

+/- 835 ACRES FOR SALE
DEVELOPMENT OPPORTUNITY

Hopefield

INDUSTRIAL



Crittenden County, AR
Mound City Road - West Memphis, AR 72442



**COMMERCIAL
ADVISORS**

Jeb Fields, SIOR, Dual Designation
Principal
901 359 7752
jfields@commadv.com

Hopefield

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+/- 835 ACRES
AVAILABLE

Crittenden County, AR



DEVELOPMENT OPPORTUNITY

Cushman & Wakefield | Commercial Advisors presents 835 acre privately owned greenfield site. It is located at the intersection of Mound City Road and Martin Luther King Jr. Drive In West Memphis, AR. This site is a short drive time from I-40 and I-55 to the south. With potential for dual rail access, this site is bordered to the north by the BNSF Railway Company and bordered to the south by the Union Pacific Railroad.

Property Highlights

- Divisible
- Immediate access to I-40 and I-55
- 4.5 miles from downtown Memphis
- BNSF Railway Company & Union Pacific Railroad border the Property
- 17 miles from FedEx Hub
- 10 miles to Union Pacific Intermodal terminal
- All utilities to the site
- Water pressure of 3,500 psi, plus
- Available 20-year Property Tax Abatement
- 5.7 megawatts currently available, up to 150 megawatts possible

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HOPEFIELD LOCATION ASSESSMENT

Nearest Intermodal Rail Facilities

Distance

Burlington Northern RR

At site - Northern Boundary

Union Pacific RR

At site - Southern Boundary

Nearest Airport

Distance

General Dewitt Spain (M01) - General Avi

4.7 Miles

West Memphis Muni (AWM) - General Avi

4.9 Miles

Memphis International Airport (MEM) - Commercial

19 Miles

Nearest Port

Distance

Port of West Memphis

within 6 miles

Port of Memphis

within 9 miles

Nearest Parcel Hub

Distance

FedEx

19 miles

UPS

19 miles

U.S. Interstates/Highways

Distance

Interstate 40

within ¼ mile

Interstate 55

within 1 mile

State Hwy US70

within 2 miles

Navigable Water

Distance

Mississippi River

3.8 Miles



Scan to *watch*
property video



CUSHMAN &
WAKEFIELD



COMMERCIAL
ADVISORS

INFRASTRUCTURE SPECS

Utility	Provider	Information
Electric	West Memphis Utility Commission	At site, 13.8 kV - 12" lines
Electricity Rate	West Memphis Utility Commission	Typical Industrial Rate of \$7,000 minimum demand charge Plus \$7.00 per kW of demand in excess of 1,000 kW Energy charge of \$0.0352 per kWh
Gas	Centerpoint	At site, 6" - 60 psi
Water	West Memphis Utility Commission	At site, 12" lines - 60 psi
Sewer	West Memphis Utility Commission	At site, 18" lines
Wastewater Limitations	West Memphis Utility Commission	Ph 5.5 - 10.0
Fire	West Memphis Fire Department	Protecting the 28,000 people living in an area of 29 square miles
Fiber-Optic	AT&T	Fiber near the site
Telecommunications	AT&T	Fiber near the site

HOPEFIELD TAX INCENTIVES

Memphis Area Operating Expense Comparison

	Crittenden Co., AR	Marshall Co., MS	DeSoto Co., MS	Shelby Co., TN
Taxes Unabated	\$0.40 psf	\$0.55 psf	\$0.55 - \$0.60 psf	\$0.80 - \$0.85 psf
Total OPEX	\$0.60 psf	\$0.83 psf	\$0.85 - \$0.90 psf	\$1.10 - \$1.20 psf
Taxes Abated*	\$0.14 psf	\$0.22 psf	\$0.40 psf	\$0.20 - \$0.25 psf
Total OPEX	\$0.34 psf	\$0.50 psf	\$0.70 psf	\$0.50 - \$0.60 psf
Abatement Term	20 year exemption	10 year exemption	10 year exemption	Average 5 year term Max up to 15 year exemption

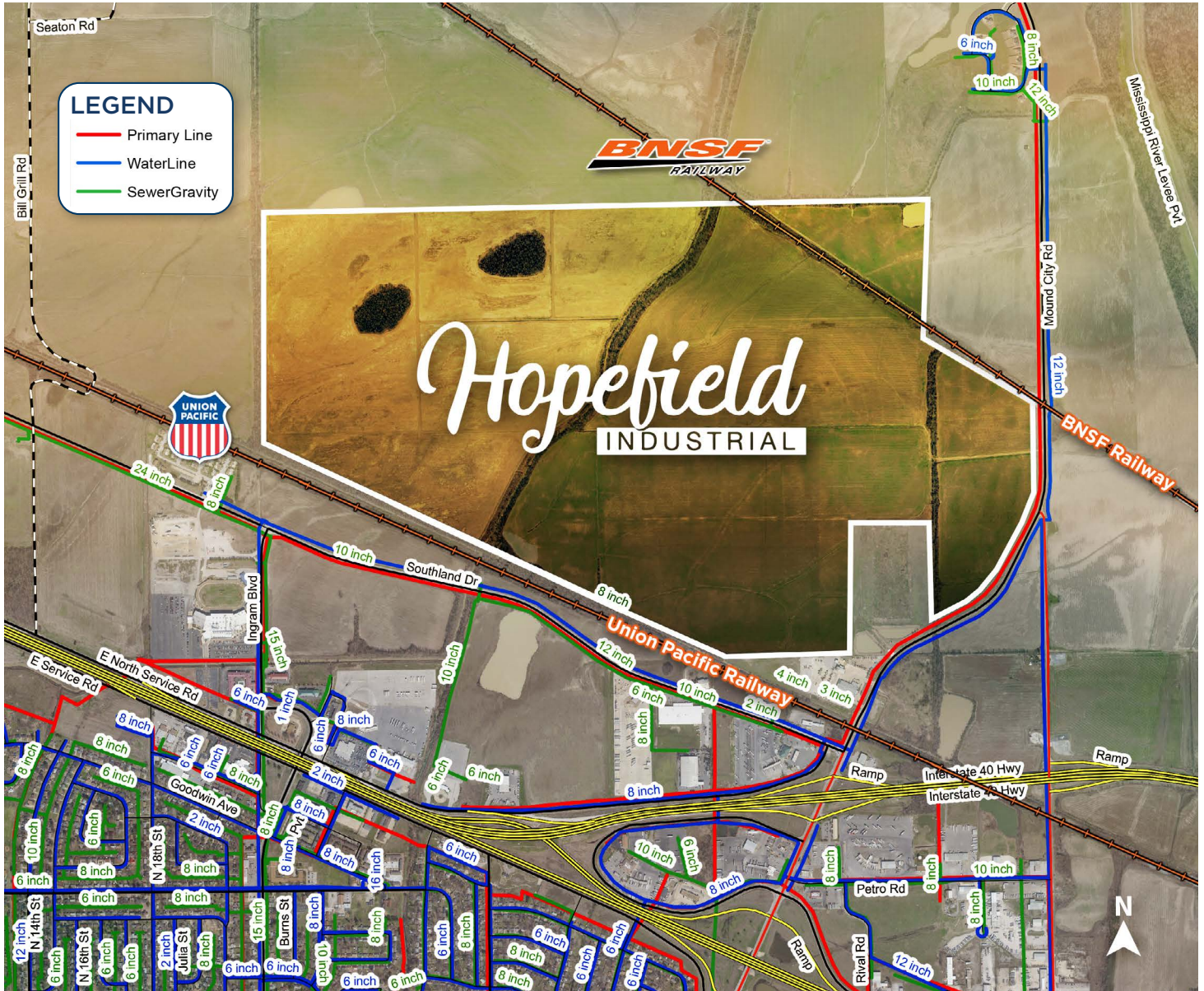
State Inventory Tax

Crittenden Co., AR	No	Included as a part of local property taxes
Marshall Co., MS	No	Freeport Warehouse Exemption for the life of the project. *Potentially willing to match Fayette City incentives on case by case basis
DeSoto Co., MS	No	Freeport Warehouse Exemption for the life of the project

State Income Tax

Crittenden Co., AR	Yes	0.9% on the first \$4,299 of taxable income 2.4% on taxable income between \$4,300 and \$8,399 3.4% on taxable income between \$8,400 and \$12,699
Marshall Co., MS	Yes	3% of first \$5,000; 4% of next \$5,000; 5% over \$10,000
DeSoto Co., MS	Yes	3% of first \$5,000; 4% of next \$5,000; 5% over \$10,000

SITE INFRASTRUCTURE



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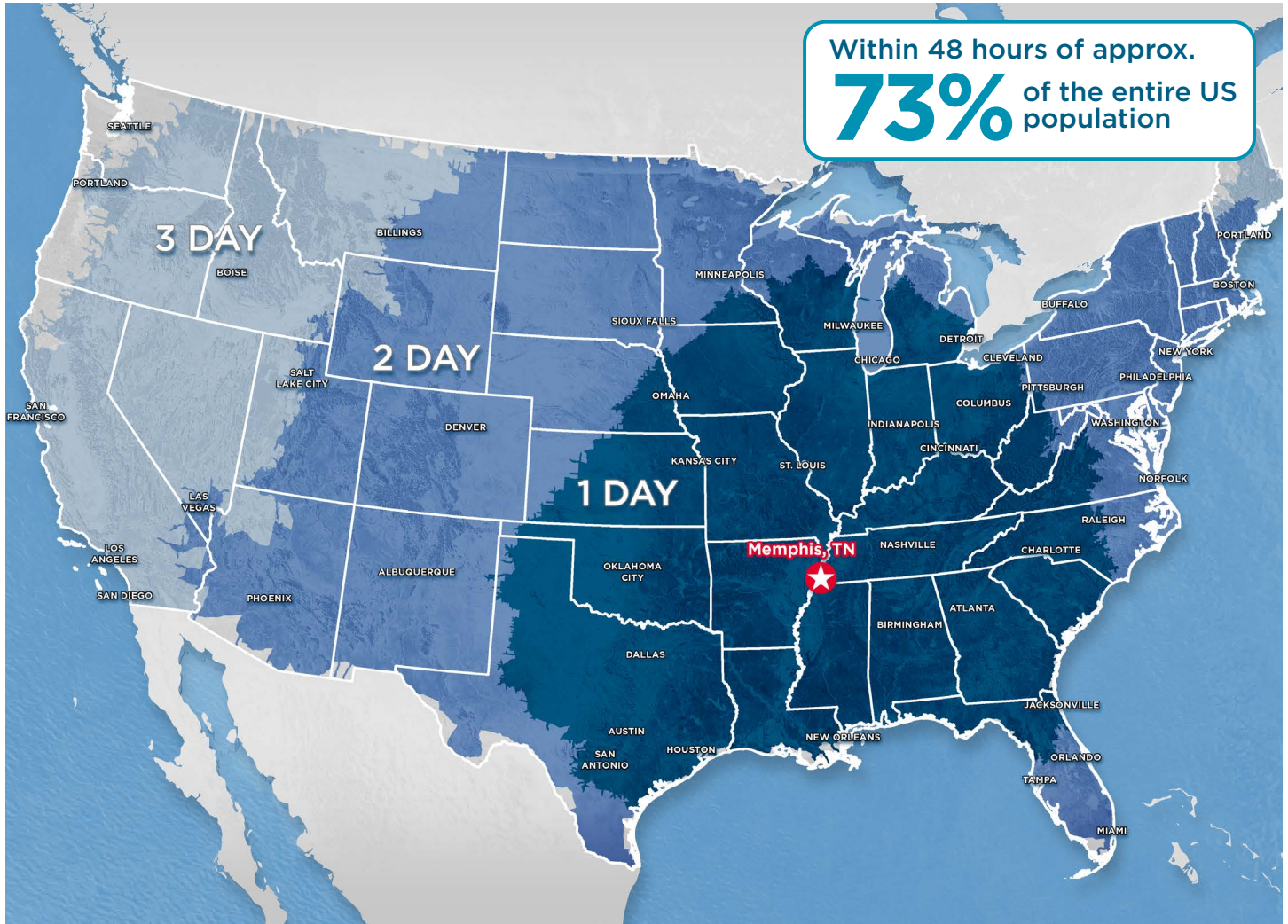


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DRIVE TIME MAP



PRIME LOCATION



9 MINUTES FROM MEMPHIS, TN AMERICA'S DISTRIBUTION CENTER



Largest Cargo Airport in the US



Busiest Trucking Corridor



Class 1 Railroads



Largest Inland Port in the US

NATIONAL DRIVE TIME

1-DAY DRIVE
59.5
million people
(18% of US)

2-DAY DRIVE
243
million people
(73% of US)

3-DAY DRIVE
327.5
million people
(99% of US)

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LOOP TRACK CONCEPT



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