



AR  
TX | R E D I  
Regional Economic Development Inc.



## ***REDI Arkansas Manufacturing Center***

*This project has been reviewed and certified by Boyette Strategic Advisors.*

# Table of Contents

General Information.....3

Site Characteristics.....7

Cost Estimates and Timing.....14

Environmental.....22

Geotechnical.....541

Additional Information: Zoning/Utilities .....591

Tax information.....595

Community Info.....599

# **General Information**

## General Information

Site Name	REDI Arkansas Manufacturing Center
Site Address	Intersection of Interstate 30 and US Highway 67
Owner Contact Name	City of Texarkana Public Facilities Board
Economic Development Organization Contact Information	AR-TX REDI Rob Sitterley 6002 Summerfield Drive Suite A Texarkana, TX 75503 903-824-1792 rob.sitterley@ar-txredi.com
Site Size	1,350 acres  REDI is looking to gift this site to a single user or subdivide free to qualifying projects.
Site Control Document	Owned by City of Texarkana Public Facilities Board  City of Texarkana Public Facilities Board in partnership with the City of Texarkana, AR and Miller County, AR purchased the tract for \$4,100,000.  The property is 1,350 acres in size and is located at the intersection of Interstate 30 and US Highway 67 in Miller County, AR. The land is also fronted by Union Pacific Rail and has an abundant amount of natural gas and electricity all onsite.
Aerial Site Location Map	Included.



March 23, 2021

Del Boyette  
President & CEO  
Boyette Strategic Advisors  
225 East Markham  
Suite 400  
Little Rock, AR 72201

Dear Del,

AR TX Regional Economic Development Inc. (REDI) is pleased to submit the REDI Arkansas Manufacturing Center for the Electric Cooperatives of Arkansas ONSITE Certification. This site is marketed by REDI and owned by the City of Texarkana Arkansas Public Facilities Board.

What was once farmland, used to graze cattle by the same family for over 60 years, now offers an unparalleled site for economic development opportunities. Interstate 30 and U.S. Highway 67 are adjacent to the property with over 2 miles of Union Pacific rail fronting the tract. Southwest Arkansas Electric Cooperative offers an abundant supply of electricity and Kinder Morgan manages a natural gas line on the site that has already been tapped at the property's southern boundary.

In order to make negotiations a seamless experience, REDI serves as the single point of contact for the sale, lease or bestowment of the property to qualified, job-creating projects. Welcome to a proud region of American builders!

Sincerely,

Rob Sitterley  
AR-TX REDI

Judge Cathy Hardin Harrison  
Miller County, Arkansas

Mayor Allen Brown  
City of Texarkana, Arkansas

Kenny Haskin, Chairman  
City of Texarkana Arkansas  
Public Facilities Board

# **Site Characteristics**

## Site Characteristics

Acreage	1,350 gross acres
Dimensions	12,450 feet by 7,300 feet by 10, 716 feet (large triangle) 33.54281, -93.88569
Previous Use	Agricultural land for its entire existence.
Fire Rating	2
Distance to Fire Station	10 miles
Distance to Nearest Interstate <i>and</i> 4-lane Highway <i>and</i> Access Points	Adjacent to both Interstate 30 and US Highway 67.
Road Frontage, Type and Weight Capacities	Yes – US Highway 67 with some frontage to Interstate 30 with weight capacities of 80,000 lbs.
Distance to Nearest Rail	Union Pacific Rail frontage of approximately 2.01 miles on site.
Distance to Nearest Commercial Airport	7.8 miles to Texarkana Regional Airport – Webb Field.
Distance to Nearest Port Facility	100 miles to the Port of Caddo-Bossier
Distance From Retail or Central Business District	12 miles to City of Texarkana Business District
Site Type	Industrial Park
Site Survey	ALTA survey performed in December of 2020