

Southwest Arkansas Mega Site

991 Acres



ECONOMIC DEVELOPMENT
CORPORATION OF CLARK COUNTY

arkadelphia 
regional economic development alliance
and area chamber of commerce



SELECT
SITE

CERTIFIED BY
ENERGY
ARKANSAS

Certified February 2026



Electric Cooperatives
of Arkansas



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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.

Arkansas Electric Cooperatives, Inc. provides this information for general reference only and makes no warranties regarding the site or any improvements, including condition, suitability, title, or regulatory compliance. All interested parties are responsible for completing their own due diligence to evaluate the property and determine its viability for their intended use.



The Southwest Arkansas Mega Site is served by two separate electric providers, the South Central Arkansas Electric Cooperative (green shading ~641 acres) and Entergy Arkansas (red shading ~350 acres). Each utility has its own certified sites program based on similar 50 points of criteria.

The Electric Cooperatives of Arkansas, which represents the site served by South Central Arkansas Electric Cooperative, and Entergy Arkansas have both reviewed the documentation for certification of their respective territory identified by the map below. Both utilities have responded as to the preparedness of the information by confirming through certification.



General Information

Site Name: Southwest Arkansas Mega Site

Site Address: 3211 US Highway 67, Arkadelphia, AR 71923

Owner Contact Name: Shelley Short

**Economic
Development
Organization Contact
Information:** Economic Development Corporation of Clark County
P.O. Box 400
Arkadelphia, AR 71923

Site Size: 991 acres

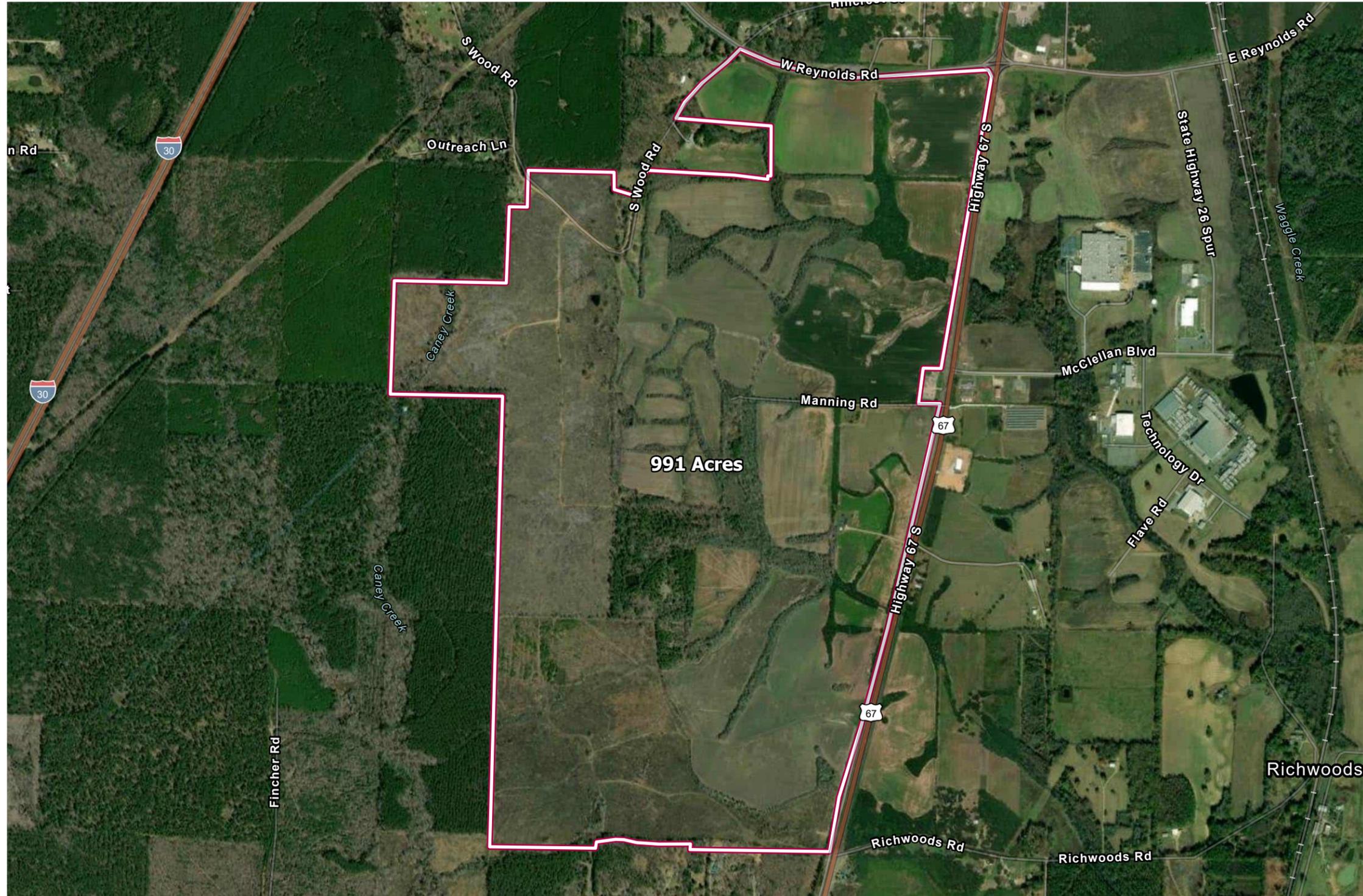
**Site Control
Document:** This site is owned by the Economic Development Corporation
of Clark County, Arkansas.

Aerial Site Location

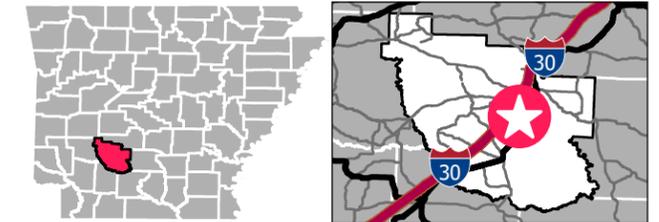
Map: See attachment G-1 for detail.

SOUTHWEST ARKANSAS MEGA SITE / AERIAL

G-1



CLARK COUNTY



LEGEND

 Southwest Arkansas Mega Site

SOURCE

ESRI Imagery Hybrid Basemap

SCALE

0 0.25 0.5 Miles

0 316.8 633.6 Meters

N

Date: 02/2026
Created by: RPG

Site Characteristics

Acreage: 991 acres

Dimensions: Approximately 9240' x 3960' x 6720' x 2990'
See attached survey S-1 for details.

Previous Use: Agriculture

Fire Rating: 3

**Distance to Fire
Station:** 6.5 miles

**Distance to Nearest
Interstate and 4-lane
Highway and Access
Points:** 1.5 miles - Interstate 30

**Road Frontage, Type
and Weight
Capacities:** US Highway 67 South borders the site on the east side.
Gross weight capacity - 80,000 lbs.

**Distance to Nearest
Rail:** 0.5 miles - Union Pacific

**Distance to Nearest
Commercial Airport:** 75 miles - Bill and Hillary Clinton National Airport (LIT), Little
Rock

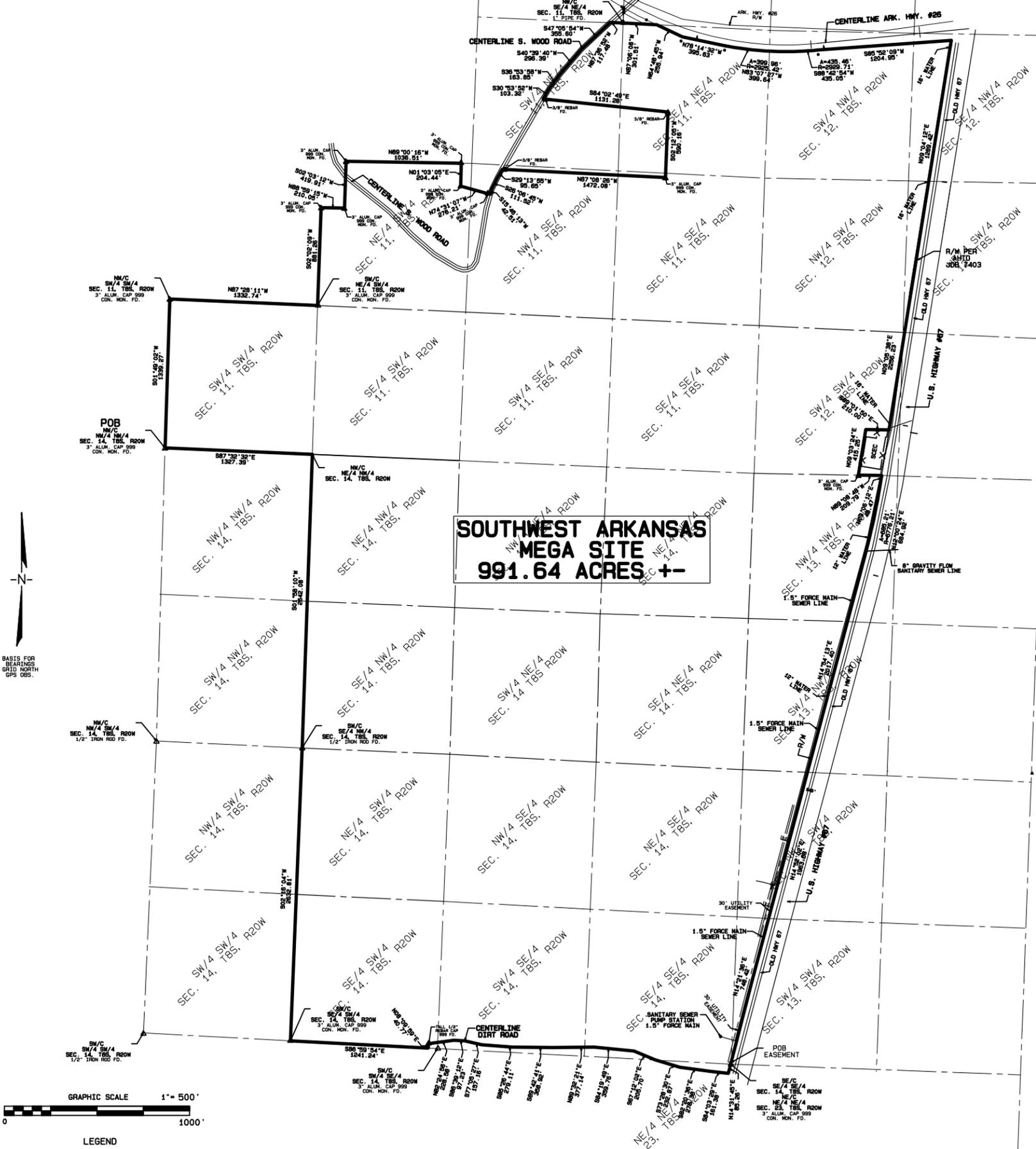
**Distance to Nearest
Port Facility:** 78.3 miles - Little Rock Port Authority, 10600 Industrial Harbor
Drive, Little Rock

**Distance from Retail
or Central Business
District:** 6.5 miles

Site Type: Stand-alone

Site Survey: Survey completed on 9/22/25 by Ouachita-Saline Surveying
Inc. out of Arkadelphia, Arkansas.

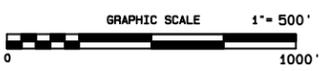
See attachment S-1.



**SOUTHWEST ARKANSAS
MEGA SITE
991.64 ACRES +-**

SURVEYED DESCRIPTION:
 A PARCEL OF LAND BEING LOCATED IN THE NE/4, SE/4 AND SW/4 OF SECTION 11; NW/4 AND SW/4 OF SECTION 12; NW/4 AND SW/4 OF SECTION 13; NE/4, NW/4, SE/4 AND SW/4 OF SECTION 14 AND IN THE NE/4 AND SW/4 OF SECTION 23, ALL IN TOWNSHIP 8 SOUTH, RANGE 20 WEST, CLARK COUNTY, ARKANSAS AND BEING DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE NW/4 NW/4 OF SECTION 14, THE POINT OF BEGINNING; THENCE SOUTH 87°32'32" EAST, A DISTANCE OF 1437.39 FEET TO THE NORTHWEST CORNER OF THE NE/4 NW/4 OF SECTION 14; THENCE SOUTH 01°58'10" WEST, A DISTANCE OF 2642.08 FEET TO THE SOUTHWEST CORNER OF THE SE/4 NW/4 OF SECTION 14; THENCE SOUTH 02°16'04" WEST, A DISTANCE OF 2632.81 FEET TO THE SOUTHWEST CORNER OF THE SE/4 SW/4 OF SECTION 14; THENCE SOUTH 86°59'54" EAST ALONG THE SOUTH LINE OF THE SE/4 SW/4 OF SECTION 14, A DISTANCE OF 1241.24 FEET; THENCE NORTH 08°09'59" EAST, A DISTANCE OF 40.77 FEET TO THE CENTERLINE OF AN OLD ROAD; THENCE THE FOLLOWING COURSES ALONG SAID CENTERLINE:
 THENCE NORTH 82°24'56" EAST, A DISTANCE OF 229.58 FEET;
 THENCE SOUTH 86°39'12" EAST, A DISTANCE OF 97.23 FEET;
 THENCE SOUTH 77°05'27" EAST, A DISTANCE OF 157.16 FEET;
 THENCE SOUTH 85°26'44" EAST, A DISTANCE OF 279.11 FEET;
 THENCE SOUTH 89°42'41" EAST, A DISTANCE OF 358.92 FEET;
 THENCE NORTH 89°32'21" EAST, A DISTANCE OF 377.14 FEET;
 THENCE SOUTH 84°19'49" EAST, A DISTANCE OF 369.76 FEET;
 THENCE SOUTH 87°12'02" EAST, A DISTANCE OF 205.70 FEET;
 THENCE SOUTH 73°28'30" EAST, A DISTANCE OF 232.87 FEET;
 THENCE SOUTH 82°01'38" EAST, A DISTANCE OF 278.38 FEET;
 THENCE SOUTH 84°03'29" EAST, A DISTANCE OF 161.38 FEET TO THE WESTERN RIGHT OF WAY OF LINE OF U.S. HIGHWAY #67; THENCE NORTH 14°31'45" EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 65.26 FEET; THENCE NORTH 14°24'36" EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 748.42 FEET; THENCE NORTH 14°52'02" EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 1967.58 FEET; THENCE NORTH 14°54'13" EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 1917.58 FEET; THENCE NORTH 09°03'24" EAST, A DISTANCE OF 415.25 FEET; THENCE SOUTH 89°01'50" EAST, A DISTANCE OF 210.00 FEET TO THE WESTERN RIGHT OF WAY OF U.S. HIGHWAY #67; THENCE NORTH 09°05'38" EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 203.12 FEET; THENCE NORTH 08°04'12" EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 1289.42 FEET TO THE SOUTH RIGHT OF WAY OF ARKANSAS STATE HIGHWAY #26; THENCE SOUTH 85°52'09" WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 435.65 FEET; THENCE NORTHWESTERLY ALONG SAID HIGHWAY #26, A DISTANCE OF 2929.71 FEET AND BEING SUBSTENDED BY A CHORD WHICH BEARS SOUTH 88°42'54" WEST, A DISTANCE OF 399.96 FEET; SAID CURVE HAVING A RADIUS OF 2925.42 FEET AND BEING SUBSTENDED BY A CHORD WHICH BEARS NORTH 83°07'27" WEST, A DISTANCE OF 399.64 FEET; THENCE NORTH 78°14'32" WEST ALONG SAID SOUTH RIGHT OF WAY, A DISTANCE OF 395.63 FEET; THENCE NORTH 64°48'45" WEST ALONG SAID SOUTH RIGHT OF WAY, A DISTANCE OF 255.94 FEET TO THE NORTH LINE OF THE SE/4 NE/4 OF SECTION 11; THENCE NORTH 87°08'08" WEST ALONG SAID NORTH LINE, A DISTANCE OF 301.51 FEET TO THE NORTHWEST CORNER OF THE SE/4 NE/4; THENCE NORTH 87°36'32" WEST ALONG THE NORTH LINE OF THE SW/4 NE/4 OF SECTION 11, A DISTANCE OF 117.49 FEET TO THE CENTERLINE OF S. WOOD ROAD; THENCE THE FOLLOWING COURSES ALONG SAID CENTERLINE:
 THENCE SOUTH 47°05'54" WEST, A DISTANCE OF 395.60 FEET;
 THENCE SOUTH 40°39'40" WEST, A DISTANCE OF 296.38 FEET;
 THENCE SOUTH 36°53'58" WEST, A DISTANCE OF 183.88 FEET;
 THENCE SOUTH 30°53'52" WEST, A DISTANCE OF 103.32 FEET; THENCE LEAVING SAID CENTERLINE SOUTH 84°42'49" EAST, A DISTANCE OF 1131.26 FEET; THENCE SOUTH 02°12'05" WEST, A DISTANCE OF 590.16 FEET; THENCE NORTH 87°08'26" WEST, A DISTANCE OF 1472.08 FEET TO THE CENTERLINE OF S. WOOD ROAD; THENCE THE FOLLOWING COURSES ALONG SAID S. WOOD ROAD:
 THENCE SOUTH 29°13'55" WEST, A DISTANCE OF 95.65 FEET;
 THENCE SOUTH 26°06'45" WEST, A DISTANCE OF 111.52 FEET;
 THENCE SOUTH 15°46'13" WEST, A DISTANCE OF 42.51 FEET; THENCE LEAVING SAID CENTERLINE NORTH 74°31'07" WEST, A DISTANCE OF 276.21 FEET; THENCE NORTH 01°03'05" EAST, A DISTANCE OF 204.44 FEET TO THE NORTH LINE OF THE NE/4 SW/4 OF SECTION 11; THENCE NORTH 89°00'16" WEST ALONG SAID NORTH LINE, A DISTANCE OF 1036.51 FEET; THENCE SOUTH 02°03'12" WEST, A DISTANCE OF 419.91 FEET; THENCE NORTH 88°59'15" WEST, A DISTANCE OF 210.00 FEET TO THE WEST LINE OF THE NE/4 SW/4; THENCE SOUTH 02°02'09" WEST ALONG SAID WEST LINE, A DISTANCE OF 881.26 FEET TO THE SOUTHWEST CORNER OF THE NE/4 SW/4; THENCE NORTH 87°28'11" WEST, A DISTANCE OF 1332.74 FEET TO THE NORTHWEST CORNER OF THE SW/4 SW/4 OF SECTION 11; THENCE SOUTH 01°49'03" WEST, A DISTANCE OF 1339.27 FEET TO THE POINT OF BEGINNING. CONTAINING 991.64 ACRES, MORE OR LESS.

EASEMENT DESCRIPTION:
 A 30 FOOT WIDE UTILITY EASEMENT BEING LOCATED IN THE SE/4 OF SECTION 14 AND THE SW/4 OF SECTION 13 ALL IN T8S, R20W, CLARK COUNTY, ARKANSAS AND BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SE/4 OF SECTION 14, A FOUND CONCRETE MONUMENT, THENCE NORTH 14°52'08" EAST, A DISTANCE OF 14.74 FEET TO THE POINT OF BEGINNING AND A POINT ON THE WESTERN RIGHT OF WAY LINE OF U.S. HIGHWAY #67; THENCE NORTH 14°21'36" EAST ALONG THE SAID RIGHT OF WAY LINE, A DISTANCE OF 733.71 FEET; THENCE NORTH 14°52'02" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1137.72 FEET; THENCE LEAVING SAID RIGHT OF WAY LINE OF U.S. HIGHWAY #67 NORTH 87°00'43" WEST, A DISTANCE OF 30.63 FEET; THENCE SOUTH 14°40'06" WEST, A DISTANCE OF 1869.97 FEET; THENCE SOUTH 76°45'51" EAST, A DISTANCE OF 30.01 FEET TO THE POINT OF BEGINNING. CONTAINING 1.20 ACRES, MORE OR LESS.



LEGEND

MONUMENT FOUND
 MONUMENT SET
 DATE: 9/22/2025
 SCALE: 1 IN. = 500 FT.
 FILENAME: MEGASITE25 14-8-20

MICHAEL S. WILEY DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND ANY VISIBLE ENCROACHMENTS ARE AS SHOWN ON PLAT AND ANY VISIBLE EASEMENTS OR RIGHTS OF WAY ARE AS SHOWN ON PLAT AND NOT TO EXISTENCE OF EASEMENTS OR RIGHTS OF WAY WHICH AN ACCURATE TITLE SEARCH WOULD DISCOVER. THIS SURVEY IS FOR THE EXCLUSIVE USE OF THE CLIENT OR CLIENTS NAMED HEREON AND DOES NOT TRANSFER TO OTHER PARTIES.

- 500-088-20W-0-11-100-10-0999
- 500-088-20W-0-11-200-10-0999
- 500-088-20W-0-11-300-10-0999
- 500-088-20W-0-12-400-10-0999
- 500-088-20W-0-12-400-10-0999
- 500-088-20W-0-13-400-10-0999
- 500-088-20W-0-13-400-10-0999
- 500-088-20W-0-14-100-10-0999
- 500-088-20W-0-14-100-10-0999
- 500-088-20W-0-14-300-10-0999
- 500-088-20W-0-14-300-10-0999
- 500-088-20W-0-22-110-10-0999



PROPERTY SURVEY OF SOUTHWEST ARKANSAS MEGA SITE
 SECS. 11, 12, 13, 14 & 23, T8S, R20W
 CLARK COUNTY, ARKANSAS

DATE: 9/22/2025 SCALE: 1 in. = 500 ft.

OUACHITA-SALINE SURVEYING INC.
 309 CRITTENDEN STREET
 ARKADDELPHIA, ARKANSAS 71923
 PH: 870-246-2054 OR 501-623-6548

Cost Estimates and Timing

Cost per Acre: \$ 11,500/acre

Special Timing Considerations: There is a house on the property that is currently leased. The house can be demolished or retained, depending upon need. The lease calls for a 90-day notice to vacate.

There are some power distribution lines on the property that might need to be moved depending on site layout.

There are no environmental, site ownership, or pending litigation concerns. A full Phase I Cultural Resources Study is planned for summer of 2026 which should give guidance regarding mitigation that might be needed.

Depending on site building needs, there will likely be some site development costs. There are a few wetland areas on the site that will either need mitigation credits, mitigation before construction or avoided altogether.

Clearing Cost: Minimal clearing will be required as most of the site was recently cleared through a grant provided by the Arkansas Economic Development Commission's Site Development Grant program. Only wetland areas and perimeter trees/brush will remain on the site when the project is completed in February 2026. Estimated cost for remaining clearing/grading is \$3,500 - \$4,500 per acre.

See attachment C-1a for the estimate from Bailey Construction.

Grading Cost: Current estimate for grading and earthwork is \$7,500 - \$8,500 per acre.

See attachment C-1a for the estimate from Bailey Construction.

Cut/Fill Cost: \$90,000 - \$95,000 per acre

See attachment C-1a for the estimate from Bailey Construction.

Utility Extension or Upgrade Costs: Electric - Service at the site – Three phase is available on site. Upgrades will depend on specific company needs.

An electric substation is on site and feeds the electric cooperative area to the north and west and Entergy to the south.

Sewer - Service at the site – no upgrades necessary

Water - Service at the site – no upgrades necessary

Telecom/Fiber - Service at the site – no upgrades necessary

Natural Gas – Summit Utilities in a letter dated 10/7/25 provided an estimate of \$657,766 to serve the site at 60 MCFH. See attachment C-1b for details.

Rail – Union Pacific (UP) Mainline Rail is located 0.5 – 1 mile from the Southwest Arkansas Mega Site. UP requested the site participate in their Focus Site's program that will result in a rail design approved by UP and is available to sites meeting the criteria below:

- Large-scale development area (generally 125+ acres)
- Utilities and roads accessible to site
- Local development support
- Single controlling landowner

The EDCCC has contracted with Benesch, an UP approved rail engineering firm, to provide professional rail engineering services and a Development Concept (DevCon) as part of the UP Focus Sites program. The primary deliverable is an UP-approved rail design plan and high-level cost estimate.

More details on UP's Focus Sites program can be found at <https://www.up.com/shipping/connect-to-rail/premier>.



Jan 28, 2026

Shelley Short, IOM

President & CEO | Arkadelphia Regional Economic Development Alliance & Area Chamber of Commerce

CEO | Economic Development Corporation of Clark County

201 N 26th St,

Arkadelphia, AR 71923

RE: Site Certification – SW AR Mega Site
Arkadelphia, AR

Dear Shelley,

Please find the attached budget proposal for clearing and grading options at the SW AR Mega Site. Proposal consists generally of improvements across 350+/- acres of the overall 990+ acres, on a per acre cost basis. ROM pricing, these values are not derived from engineered drawings or specifications.

- Clearing: \$3,500 - \$4,500 per acre
- Grading: \$7,500 - \$8,500 per acre
- Cut & Fill: \$90,000 - \$95,000 per acre assuming approx. 5ft ave depth

Please reach out with any questions or comments.

Respectfully,

Blake Sorg - Vice President

This document and any files transmitted with it contain information that is confidential and proprietary to Bailey Construction & Consulting, LLC. It is intended only for the recipient or entity named and for the express purpose(s) described therein. Any other use or dissemination is prohibited.

Bailey Construction & Consulting
2200 N Rodney Parham #206, Little Rock, AR 72212
Phone 501-954-9201 Fax 501-954-9704



Arkadelphia Alliance

RE: AEDC Site Development Grant

October 7, 2025

201 N 26th St., Arkadelphia, AR 71923

arkadelphiaalliance.com

870-246-1460

Dear Arkadelphia Alliance,

The following information in this letter states Summit Utilities ability to serve baseline capacities to the SW Arkansas Megasite.

Summit Utilities has completed our review of this site based on a baseline peak hourly flow of 60 MCFH and a delivery pressure of line pressure. Costs and other assumptions are listed below. These costs do not include allowance for anticipated revenue and do not include tax gross-up.

Summit Utilities does have the ability to serve the estimated peak load of 60 MCFH at this location with proposed facilities.

- The estimated cost to provide service is \$657,766.67
- The cost will cover installing approximately 4130 ft of 6" Intermediate Pressure plastic to serve the SW Arkansas Megasite. Also included is a service line to and meter station to the site.
- The estimate above is based on the following Assumptions:
 - Customer to provide 24/7 unrestricted and vehicle accessible meter station site
 - Customer to receive line pressure and must ensure piping downstream of meter station is rated for 60 psig MAOP
 - Requested flow 60 MCFH, Min delivery pressure 10 psig
 - Upstream Pipeline capable of serving increased load RESULTS STILL PENDING. If Energy Transfer does need to upgrade the station, Summit's estimated costs will change due to the installation of regulation & OPP.
 - All permits required from other entities such as Railroads, Army Corps of Engineers, DOT, Clark County and Gum Springs, AR can be approved.
 - Public ROW is available for main installation.
 - No major environmental concerns are identified during due diligence process that significantly change the scope of the designed project.
 - Meter location has been designated and agreed upon by both parties.
 - No hard or soft rock present within project scope.

- Projects of this scale are subjected to bid, and prices may fluctuate according to results.
- No other facility agreements executed before agreement signed for this service. This could impact system capacity and cost of service.

If any of the above assumptions change or are incorrect, it could impact the scope of the project and provided estimate. No agreements should be made off this high-level cost estimate until more details are provided. More time will be required to conduct a full-scale engineering review and to collaborate with Energy Transfer in order to provide a more accurate cost once further interest is expressed.

If you have any questions or require additional information, please do not hesitate to contact me. I look forward to our continued collaboration and success.

Neill Linebarier

Neill Linebarier

Key Accounts Manager

Summit Utilities Arkansas

Environmental

Wetlands Screening: The EDCCC recently made application (January 27, 2026) to the USACE for a *No Permit Required and Approved Jurisdictional Determination Request* on select aquatic resources within an approximately 1,008-acre subject property. Specifically, the EDCCC is requesting no permit required and an AJD on aquatic resources that are unlikely regulated under Section 404 of the Clean Water Act, such as nonrelatively permanent waters, upland ponds, and non-abutting wetlands.

Estimated time for USACE to issue the AJD document is 2 – 4 months from date of submission.

A map of the National Wetland Inventory is also provided.

See attachment E-1 for detail.

The United States Army Corps of Engineers (USACE) in a letter dated July 28, 2022, stated that there are jurisdictional waters located within the boundaries of the 991-acre mega site and would be subject to regulations pursuant to Section 404 of the Clean Water Act, including permitting. A map was provided identifying the potential waters.

Crafton Tull provided the request for Preliminary Jurisdictional Determination to the USACE on November 23, 2021, and a follow-up report on July 6, 2022.

See attachment E-2 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: There is a portion of the site following the perennial tributary that lies in the 100-year flood plain.

See attachment E-3 for detail.

Historical and Cultural Review: Flat Earth Archeology provided the cultural resources background research and desktop review dated June 2025 for the 991-acre site. Seven previously recorded archeological sites were noted within the site boundaries, with four being along the northern boundary. Three of which contained no information on site artifact material and only listed the cultural affiliation as Pioneer Settlement, Agriculture (p.3 and Figure 3). The other four were categorized as building material, ceramics or glass.

A Phase I Cultural Study for the full site is planned for summer of 2026.

A letter from the Arkansas Historic Preservation Program dated December 11, 2023, recommended a cultural survey of the full mega site area of potential effect.

In an email response dated November 14, 2023, the Arkansas National Heritage Commission responded that they had reviewed the site and had no concerns. ANHC Number: L-OTH.23-010

See attachments E-4 for the report, letter from AHPP and email from ANHC.

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

Endangered Species: As dated 7/9/24, an iPac report from the US Department of Interior Fish and Wildlife Service evaluated the potential presence of threatened and endangered species of the Mega Site area. Of the fifteen federally listed species that may occur, there were no critical habitats within the project area.

A federal nexus will result in a more scrutinized review of this category. See attachment E-5 for detail.

Environmental Phase I (and Phase II if required): In February 2023, Terracon provided a Phase I Environmental Site Assessment on the 1,135-acre Clark County Supersite which is now known as the Southwest Arkansas Mega Site.

Terracon performed a site reconnaissance, reviewed federal, state, and local records, and conducted interviews. Terracon noted the property as primarily wooded land,

grassland and cropland with two residential homes on site and one barn.

No recognized environmental conditions were identified with historical uses of the site or surrounding properties as reported in the Opinions and Conclusions section of their Executive Summary (p. ii).

See attachment E-6 for the full Phase 1 ESA.

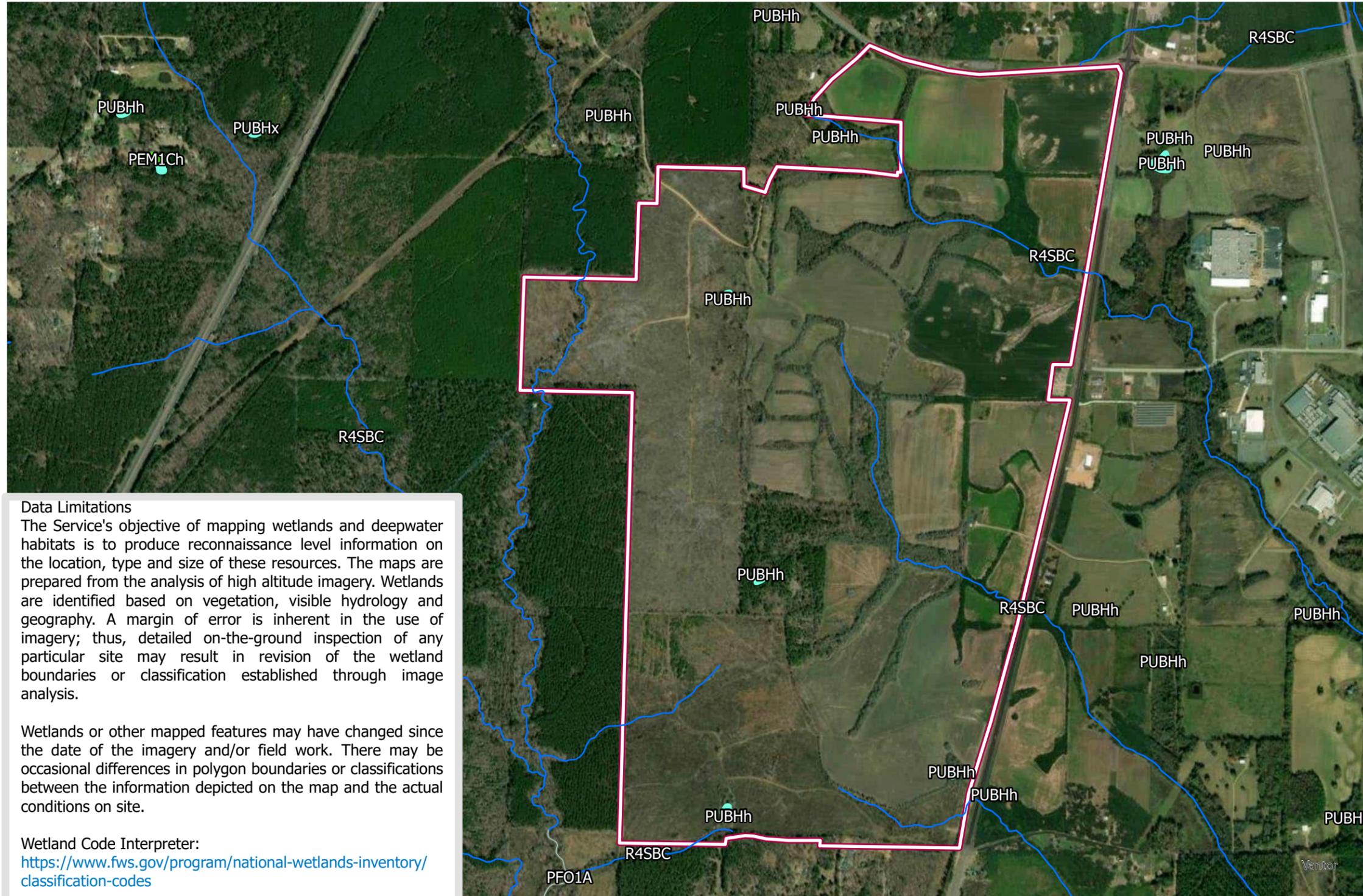
Stormwater Retention Plan:

The Southwest Arkansas Mega Site is subject to state stormwater retention requirements (10-15 business day approval for permit) through the Office of Water Quality for industrial development. Full list of permits can be seen at <https://www.adeq.state.ar.us/poa/enterprise-services/pdfs/common-environmental-permits.pdf>.

OFFICE OF WATER QUALITY (OWQ) PERMITS					
Review of Common Water Permits Required for Industrial Development					
All activities that require an OWQ permit, must be covered under the appropriate permit prior to activity commencement.					
GENERAL PERMITS FOR STORMWATER					
PERMIT TYPE	PURPOSE	DURATION OF COVERAGE	FEE	DAYS TO ISSUE*	FORMS
NPDES Construction Stormwater General Permit	General permit coverage for construction stormwater discharge (≥ 5 acres of disturbed land)	From beginning to end of earth-disturbing construction activities and until final stabilization. Terminated when the owner certifies the construction is completed and the site is stabilized.	\$200 per year, initial and annual fee	30 days	<ul style="list-style-type: none"> Construction Stormwater General Permit Notice of Intent SWPPP Template for Construction Stormwater
NPDES Stormwater Industrial General Permit (IGP)	General permit coverage for industrial stormwater discharge or for certification of no-exposure	For active life of the facility until removal of wastes or process residuals. Recertification every 5 years.	\$200 per year, initial and annual fee	30 days	<ul style="list-style-type: none"> Industrial General Permit Notice of Intent SWPPP Template for Industrial General Permit

SOUTHWEST ARKANSAS MEGA SITE / NATIONAL WETLAND INVENTORY

E-1

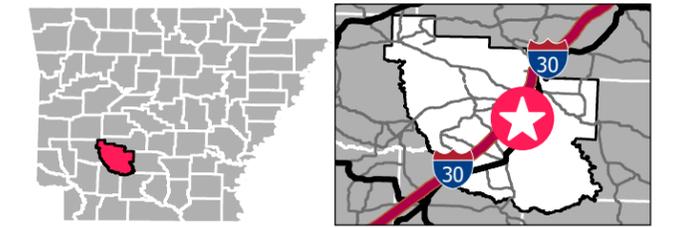


Data Limitations
The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

Wetlands or other mapped features may have changed since the date of the imagery and/or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Wetland Code Interpreter:
<https://www.fws.gov/program/national-wetlands-inventory/classification-codes>

CLARK COUNTY



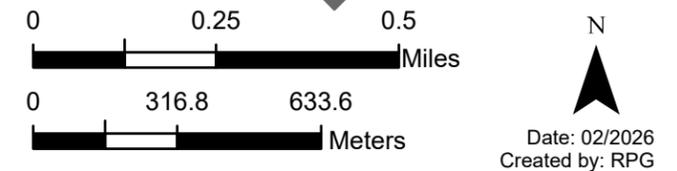
LEGEND

- Southwest Arkansas Mega Site
- National Wetland Inventory**
- Wetland Type**
- Freshwater Emergent Wetland
 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Riverine

SOURCE

Wetland: U.S. Fish and Wildlife Service and the National Wetlands Inventory. Download Date: 2025_09

SCALE



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.

January 27, 2026

NO PERMIT REQUIRED AND APPROVED JURISDICTIONAL DETERMINATION REQUEST CLARK COUNTY SUPERSITE | GUM SPRINGS, CLARK COUNTY, AR

Prepared for:
Economic Development Corporation of Clark County
P.O. Box 400
Arkadelphia, AR 71923

CT JOB NO. 25111900

Prepared by **Crafton Tull**
Certificate of Authorization
#109 Expires: 12/31/2025



January 27, 2026

U.S. Army Corps of Engineers
Regulatory Division, Vicksburg District
Attn: Mr. William McFarland
4155 East Clay Street
Vicksburg, MS 39183

Re: No Permit Required and Approved Jurisdictional Determination Request
Clark County Supersite
Gum Springs, Clark County, Arkansas
CT Project No. 25111900
Action No. MVK 2021-993

Dear Mr. McFarland:

As requested by our client, Economic Development Corporation of Clark County, Crafton Tull is requesting an approved jurisdictional determination (AJD) on select aquatic resources within an approximately 1,008-acre subject property. Specifically, we are requesting no permit required and an AJD on aquatic resources that are unlikely regulated under Section 404 of the Clean Water Act, such as non-relatively permanent waters, upland ponds, and non-abutting wetlands.

Included in this request are supporting documents consisting of wetland delineations (the initial document dated 2021 and a following supplement dated 2022), subject property maps, and a copy of the preliminary jurisdictional determination (PJD) provided by your office dated July 28, 2022 (MVK 2021-993). Attachment A provides the AJD request form and a table (Table 1) that identifies aquatic resources identified as ephemeral channels, potential non-abutting wetlands, and non-abutting open-water features (ponds) as identified in both the PJD and wetland delineations. Please note that the subject property boundary differs slightly in comparison to its depiction in both the PJD issued by your office and in Crafton Tull's prior wetland delineation maps. Essentially, the current requested area does not extend as far west as previously depicted, therefore, certain waters identified solely within that area are not included in this request. A figure showing the revised subject property boundary is included as Attachment B of this request packet. A supplement to the wetland delineation, the original wetland delineation, and copy of the PJD are provided in Attachments C through E.

Don't hesitate to contact me if you need additional information or if you have questions concerning this application. I can be reached at 479-636-4838 or david.rupe@craftontull.com

Sincerely,

David Rupe
Vice President | Environmental



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, VICKSBURG DISTRICT
4155 CLAY STREET
VICKSBURG, MISSISSIPPI 39183-3435

E-2

July 28, 2022

Regulatory Division

SUBJECT: Jurisdictional Determination – Economic Development Corporation of Clark County, Proposed Economic Development of Supersite in Gum Springs, Clark County, Arkansas, MVK-2021-993

Mr. Austin Dartez
Environmental Scientist
Crafton Tull
901 North 47th Street, Suite 400
Rogers, Arkansas 72756

Dear Mr. Dartez:

I refer to your request for a jurisdictional determination on behalf of the Economic Development Corporation of Clark County, on a site located in sections 10, 11, 12, 13, 14, and 15 T8S-R20W, Clark County, Arkansas.

Based upon the information provided, it appears that there are jurisdictional waters of the United States located within the boundary of the property subject to regulations pursuant to Section 404 of the Clean Water Act (enclosure 1). Any work involving the discharge of dredged or fill material (land clearing, ditching, filling, leveeing, etc.) within jurisdictional waters will require a Department of the Army Section 404 permit prior to beginning work. For your information, I have enclosed a copy of our appeals form (enclosure 2) for this preliminary jurisdictional determination. Please note that this determination is preliminary and should be used for planning purposes only. A final determination will be made upon the submission of a completed permit application with detailed plans of the proposed project.

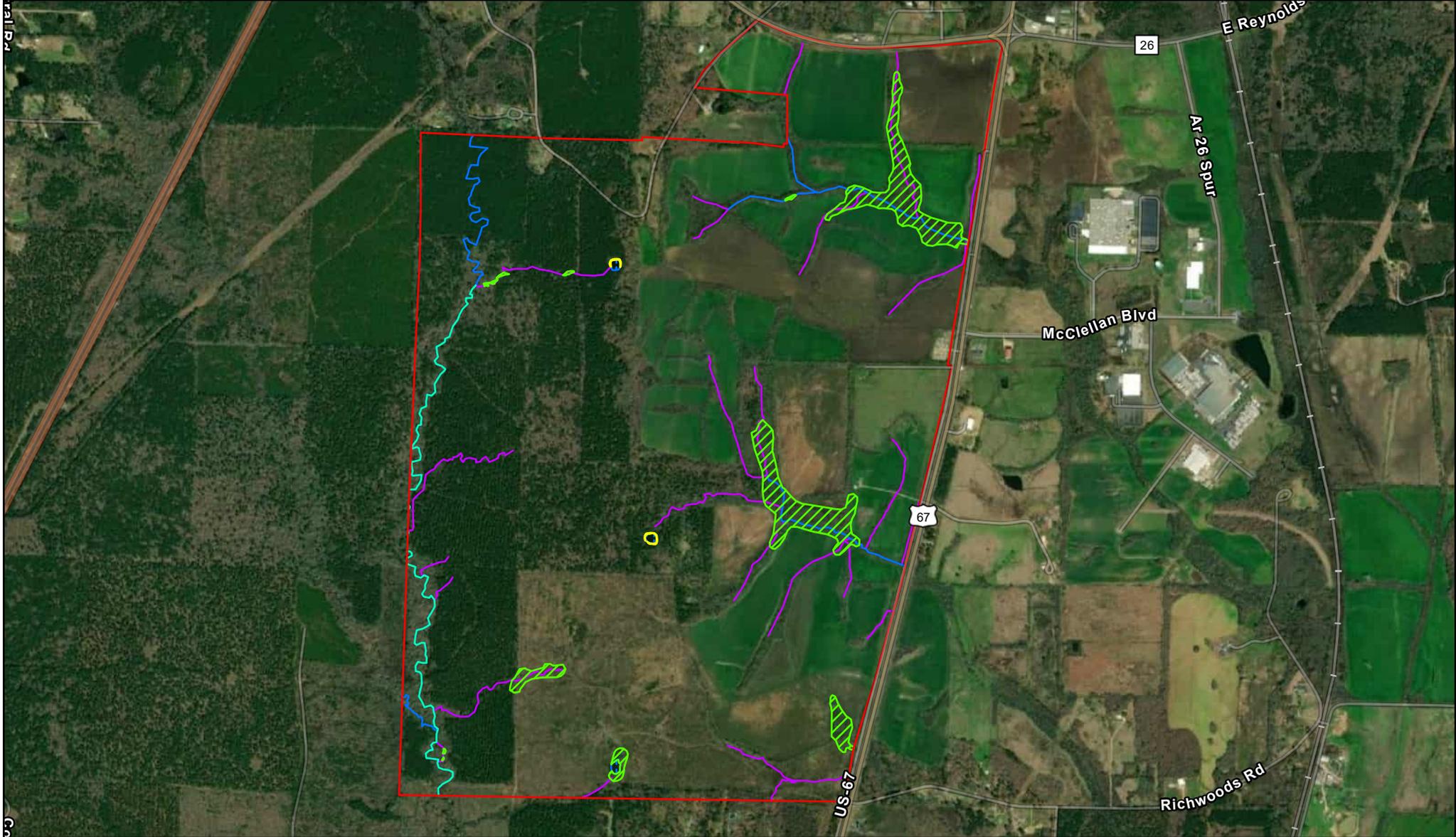
For your convenience, I am enclosing a Department of the Army permit application with instructions (enclosure 3). Your application for any proposed work in wetlands or other waters of the United States should be submitted at least 120 days in advance of the proposed starting date. To expedite the evaluation process, please refer to Identification No. MVK-2021-993 when submitting the application or requesting project updates.

If we may be of any further assistance in this matter, please contact Mr. William McFarland, of this office, telephone 601-631-5721, or e-mail address: William.J.Mcfarland@usace.army.mil.

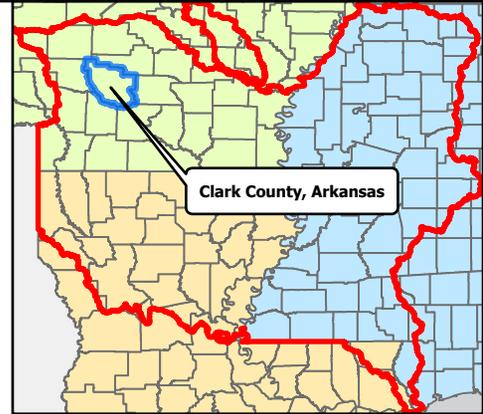
Sincerely,

Gerald Bourne
Chief, Enforcement and Compliance Branch
Regulatory Division

Enclosures



- Legend
- Project Boundary
 - Potentially Jurisdictional Waters of the US (Palustrine Forested Wetlands, ~36 acres)
 - Potentially Jurisdictional Waters of the US (Emergent Wetlands, ~0.15 acres)
 - Potentially Jurisdictional Waters of the US (Open Water, ~0.95 acres)
 - Potentially Jurisdictional Waters of the US (Perennial, ~8060 feet)
 - Potentially Jurisdictional Waters of the US (Intermittent, ~10,698 feet)
 - Potentially Jurisdictional Waters of the US (Ephemeral, ~29,686 feet)



28 July 2022

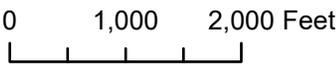
MVK-2021-993
 Economic Development Corporation of
 Clark County
 Proposed Economic Development of
 Supersite in Gum Springs, Clark County,
 Arkansas

**Preliminary
 Jurisdictional Determination**

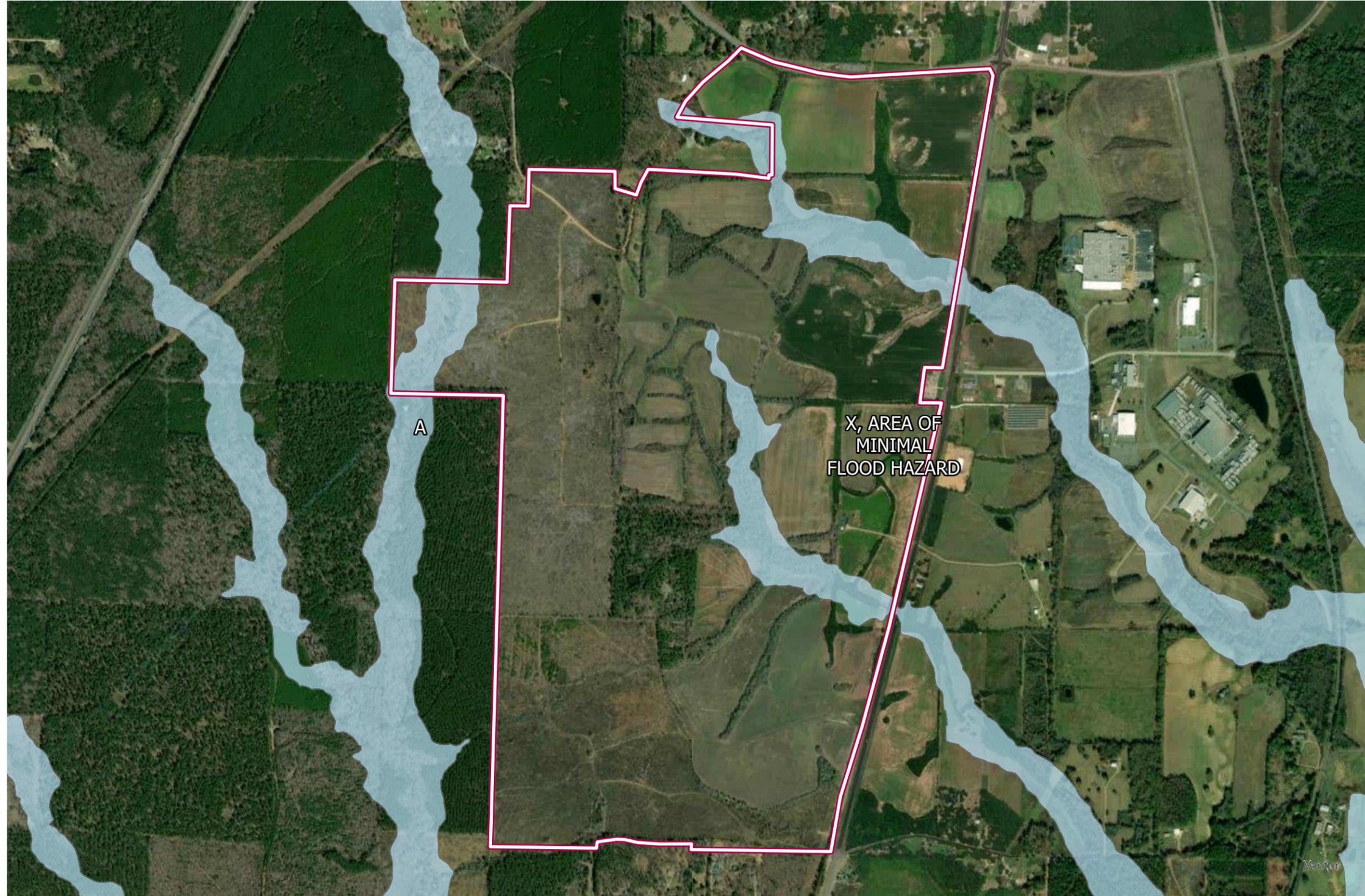
**Prepared by
 William McFarland**



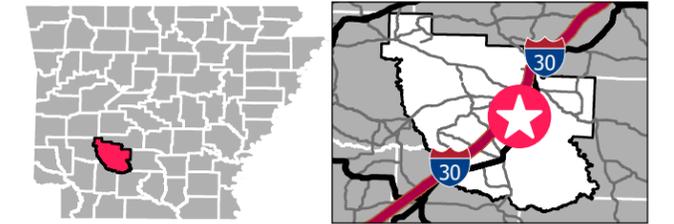

**Regulatory Division
 Enforcement and
 Compliance Branch**



SOUTHWEST ARKANSAS MEGA SITE / FEMA FLOOD HAZARDS



CLARK COUNTY



LEGEND

- Southwest Arkansas Mega Site
- FEMA Flood Hazard**
- Flood Zone, Subtype**
- A
- X, AREA OF MINIMAL FLOOD HAZARD

SOURCE

Wetland: U.S. Fish and Wildlife Service and the National Wetlands Inventory. Download Date: 2025_09

SCALE



Date: 02/2026
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.



Sarah Huckabee Sanders
Governor
Shea Lewis
Secretary

December 11, 2023

Ms. Ashlee Vaughan
Economic Development Manager
Arkadelphia Regional Economic Development Alliance
201 N. 26th St.
Arkadelphia, AR 71923

RE: Clark County: Arkadelphia
Technical Assistance
Proposed Undertaking: Clark County Supersite
AHPP Tracking Number: 111770

Dear Ms. Vaughan:

The staff of the Arkansas Historic Preservation Program (AHPP) reviewed the submission for the above-mentioned undertaking Sections 11-14, Township 8 South, Range 20 West in Clark County, Arkansas. The proposed project entails the installation of a test station along the certification of a 991-acre Super Site.

A portion of the area of potential effect (APE) has been previously surveyed, which located four archeological sites. There are an additional three previously recorded archeological sites within the APE. There is also one historic property that is listed on the National Register of Historic Places (NRHP), CL0749, and is proximal to the APE.

The AHPP recommends that a Phase I cultural resources survey be carried out of the APE to determine if there are any unrecorded archeological sites. The AHPP does not conduct cultural resources surveys. Rather, project managers should consult with a cultural resource management firm to conduct the survey. The survey should conform to the *Arkansas State Plan, Appendix B: Guidelines for Archeological Fieldwork and Report Writing in Arkansas* (revised 2010).

Tribes that have expressed an interest in the area include the Caddo Nation, the Chickasaw Nation, the Choctaw Nation of Oklahoma, the Osage Nation, the Quapaw Nation, and the Shawnee Tribe.

We appreciate 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 Byles at 501-324-9784 or email kathryn.byles@arkansas.gov.

Sincerely,

**Kathryn
Byles**

Digitally signed by
Kathryn Byles
Date: 2023.12.11
14:42:15 -0800

for
Scott Kaufman
AHPP Director and State Historic Preservation Officer

cc: Dr. Melissa Zabecki, Arkansas Archeological Survey

From: Cindy Osborne <Cindy.Osborne@arkansas.gov>

Date: Tuesday, November 14, 2023 at 9:39 AM

E-4

To: Ashlee Vaughan <ashlee@arkadelphiaalliance.com>

Subject: RE: Clark County Super Site Certification Process

Good morning Ms. Vaughan,

Staff members of the Arkansas Natural Heritage Commission have reviewed the information you submitted on the Clark County Super Site. No specific concerns were identified, and the project was filed without comment. The ANHC Number assigned to the review was: L-OTH.-23-010.

Sincerely,

CINDY OSBORNE

Data Manager/Environmental Review Coordinator

Arkansas Natural Heritage Commission

1100 North Street

Little Rock, AR 72201

cindy.osborne@arkansas.gov

p: 501.324.9762 | f: 501.324.9618

NaturalHeritage.com



Shelley Short, IOM

President & CEO | Arkadelphia Regional Economic Development Alliance & Area Chamber of Commerce

CEO | Economic Development Corporation of Clark County

501.944.2028 – c

870.246.1460 – o

arkadelphiaalliance.com

Geotechnical

Soils Report: The USDA Natural Resources Conservation Services Web Soil Survey map shows the Southwest Arkansas Mega Site to be primarily Houston Clay (27 & 28) and Kipling Silty Clay Loam (32).

See attachment GT-1 for additional detail.

On May 27, 2025, Terracon provided results of their subsurface exploration and geotechnical engineering investigation of the Clark County 991-acre Mega Site including review of historical borings previously conducted on the site. The table below reflects the number and depth of the borings conducted.

Geotechnical Engineering Report
Highway 67 Clark County Site Characterization | Arkadelphia, Arkansas
May 27, 2025 | Terracon Project No. 35245107



Exploration and Testing Procedures

Field Exploration

Number of Borings	Approximate Boring Depth (feet)	Location
10	20	At select locations as shown on the Exploration Plan
34 (historic SPT)	50 to 80	Historic borings along south portion of the site
13 (historic CPT)	25 to 40	Historic CPT soundings along southern portion of the site

The following geotechnical conditions were identified:

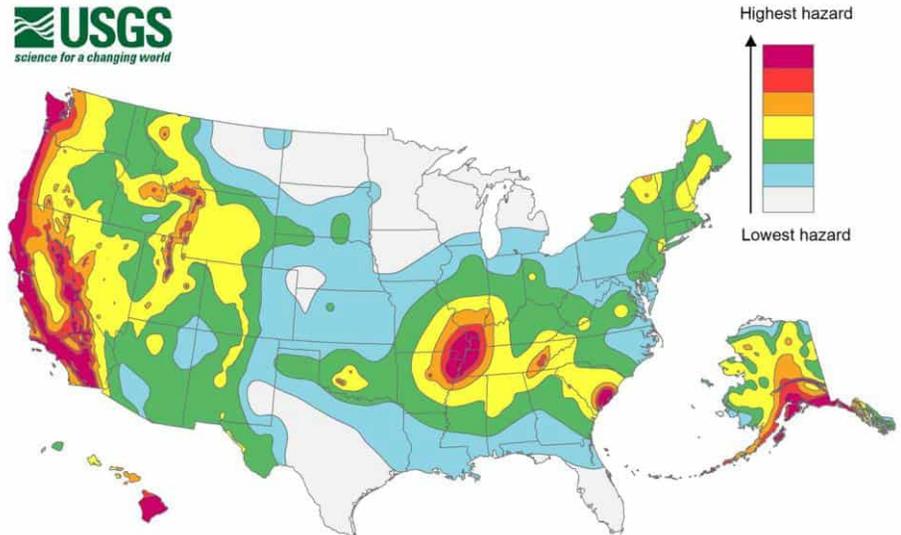
- Expansive soils
- Low-strength
- Moisture-sensitive soils

The report goes into additional detail for each condition above including recommendations on how to address the type of soil. Terracon recommends a more in-depth and focused geotechnical investigation be performed when more specific site features and information is available.

See attachment GT-2 for additional detail.

Seismic Rating: The USGS National Seismic Hazard Map (Simplified; 2% PGA, 50 years) identifies the area of Arkansas where the site is located with a Moderate risk level. The risk levels used in this rating system are: Lowest, Very Low, Low, Moderate, High, Very High, and Highest.

2018 Long-term National Seismic Hazard Map

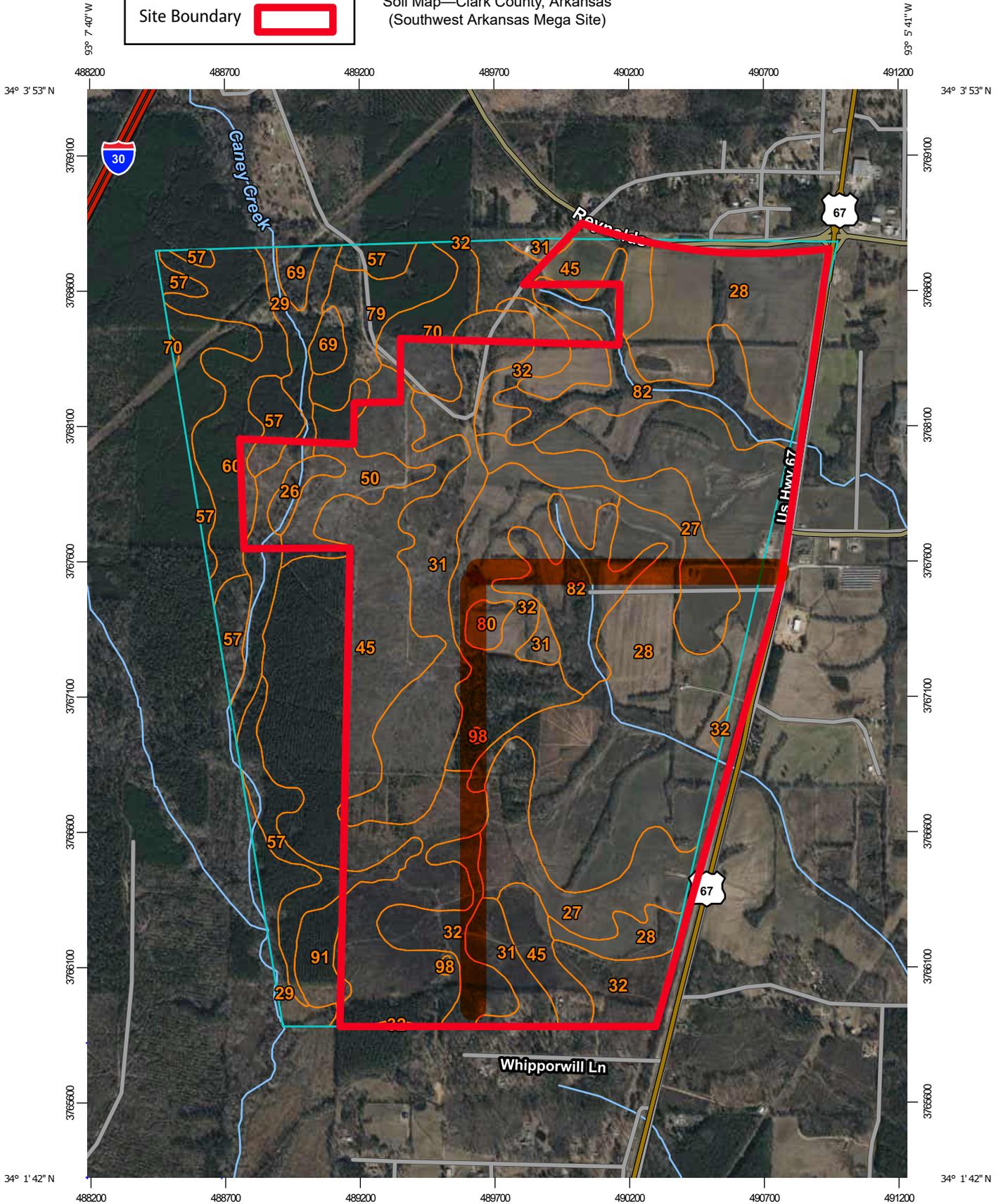


Source: <https://www.usgs.gov/media/images/2018-long-term-national-seismic-hazard-map>

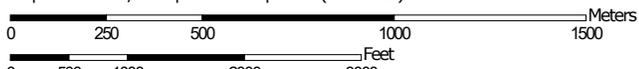
LEGEND

Site Boundary 

Soil Map—Clark County, Arkansas
(Southwest Arkansas Mega Site)



Map Scale: 1:19,600 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

8/29/2025
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Clark County, Arkansas
Survey Area Data: Version 6, Sep 9, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 22, 2023—Feb 17, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
26	Harleston fine sandy loam, 1 to 3 percent slopes	7.7	0.5%
27	Houston clay, 1 to 3 percent slopes	95.0	6.7%
28	Houston clay, 3 to 8 percent slopes, eroded	324.4	23.0%
29	Iuka fine sandy loam, occasionally flooded	58.4	4.1%
31	Kipling silt loam, 0 to 2 percent slopes	119.3	8.5%
32	Kipling silty clay loam, 2 to 5 percent slopes	142.6	10.1%
45	Oktibbeha fine sandy loam, 3 to 8 percent slopes, eroded	294.3	20.9%
50	Ozan fine sandy loam, occasionally flooded	29.2	2.1%
57	Sacul fine sandy loam, 3 to 8 percent slopes	88.6	6.3%
60	Sacul gravelly fine sandy loam, 3 to 8 percent slopes	59.6	4.2%
69	Savannah fine sandy loam, 1 to 3 percent slopes	12.3	0.9%
70	Savannah fine sandy loam, 3 to 8 percent slopes	27.6	2.0%
79	Stough fine sandy loam, 0 to 2 percent slopes	31.7	2.3%
80	Sumter silty clay, 3 to 12 percent slopes, eroded	5.9	0.4%
82	Terouge silty clay, 1 to 3 percent slopes	96.1	6.8%
91	Wilcox silt loam, 3 to 8 percent slopes	13.9	1.0%
98	Water	1.3	0.1%
Totals for Area of Interest		1,408.1	100.0%

Zoning/Permitting

Copy of Restrictive Covenants: Not applicable.

Current Classification and Proposed Zoning (if different) to Conform with Intended Use: The site is currently in Clark County, outside the city limits, and there is no zoning requirement.

Per ACA 14-17-209(a), state law allows for counties to form Zoning Boards for the purposes outlined below. At this time, Clark County does not have such a board in place, although one could be formed at some point in the future.

See attachment Z-1 for full ordinance Chapter 13 Urban/Rural Development, II Planning and Zoning ACA 14-17-209.

Copy of Zoning Ordinance: Certain data center/crypto mining projects may be impacted by Clark County Ordinance 2023-10 that adopts certain rules and regulations concerning external noise attenuation and noise disturbances.

This ordinance specifies noise limitations and noise attenuation requirements that must be met including notification to residents, a noise attenuation plan, and a post construction noise study.

See attachment under Z-2 for Emergency Ordinance 2023-10.

Explanation of Process to Change Zoning: Not applicable.

Utilities

Electric:

Name of Utility: South Central Arkansas Electric Cooperatives
Contact Person(s): Colby Wells or JD Lowery
Address: 4818 Highway 8 W
City, State, Zip: Arkadelphia, AR 71923
Phone: 870.246.1230 or 501.570.2274
Email: c.wells@scaec.com or JD.Lowery@aecc.com
Service and Proximity to Site: Transmission (115kV), Distribution, (25 kV) and substation all on site. Upgrades would be based on project demand needs.

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: Three phase runs along the eastern side of US Hwy 67. Upgrades would be based on project demand needs.

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: 501.749.7189
Email: ctaylor@summitutilities.com or mlinebarier@summitutilities.com
Service and Proximity to Site: 2" intermediate plastic distribution lines. Will require infrastructure upgrade. Details can be found under Cost Estimates and Timing.

Water:

Name of Utility: Arkadelphia Water Utilities
Contact Person(s): Wes Lemons
Address: 700 Clay Street
City, State, Zip: Arkadelphia, AR 71923
Phone: 870.246.5863
Email: wes.lemons@arkadelphia.gov
Service and Proximity to Site: 16" and 12" line; 70 PSI
On site. Runs along the western side of US Hwy 67.

Utilities

Sewer:

Name of Utility: Arkadelphia Water Utilities
Contact Person(s): Wes Lemons
Address: 700 Clay Street
City, State, Zip: Arkadelphia, AR 71923
Phone: 870.246.5863
Email: wes.lemons@arkadelphia.gov
Service and Proximity to Site: On site. 8" gravity sewer to lift station that runs along the western side of US Hwy 67. There is a pump station located in the southern portion of the property.

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

Name of Utility: South Central Connect
Contact Person(s): Jamie Farrell
Address: 4818 Highway 8 W
City, State, Zip: Arkadelphia, AR 71923
Phone: 870.260.4312
Email: jfarrell@scaec.com
Service and Proximity to Site: On site

Rail:

Name of Utility: Union Pacific
Contact Person(s): Steven Ehrlich
Address: 1400 Douglas Street, Stop 1380
City, State, Zip: Omaha, NE 68179
Phone: 402.544.4033
Email: sdehrlic@up.com
Service and Proximity to Site: Class 1 Railroad; 1.5 miles from site.

Taxes

Local Sales Tax Rates:	Total:	8.00%
	State of Arkansas:	6.5%
	Clark County:	1.5%

Property Tax Rates (Real, Personal, Inventory) and Methods of Assessment: Property taxes are calculated by multiplying the taxable value (20% of the appraisal value) times the millage rate. Millage rate for Clark County is 54.75 mills.

For example, if the property value is \$1,000,000, the property tax would be: $\$1,000,000 \times .20 \times 0.05475 = \$10,950$

Real Property Tax (Assessment Ratios) $0.05475 * 20\%$ of market value

Personal Property Tax (Depreciation Schedule) $0.05475 * 20\%$ of market value; follows State of Arkansas depreciation schedule.

Inventory Tax $0.05475 * 20\%$ of market value. Freeport exemption applies to inventory held for shipment out of state. <https://www.arkansasedc.com/why-arkansas/business-climate/tax-structure/arkansas-freeport-law> .

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*NzE4MDcyNzcxLjE2OTQ0NDIwNjc

A copy of the 2025 report is included as attachment T-1.

Maps

The following maps are provided behind this section:

- Southwest Arkansas Mega Site Combo Map
- US Army Corps PJD Map July 28, 2022
- Transportation, Regional
- Transportation, Immediate
- Aerial
- Surrounding Use
- Ownership Map
- Topographic Map
- Elevation Contours
- FEMA Flood Hazard
- National Wetlands Inventory
- Pipeline Infrastructure
- Electrical Infrastructure

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.

Arkansas Electric Cooperatives, Inc. provides this information for general reference only and makes no warranties regarding the site or any improvements, including condition, suitability, title, or regulatory compliance. All interested parties are responsible for completing their own due diligence to evaluate the property and determine its viability for their intended use.