeological Survey

## Geotechnical

**Soils Report:** In August 2024, Garner Engineering conducted soil borings on the southwest 20 acres of the original property for a prospective buyer. Two of the borings were at a depth of 15' and the other two were at 9.5'. All borings were dry at drilling and reflected a silt, clay mixture with sand at the base level. In June 2025, two supplemental borings were conducted on the eastern portion of the property, one at 15' and one at 30'. The soils encountered were found to be consistent with the previous borings on the site and in the site vicinity. See attachment GT-1 for detail.

**Seismic Rating:** 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 Stuttgart site is in the 0.04 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**



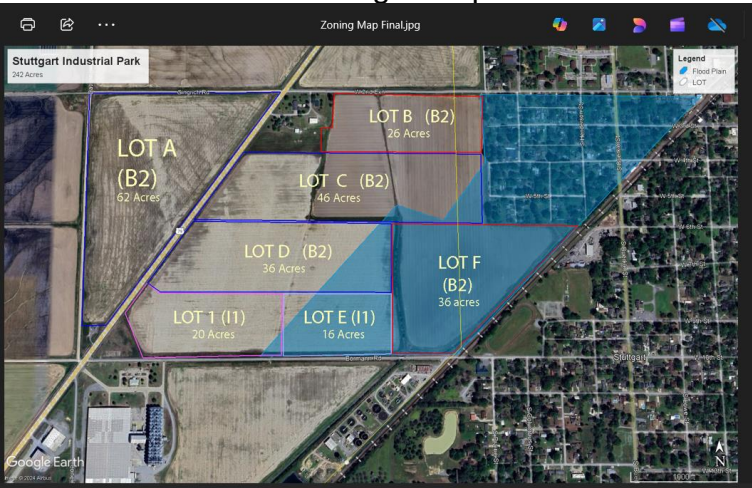
# Zoning/Permitting

**Copy of Restrictive Covenants:** Stuttgart Unified Development Codes apply, including setback distance, height restrictions of 40' or two stories and limited entrance and exits.

See attached Z-1 for details.

**Current Classification and Proposed Zoning (if different) to Conform with Intended Use:** Site is broken into different categories for proposed zoning. As reflected in the zoning map below as of May 2025, I1 is zoned for lighter industrial and B2 is zoned for Highway Oriented Business which includes use for commercial. Zoning can easily be changed from B2 to Industrial through the Stuttgart Planning Commission.

See attachment Z-2 for larger map.



**Copy of Zoning Ordinance:** See attachment Z-2 for detail or the city's website for the full [Stuttgart Unified Development Code](#).

**Explanation of Process to Change Zoning:** Proposed changes to the zoning classifications can be made by application to the Stuttgart Planning Commission 30 days prior to a regularly scheduled meeting. If the Planning Commission approves, the recommendation will proceed to the City Council for review and approval. Final documentation will be filed with the City Clerk. See Section 212 of the Stuttgart Unified Development Code attached as Z-1 for detail.



## 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](mailto:cmurph4@entergy.com) or [wstory1@entergy.com](mailto:wstory1@entergy.com)  
**Service and Proximity to Site:** Three phase power serves neighboring industrial customers to the south. Three phase is about a ½ mile away on the north end and could be extended depending on the project location and needs. Upgrades to the distribution line may be required and would be based on project demand needs.

A 115 kV transmission line runs along the western boundary of Stuttgart Industrial Park Site 2 on Davis Road.

### 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](mailto:ctaylor@summitutilities.com) or [mlinebarier@summitutilities.com](mailto:mlinebarier@summitutilities.com)  
**Service and Proximity to Site:** 2" intermediate pressure line exists along US Hwy 79 and W 2<sup>nd</sup> Street. There is also a 6" high pressure line approximately 2,000' feet to the east on W 2<sup>nd</sup> Street.

10 MV

### Water:

**Name of Utility:** Stuttgart Municipal Water Works  
**Contact Person(s):** Tommy Lawson  
**Address:** 304 S. Maple  
**City, State, Zip:** Stuttgart, AR 72160  
**Phone:** 870.674.7115  
**Email:** [street@stuttgartar.com](mailto:street@stuttgartar.com)  
**Service and Proximity to Site:** South side of 10<sup>th</sup> street  
Currently 250,000 GPD in the city. A new water treatment plant is being built across the street which will increase the excess capacity to 3 million GPD.



**Sewer:**

**Name of Utility:** Stuttgart Sewer  
**Contact Person(s):** Tommy Lawson  
**Address:** 304 S. Maple  
**City, State, Zip:** Stuttgart, AR 72160  
**Phone:** 870.674.7115  
**Email:** [street@stuttgartar.com](mailto:street@stuttgartar.com)  
**Service and Proximity to Site:** South side of 10<sup>th</sup> street  
Currently 1 million GPD

**Telecommunications:**

**Name of Utility:** Ritter Communications  
**Contact Person(s):** Trevor Jines  
**Address:**  
**City, State, Zip:**  
**Phone:** 870.761.5571  
**Email:**  
**Service and Proximity to Site:** 100 MB/s

They will build out to suite once an industrial client is identified. They are prepared to provide fiber service for near-zero upfront cost. Timeline is approximately 60 days.

**Rail:**

**Name of Utility:** Union Pacific  
**Contact Person(s):** Steven Ehrlich  
**Address:**  
**City, State, Zip:**  
**Phone:** O: 402.544.4033  
M: 402.290.7449  
**Email:** [sdehrlic@up.com](mailto:sdehrlic@up.com)  
**Service and Proximity to Site:** Main Line is on the eastern border of the property. There is no direct access. UP would review rail designs based on project needs and would advise on feasibility and costs.





## Taxes

**Local Sales Tax Rates:** 3% City, 1% County, 6.5% State

**Property Tax Rates (Real, Personal) and Methods of Assessment:** Property tax based on 20% of the total value. Stuttgart's millage is 56 mils.  
If the property value is \$10,000,000, the property tax would be:  
 $\$1,000,000 \times .20 \times .056 = \$11,200$ .

**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](https://info.arkansasedc.com/download-taxation-economic-report?_gl=1*ks2mkk*_gcl_au*NzE4MDcyNzkxLjE2OTQ0NDIwNjc).

A copy of the 2024 report is included as reference as attachment 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
- Pipeline Infrastructure
- Electrical Infrastructure
- Utility Infrastructure
- Surrounding Uses
- Zoning
- Conceptual Building 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.

