

WEST MEMPHIS SITE



 **ARKANSAS**
A natural for business

ADVANCED EMPLOYMENT

#2

Highest Manufacturing Employment in the South

- NAT'L ASSOC. OF MANUFACTURERS

ADVANCED VALUE

4th

for overall cost of doing business

- CNBC

ADVANCED COMPANY

7 COMPANIES

on Fortune Magazine's 500 Largest U.S. Companies

WEST MEMPHIS SITE

The West Memphis Site, located near the Mississippi River, is just 15 minutes from the Memphis International Airport. With a regional workforce of almost 600,000, the 1,400-acre site features access to multiple Class I railroads, the Port of West Memphis, and is located in close proximity to Interstates 40 and 55. The site's location offers all the amenities of the Memphis metropolitan area, with a very competitive business environment in Arkansas.

PROPERTY INFORMATION

- Location:** West Memphis, Arkansas
- Latitude:** 35.10656849087549
- Longitude:** -90.21320343017578
- Total Acres:** 1,420 (5.74 square kilometers)
- Price:** \$20,000/acre to \$35,000/acre
- Property Control:** Optioned by the West Memphis Public Facilities Board
- Fire Protection:** Distance=6 miles (9.65km), Rating=2
- Terrain:** Flat
- Zoning:** I-2
- Surrounding Property:** Industrial and Farmland
- Major Highways:** US Highway 71 is 2 miles (3.22km) from site
- Interstates:** I-40 and I-55 less than 5 miles (8.05km) from site
- Commercial Air/General Aviation:** Memphis International Airport=25 miles (40.23km) from site; West Memphis Municipal Airport=2 miles (3.22km) from site; 6,003 foot (1,829.71m) runway
- Port:** Port of West Memphis less than 2 miles (3.22km) from site
- Railroad:** Friday Graham Industrial Spur (City owned rail that serves the site). It is accessible on site by both western railroads-Union Pacific and Burlington Northern Santa Fe (BNSF).



LEGEND



UTILITIES

- Electric:** West Memphis Utility Company
Transmission line sizes and distances=There are two 161kV lines and one 500kV line, both within a half mile of the site.
Dual Feed=Yes, if possible
Transformer Information=Current feed is Waukesha 30/40/50 MVA
- Water:** West Memphis Utility Company
Line sizes and distances=8 inch (203.2mm) and 12 inch (304.8mm) (55 psi) within 2,400 feet (731.52m) of site
Water tank=One million gallon tank within 16,000 feet (4,876.8m) of site
- Waste Water:** West Memphis Utility Company
Line sizes and distances=15 inch (381mm) within 2,700 feet (822.96m) of site
- Gas:** Centerpoint Energy
Line sizes and distances=4 inch (101.6mm) plastic, 60 psi MAOP
- Telecommunication:** AT&T
Distance to fiber=Over 15,000 feet (4,572m)

DEMOGRAPHICS

COST OF LIVING

Index from the Council for Community and Economic Research for the Memphis TN-MS-AR MSA
1st Quarter 2014: 84.9 (US=100)

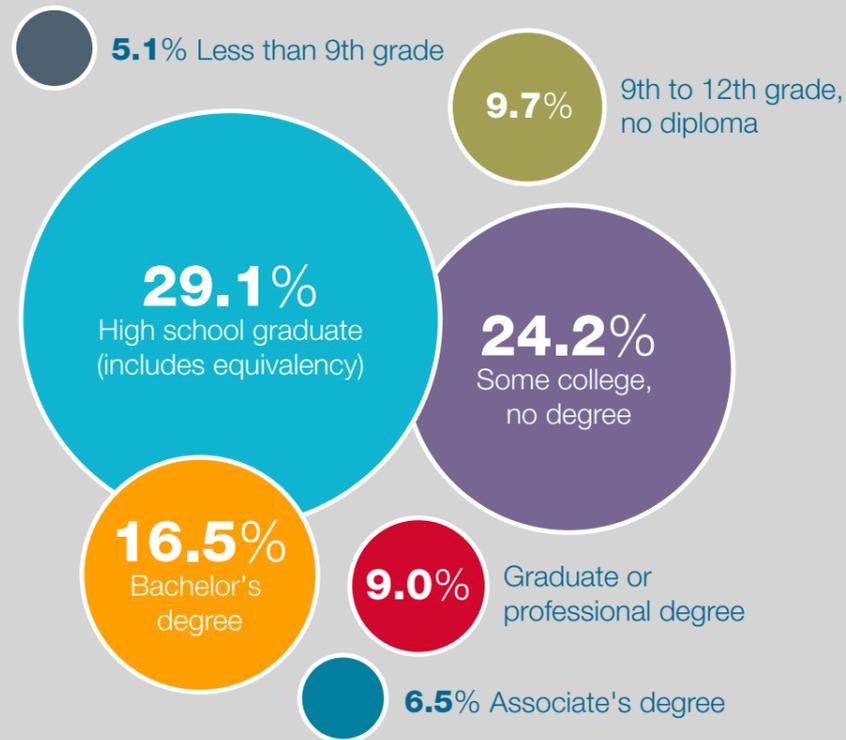
HOUSEHOLD INCOME

Median Household Income:
\$47,813

Per Capita Income:
\$40,288

EDUCATION

Population 25 years and over: 837,171



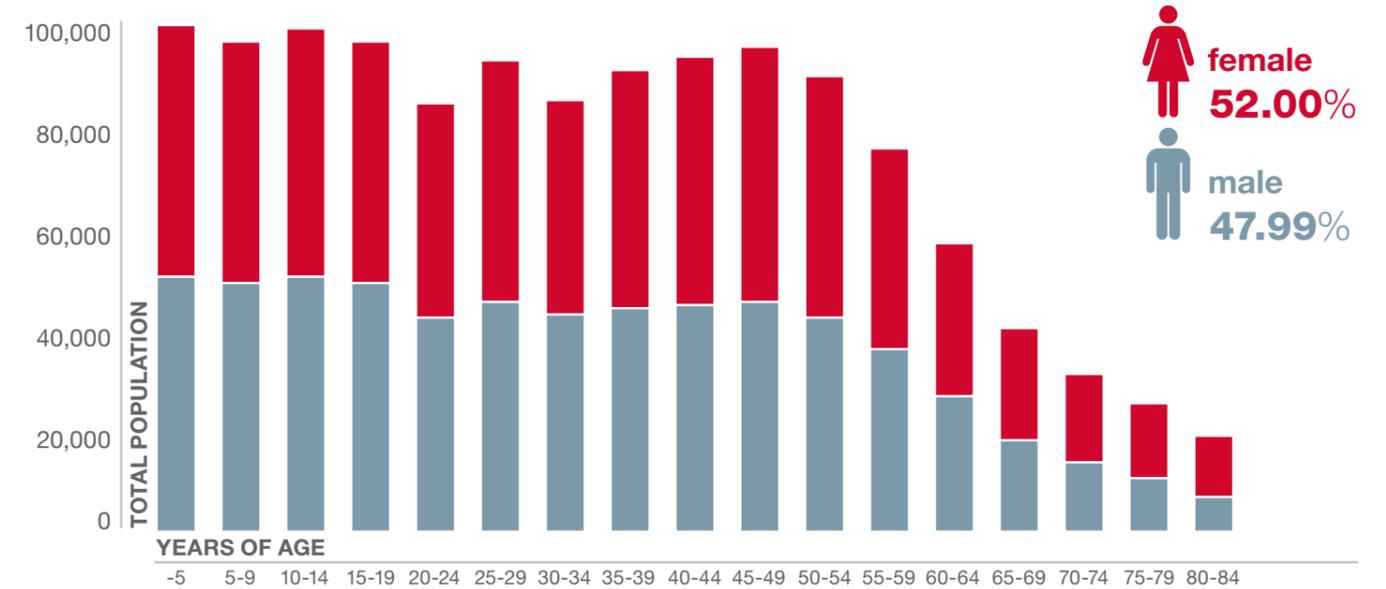
85.2%
High School Graduate or Higher

25.4%
Bachelor's Degree or Higher

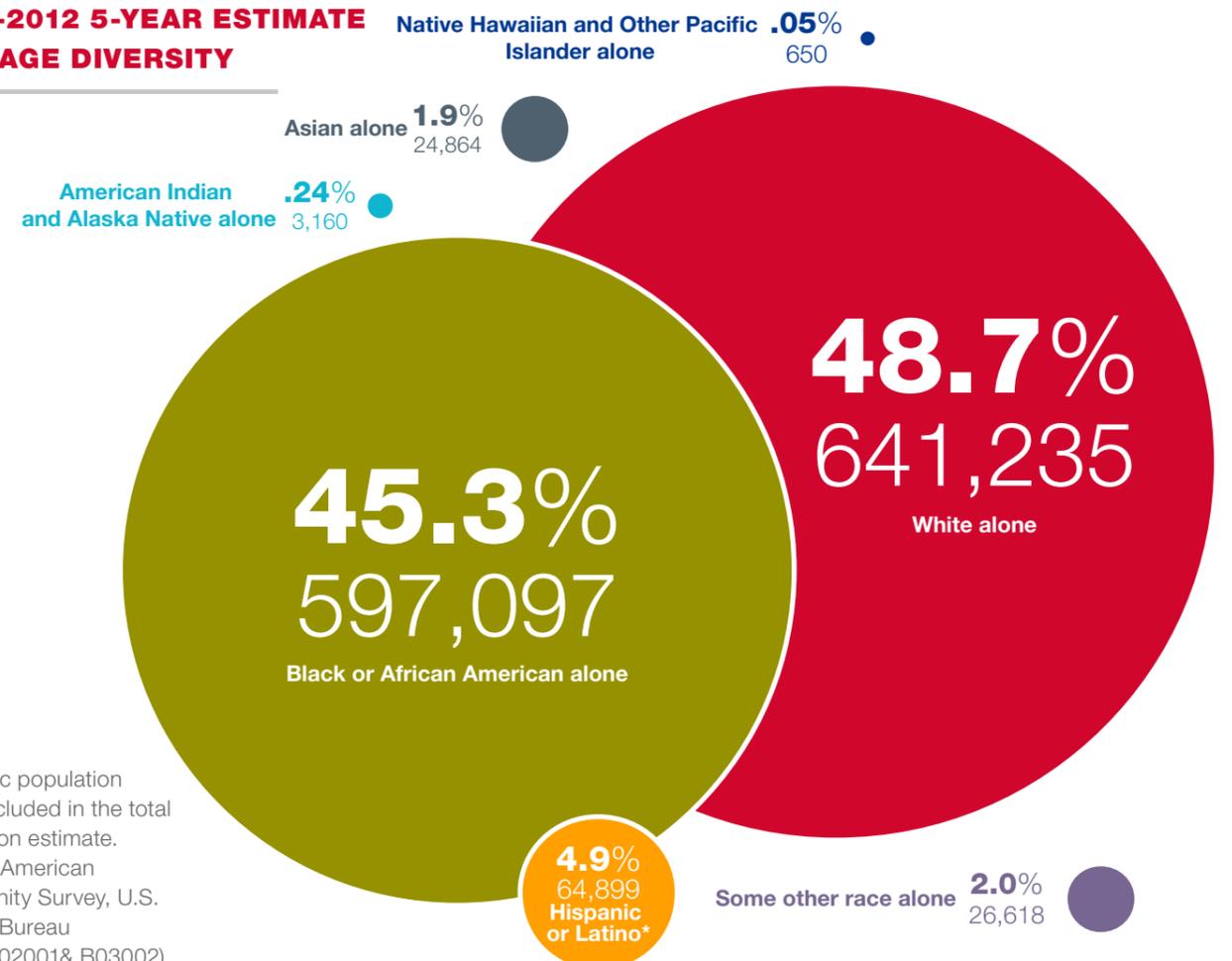
Memphis MSA Total Population Estimate: **1,317,314**

2009 5-YEAR ESTIMATE AVERAGE AGE AND GENDER

Source: American Community Survey, U.S. Census Bureau (Table S0101)



2008-2012 5-YEAR ESTIMATE AVERAGE DIVERSITY



*Hispanic population is not included in the total population estimate.
Source: American Community Survey, U.S. Census Bureau (Table B02001& B03002)

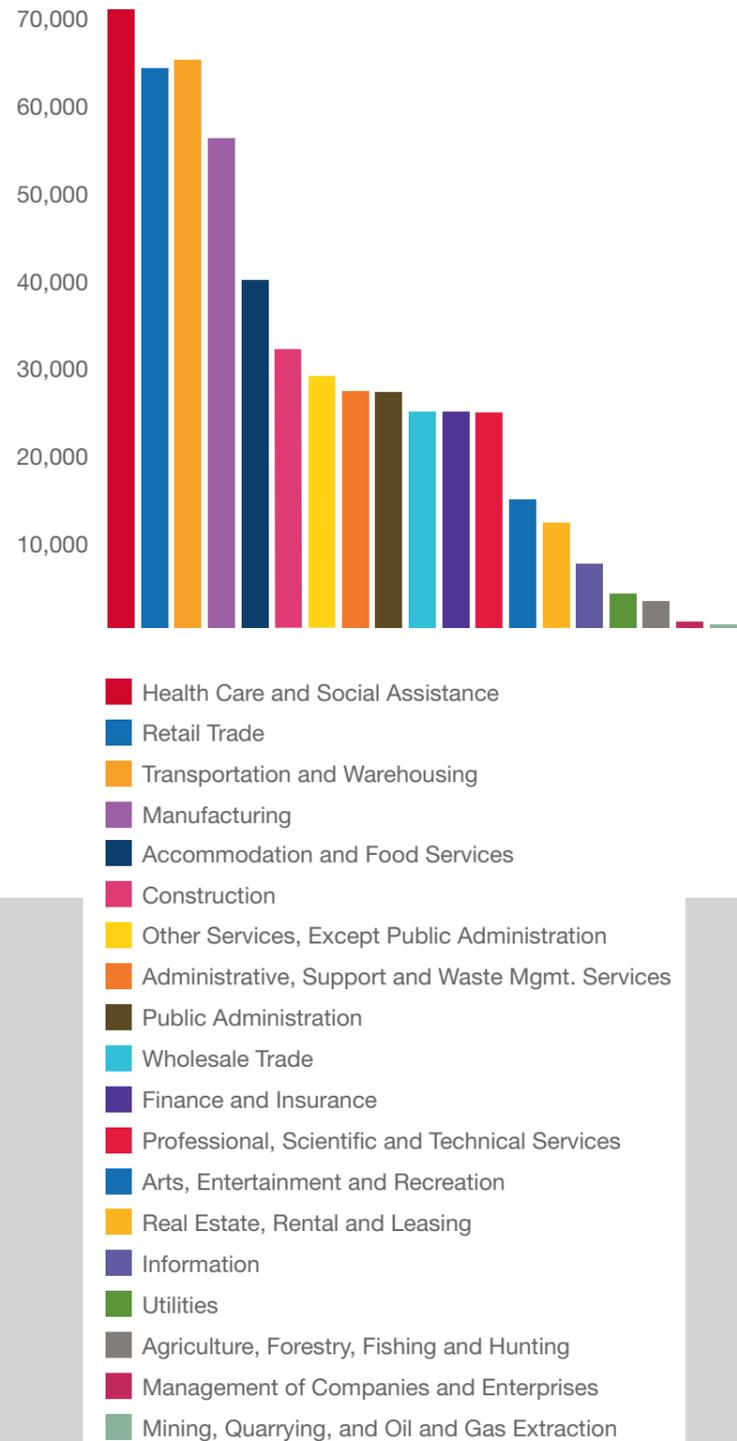
WORKFORCE

EDUCATION AND TRAINING

- _____ Anthem Career College-Memphis
- _____ Arkansas Northeast College
- _____ Baptist Memorial College of Health Sciences
- _____ Christian Brothers University
- _____ Concorde Career College-Memphis
- _____ Crowleys Ridge Technical Institute
- _____ Delta Technical College
- _____ DeVry University's Keller Graduate School of Management-Tennessee
- _____ DeVry University-Tennessee
- _____ East Arkansas Community College
- _____ Harding School of Theology
- _____ ITT Technical Institute-Cordova
- _____ Le Moyne-Owen College
- _____ Memphis College of Art
- _____ Memphis Theological Seminary
- _____ Mid-South Community College
- _____ Northwest Mississippi Community College
- _____ Remington College-Memphis Campus
- _____ Rhodes College
- _____ Rust College
- _____ Southern College of Optometry
- _____ Southwest Tennessee Community College
- _____ Strayer University-Shelby Oaks Campus
- _____ Strayer University-Tennessee
- _____ Tennessee Technology Center at Covington
- _____ Tennessee Technology Center at Memphis
- _____ University of Memphis
- _____ University of Phoenix-Memphis Campus
- _____ University of Tennessee Health Science Center
- _____ Vatterott Career College-Memphis Appling Farms
- _____ Vatterott Career College-Memphis Dividend Drive
- _____ Victory University
- _____ Visible Music College
- _____ William Moore College of Technology

LABOR

Civilian Employed Population Age 16+ Years By Industry
2005-2009 5-Year Estimate for the Memphis MSA



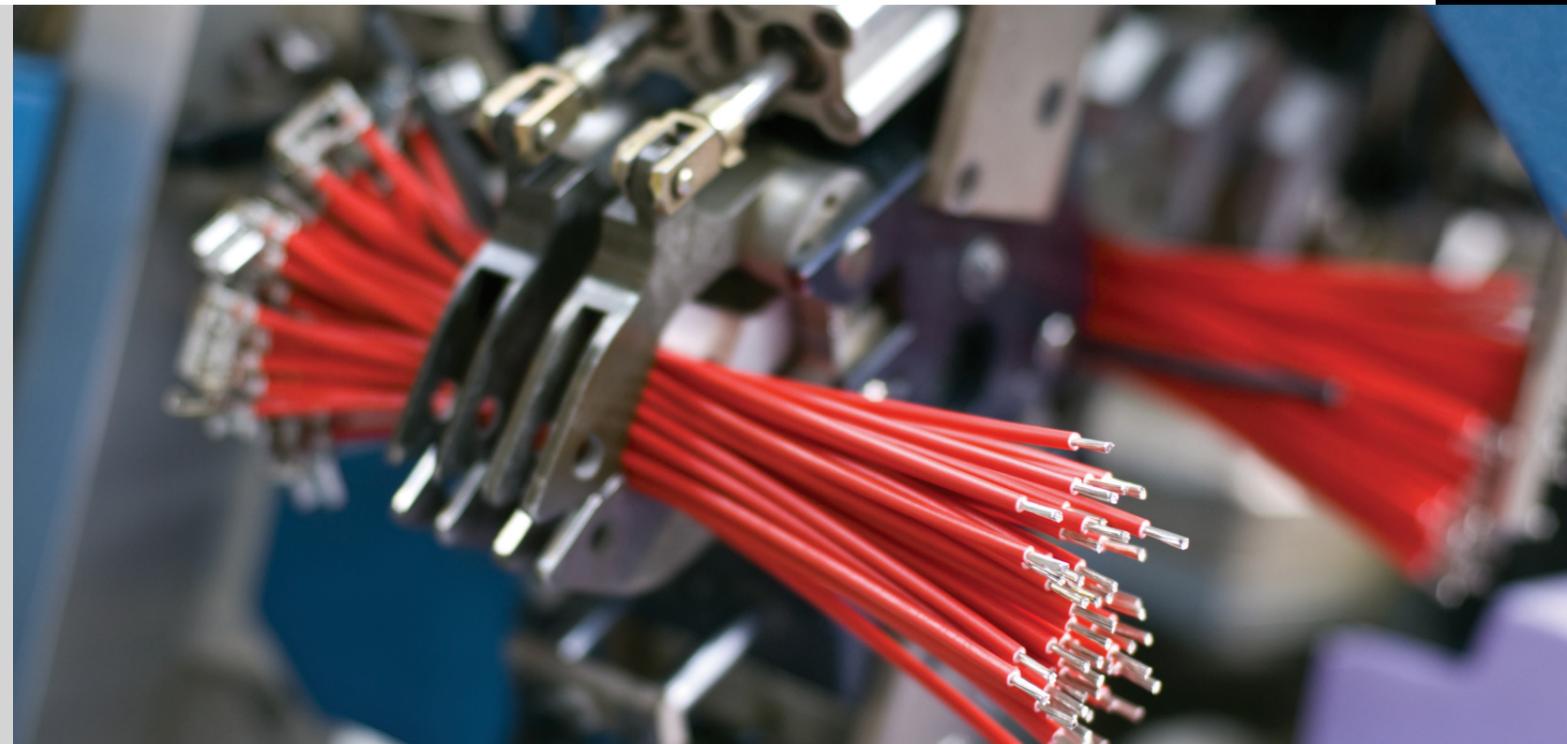
- Health Care and Social Assistance
- Retail Trade
- Transportation and Warehousing
- Manufacturing
- Accommodation and Food Services
- Construction
- Other Services, Except Public Administration
- Administrative, Support and Waste Mgmt. Services
- Public Administration
- Wholesale Trade
- Finance and Insurance
- Professional, Scientific and Technical Services
- Arts, Entertainment and Recreation
- Real Estate, Rental and Leasing
- Information
- Utilities
- Agriculture, Forestry, Fishing and Hunting
- Management of Companies and Enterprises
- Mining, Quarrying, and Oil and Gas Extraction

Source: ACS Table S2405 2008-2012 5-Year Estimate Memphis MSA Data

Major Employers

TOP 5 NON-MANUFACTURING AND MANUFACTURING PER COUNTY

COUNTY	NON-MANUFACTURING EMPLOYERS	MANUFACTURING EMPLOYERS
Crittenden (AR)	<ol style="list-style-type: none"> 1. West Memphis School District 2. Crittenden Memorial Hospital 3. Marion School District 4. Walmart 5. Family Dollar Store (multiple locations) 	<ol style="list-style-type: none"> 1. Hino Motors Manufacturing USA 2. Warren Unilube (formerly Coastal Unilube, Inc.) 3. J.R. Simplot Company 4. Langston Companies, Inc. 5. Ciba Specialty Chemicals (BASF Corp)
Mississippi (AR)	<ol style="list-style-type: none"> 1. Blytheville School District 2. Walmart (multiple locations) 3. Arkansas Northeastern College 4. Green River Medical Center 5. Gosnell School District 	<ol style="list-style-type: none"> 1. American Greetings Corporation 2. Maverick Tube Corporation 3. Nucor-Yamato Steel Company 4. Nucor Steel 5. Denso Manufacturing Arkansas, Inc.
Shelby (TN)	<ol style="list-style-type: none"> 1. FedEx Corporation 2. U.S. Federal Government 3. Tennessee State Government 4. Shelby County Schools 5. Methodist Le Bonheur Health Care 	<ol style="list-style-type: none"> 1. International Paper 2. Smith & Nephew, Inc. Orthopaedic Division 3. Carrier Corporation 4. Medtronic, Inc. 5. Thomas & Betts Corporation



Arkansas Favors The Bold.com

