



ECONOMIC DEVELOPMENT CORPORATION
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Media Advisory

I 530 Mega Site Certification Set for July 29

Who:

Governor Mike Beebe, Entergy Arkansas President and CEO Hugh McDonald, Saline County Economic Development Corporation (SCEDC) President Eddie Black, State Senator Shane Broadway, Timberland Investment Resources Managing Director Chris Curth and assorted guests.

What:

Announcement by the Saline County Economic Development Corporation (SCEDC) and Entergy's Teamwork Arkansas of the certification of a "Mega-Site" in Saline County. A mega-site is a location of 1,500 acres or more set aside for development by businesses looking for a site on which to build. The Saline County site is the largest "certified"* mega-site in Arkansas.

When:

1 p.m., Tuesday, July 29th

Where:

Little Rock Chamber of Commerce, 1 Chamber Plaza, downtown Little Rock.

Background:

*Certified sites are a relatively new trend in economic development that is driven by the speed that site location decisions are made. The Saline County mega-site has been certified by Entergy Arkansas' Select Site program, and is the largest of the 19 sites certified to date. Certified sites have completed a comprehensive set of preliminary site qualification and documentation activities, including...

- Cost estimates & timing (for grading, clearing, etc.)
- Environmental studies
- Geotechnical Reports
- Wetlands screening
- Zoning and Permitting
- Mapping

Executive Summary

Interstate 530 Industrial Mega Site

The Interstate 530 Industrial Mega Site is located within Saline County, Arkansas. Its central location places it in the Little Rock Metropolitan Statistical Area supporting a population base of approximately one million people. The 2000.45 acres lies within the unincorporated area of Saline County and is under no zoning jurisdiction. The site is part of a larger timber tract encompassing an additional 14,000 acres. This additional acreage is available for development as required by potential users of the property or supporting entities.

Site Characteristics

The site is considered to be forestry property and has had no identifiable previous use. It is located less than 2 miles from Interstate 530 which converges with Interstate 30 and Interstate 40 approximately seven miles to the north. It is 2 miles to 4-lane US Highway 167. The Union Pacific north/south mainline is 3 miles to the east. Both the Little Rock National Airport and the Little Rock Port, situated on the navigable Arkansas River are approximately 15 miles to the northeast. The site holds a Class 9 fire rating and is within 3.5 miles of a fire station. The Little Rock Central Business District is within 5 miles of the property.

Cost Estimates and Timing

The property is available for purchase at a price of \$8,000.00 per acre. It is controlled by a private single entity for timber investment purposes. The Saline County Economic Development Corporation, a 501 C-4 organization holds first option to the 2000 acre site. Approximately 30% of the property is cleared with the majority of the property being relatively flat or gently sloping. No extraordinary earthwork costs should be required based upon the existing topography. Presently, earthwork costs are approximately five dollars per cubic yard on-site utilizing existing material and ten dollars off-site hauling in fill material. These prices, for the obvious reason of fuel prices are best faith estimates.

The East End Water Improvement District both provides and supports the water infrastructure for the property. Presently, no sanitary sewer system exists for the property.

No high tension electrical transmission lines transverse the property.

A high pressure natural gas easement, constructed in 1980 crosses the property. The easement contains both 10" and 20" transmission lines.

Environmental

- Wetlands – The development of the 300 acre plant site within the 2045.5 acre tract will not have adverse effects on any wetland areas provided that all pertinent United States Corps of Engineer Section 404 guidelines are observed.
- Floodplains – The proposed area of development is not within the limits of a base floodplain and would not indirectly support secondary development within a base floodplain nor otherwise significantly impact a base floodplain.
- Historical Survey – On consultation with the Department of Arkansas Heritage, Arkansas Historic Preservation Program, State Historic Preservation Officer (SHPO), no known historic properties have been or will be affected by this undertaking.
- Endangered Species Survey – A single occurrence of “Devils bit” (*Chamaelirium luteum*), a species of state concern, is mapped immediately adjacent to the review tract. Twenty species of state concern have been mapped on nearby property including within the wetlands associated with Spring Lake and Ferguson Lake. Streamside zones – many of the rare species recorded in this general vicinity are associated with streamside and seepage habitat. To reduce the potential to impact rare species, appropriate buffer zones should be maintained along streams for future development of the property. More detailed information concerning the survey is available within the full certification document.
- Environmental Phase 1 – A Phase 1 Environmental Site Assessment has revealed no evidence of recognized environmental conditions in connection with the subject property.
- Storm water Retention Plan – Storm water shall be managed by the developing entity within the limits of the site development.

Geotechnical

The water table depth is 14' to 33'. Seismic rating is “Zone 1”. Additional geotechnical information is available outlining profiles and boring information.

Zoning Permitting

No zoning requirements exist for this location.

Utilities

- Electric Utility – Electrical service would be provided to the site by Entergy Arkansas. Service lines are located along the southern boundary of the site. A 500 kV line is located on the eastern side of the property.
- Natural gas - Natural gas supply is within reasonable proximity of site which would be provided by CenterPoint Energy.
- Water and Wastewater Utility – 6” and 12” water mains are located to the north of the property adjacent to Woodson Lateral Road and 6” water main is located adjacent to Porter Road. Water service is provided by the East End Water Improvement District 1. There is no public wastewater service.
- Telecommunications – Telecommunications are provided by AT&T of which are located on the southern boundary of the property.

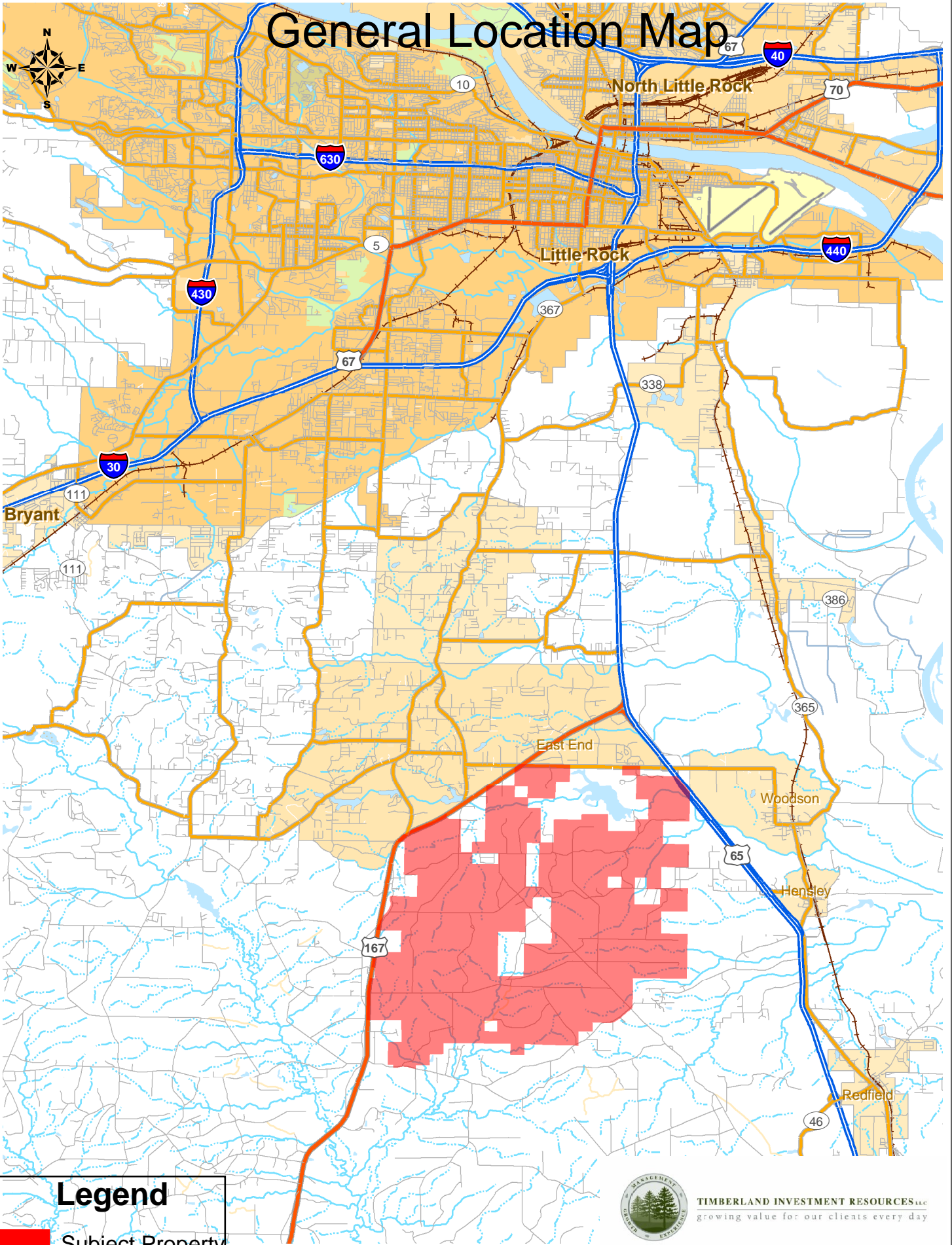
Taxes

The State of Arkansas has a 6% sales tax rate. The Saline County does not have a sales tax. The county millage rate is (property tax) is 0.0434 and property is assessed at 20%. For illustration purposes, a \$5,000,000 investment x 20% = \$1 million. \$1 million x 0.434 = \$43,400 in annual property taxes.

The State of Arkansas offers numerous tax incentives, rebates and training through the Arkansas Economic Development Commission. These incentives in greater detail are directly referenced in the certification document.



General Location Map



Legend

 Subject Property



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