

Jefferson Industrial Park Site

Pine Bluff, Arkansas

Select Site Profile

108 acres

Your time and money are better spent on sites that have met our 50-point criteria for certification. We're sure you will be confident with the certainty and responsiveness **Select Site** offers your project.



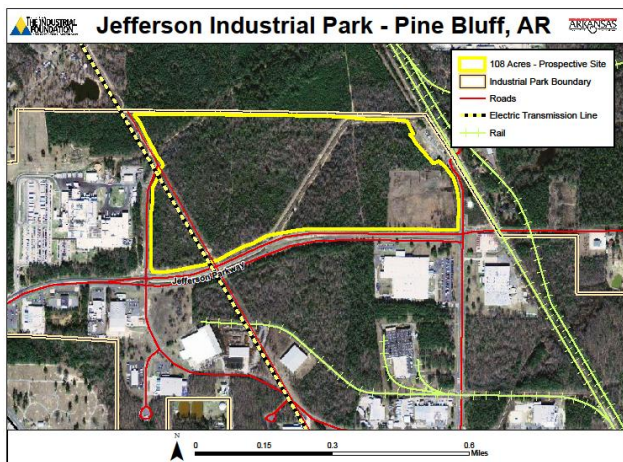
General Information & Site Characteristics	
LOCATION:	Pine Bluff
PREVIOUS USE:	None; Forest Land
FIRE RATING:	Class 3
DISTANCE TO FIRE STATION:	4.2 mi
DISTANCE TO INTERSTATE OR 4-LANE:	2 mi to I-530
DISTANCE TO AIR:	38 mi to Little Rock National Airport
DISTANCE TO RAIL:	Available on NE site border

Taxes	
SALES TAX:	9.25%
*PROPERTY TAX:	(51.1 Mills/1000) x 20%
METHODS OF ASSESSMENT:	Value x 20% x Millage = Annual Property Tax
STATE TAXATION SUMMARY:	Provided

*1 mil = 1/1000 of 1 cent

Utilities
All local utility contact information provided. When applicable, service upgrade cost estimates and other developmental estimates are provided.

Environmental		Maps	
✓	Wetlands Screening	✓	Topographic
✓	Floodplain Map	✓	Utilities
✓	Historical Survey	✓	Surrounding Uses
✓	Environmental Phase I	✓	Road Infrastructure
✓	Soils Report/Boring Logs	✓	Easements
3 ft.	Water Table Depth	✓	USGS Quadrangle
		✓	Zoning



For more information, please contact:

Russell Harris or Chris Marsh
Entergy's Teamwork Arkansas
888.301.5861

www.TeamworkArkansas.com

or

Lou Ann Nisbett
The Economic Development
Alliance of Jefferson County
870.535.0110