

Harvey Couch Business Park
U.S. Highway 82
Magnolia, Arkansas

Site Data

Site Name	Harvey Couch Business Park
Site Owner	Magnolia Economic Development Corporation
Listed price per acre	\$10,000
Site Size	250 Acres
Zoning	Industrial
Fire Rating	Class 3

Transportation

Major Highways	U.S. Hwy. 82 U.S. Hwy. 79 U.S. Hwy. 371 I-30, 43 miles I-20, 48 miles I-40, 145 miles
Commercial Airport	Texarkana Regional Airport (53 miles) DFW, Dallas, TX (254 miles) Little Rock National Airport (140 miles)
General Aviation	Magnolia Municipal Airport (5008' runway)
Rail	Louisiana & North West Railroad Connects to UP on North and KCS on South
Port Facility	Port of Camden, Ouachita River, 35 miles Port of Shreveport, Red River, 86 miles Little Rock Port Authority, Arkansas River, 147 miles

Entergy Select Site “Shovel Ready”

Environmental clearances available
Geotechnical information available
Zoning and Covenants available
Utilities, Electric, Water, Wastewater, Fiber Optics
Maps

PERMITTING (State and Local)

Environmental

Air Permit (state)	Arkansas Department of Environmental Quality See ADEQ web site (adeq.state.ar.us) for permit application. Estimated process time is 90-120 days.
Wastewater (local)	Magnolia Wastewater System Russell Thomas, Superintendent 870-234-2454 office nwws@sbcglobal.net Application for Discharge Permit Estimated process time is 10-30 days.
Hazardous Materials (state)	Arkansas Department of Environmental Quality See ADEQ web site (adeq.state.ar.us) for permit application. Estimated process time is 180 days.
Groundwater (state and local)	Arkansas Department of Environmental Quality See ADEQ web site (adeq.state.ar.us) for permit application. Estimated process time is 10-180 days. There is no local groundwater permit.

TAXES

A. Ad Valorem

	Ratio of Assessment %	Rate
1. Real property	20%	3.8
2. Personal tangible property	20%	3.8
3. Inventories	20%	3.8
a. Components	20%	3.8
b. Work in process	20%	3.8
c. Finished products	20%	3.8
4. Pollution abatement equipment	20%	3.8

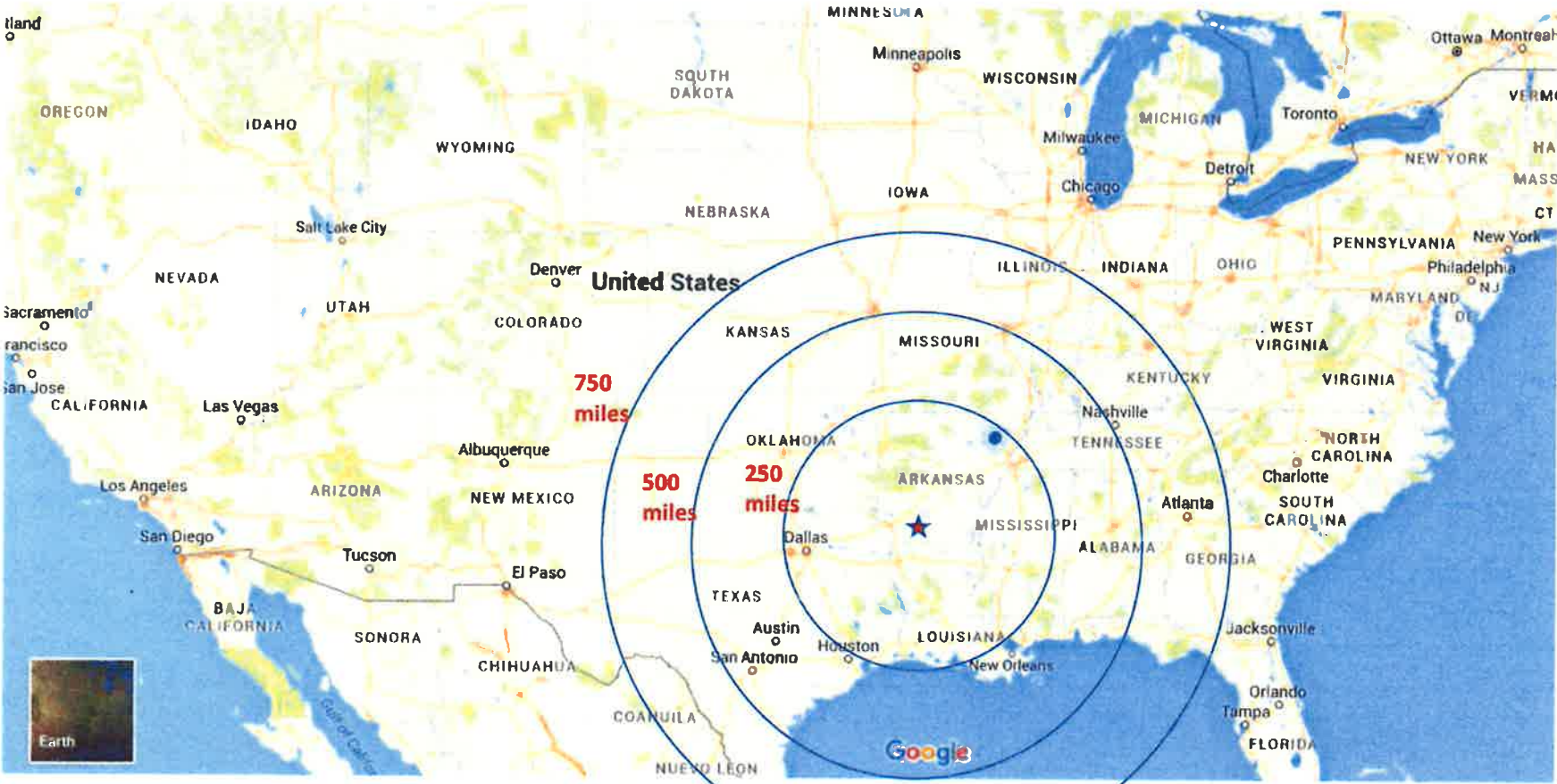
B. Sales/Use (State and Local)

	State	County	City
1. Facility construction materials	6.5	1.5	2.375
2. Equipment	6.5	1.5	2.375
3. Pollution abatement equipment	6.5	1.5	2.375
4. Major Exemptions	6.5	1.5	2.375

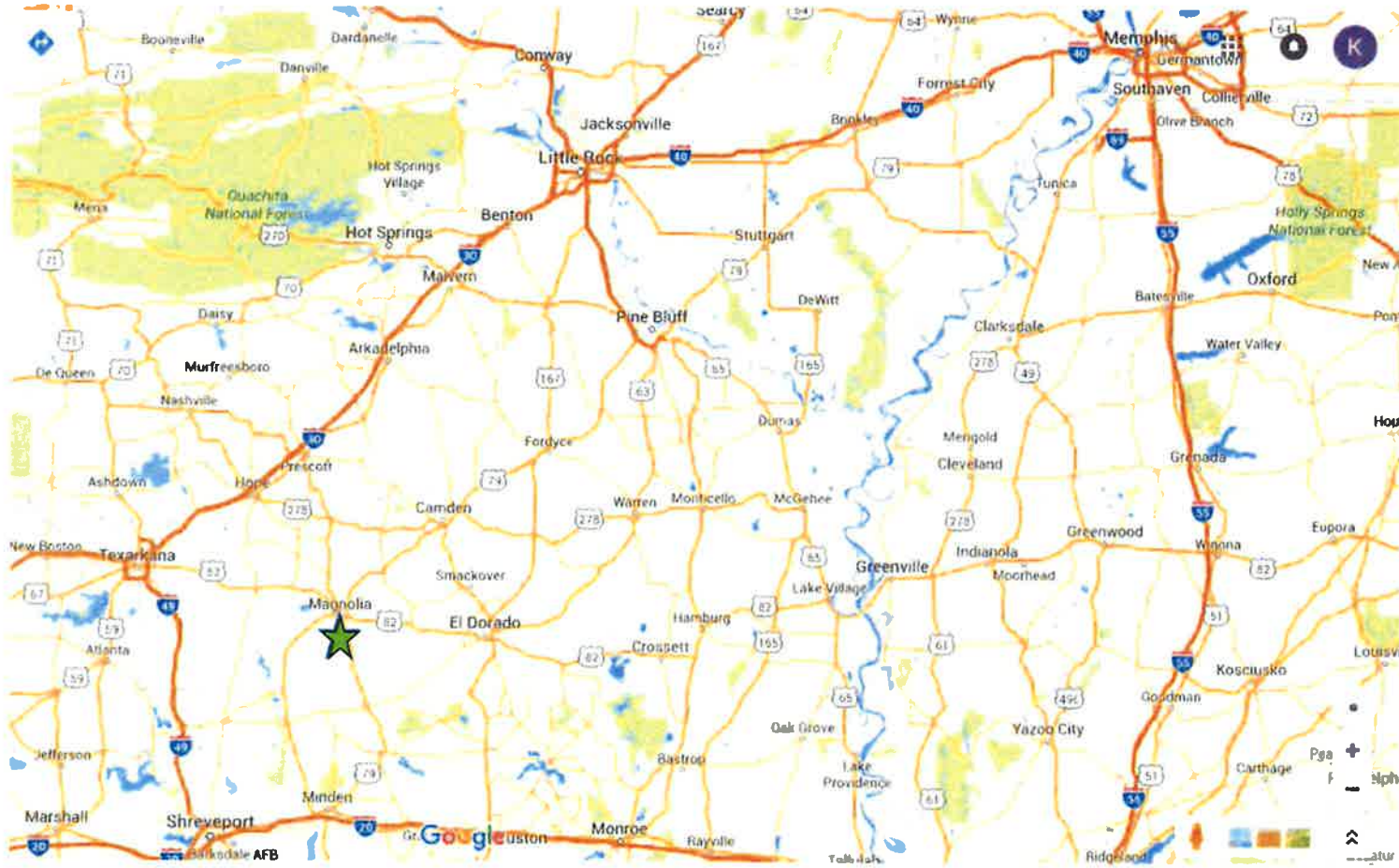
C. Personal Income Tax

Rate Range
1%-7%

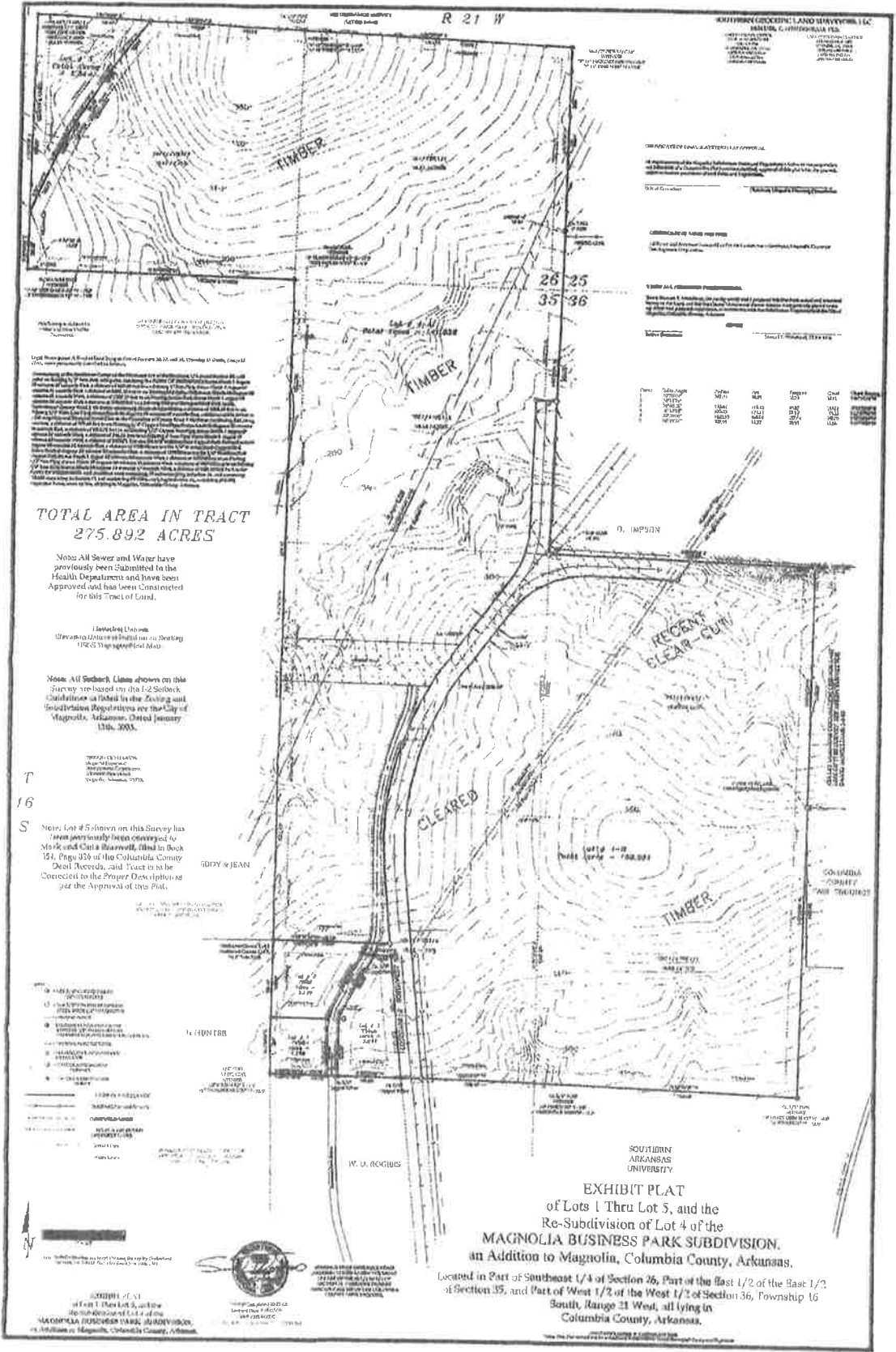
Greater US Map



Regional Map



Texarkana	53 miles
Shreveport	80 miles
Little Rock	140 miles
Dallas	234 miles
Memphis	273 miles
Jackson, MS	227 miles



TOTAL AREA IN TRACT
275.892 ACRES

Note: All Sewer and Water have previously been Submitted to the Health Department and have been Approved and had been Connected for this Tract of Land.

Landmark Datum: Surveying Station 1010 on the Survey 1952 Wisconsin State

Note: All Section Lines shown on this Survey are based on the 1-2-56 Block Calculation as Filed in the zoning and Subdivision Regulations for the City of Magnolia, Arkansas, Dated January 13th, 1955.

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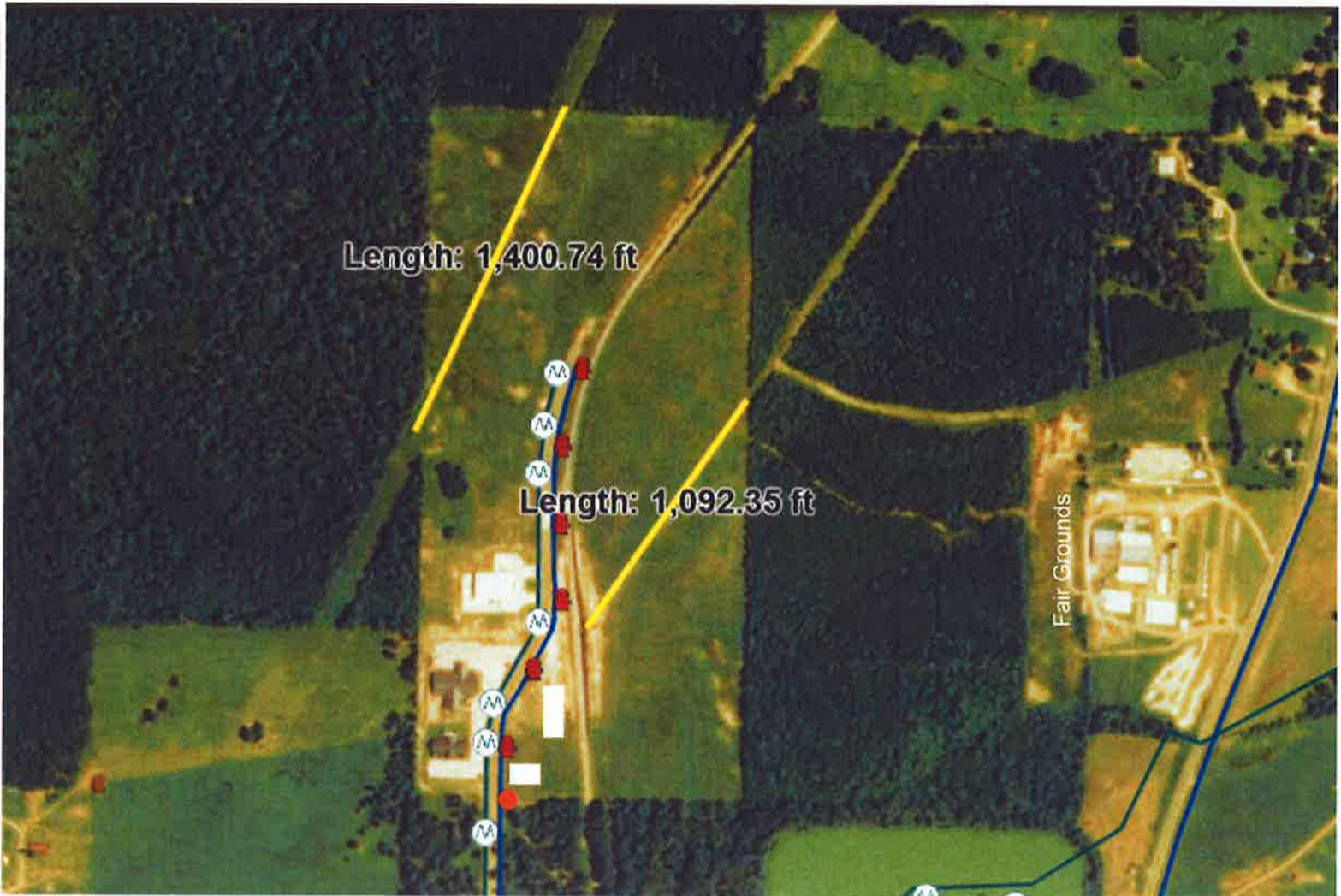
Note: Lot # 5 shown on this Survey has been previously been conveyed to Mark and Clea B. Weaver, filed in Book 154, Page 326 of the Columbia County Deed Records, and Tract to be Corrected to the Proper Description per the Approval of this Plat.

- 1. BOUNDARY SURVEY
- 2. SECTION CORNERS
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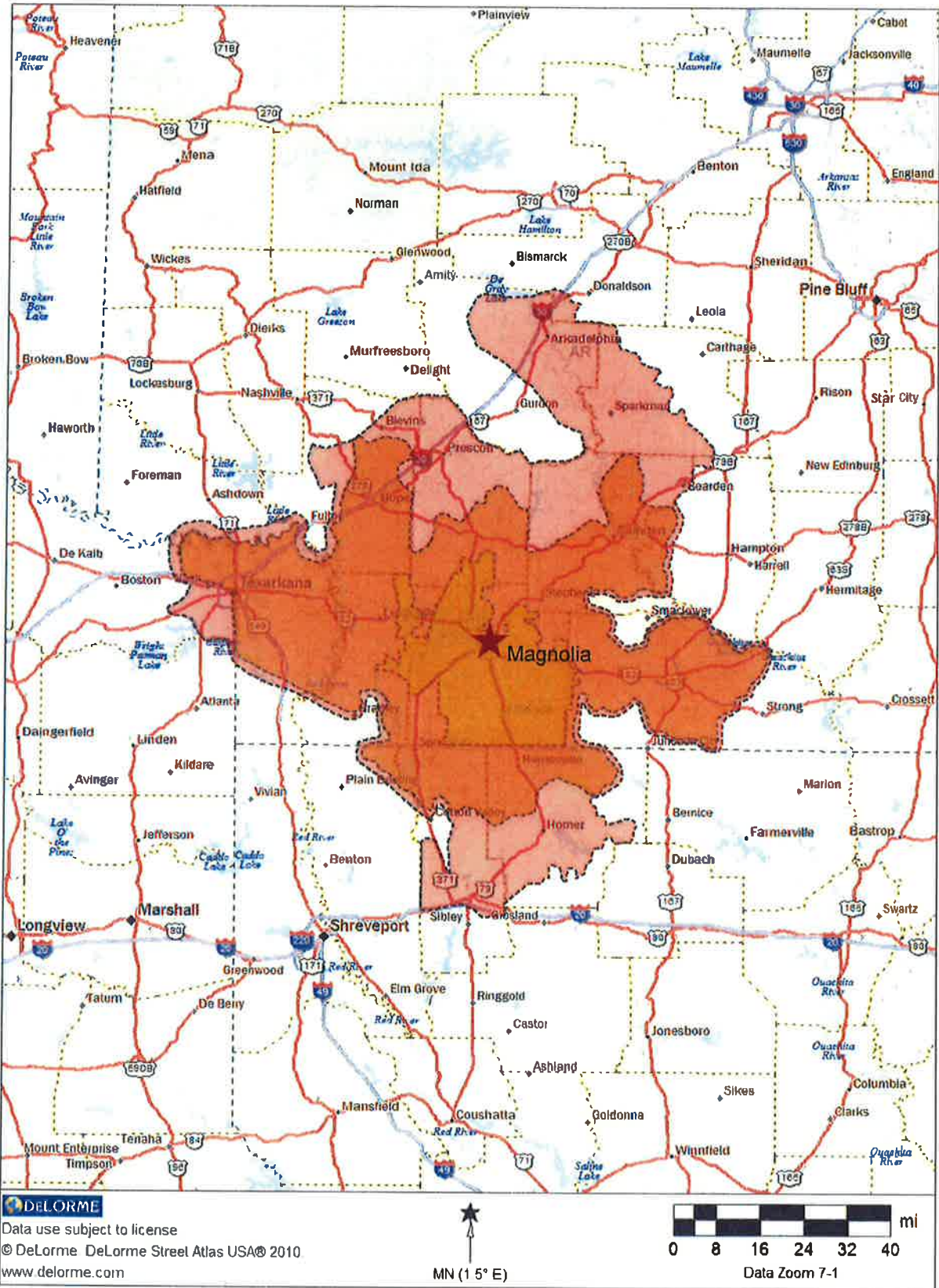
EXHIBIT PLAT
of Lots 1 Thru Lot 5, and the
Re-Subdivision of Lot 4 of the
MAGNOLIA BUSINESS PARK SUBDIVISION,
an Addition to Magnolia, Columbia County, Arkansas,
Located in Part of Southeast 1/4 of Section 26, Part of the East 1/2 of the East 1/2 of Section 35, and Part of West 1/2 of the West 1/2 of Section 36, Township 16
South, Range 21 West, all lying in
Columbia County, Arkansas.

Utility Map
Harvey Couch Business Park
Magnolia, Arkansas



- Wastewater Line w/Manholes
10" Main, 2.5 million capacity, avg. 1.7 million
- Water Line w/Fire Hydrants
12" PVC, psi static 65, psi residual 40, gpm flow 753/1130 CALC. Flow
- Electric Lines
Single and 3 phase lines, Magnolia West Station, 4,500kW, station is 1 mile
- Fiber Optics
SATCO provides single mode business Ethernet for voice and data, 25 Mbps / 10 Gb
- Natural Gas
Located 0.4 miles from the park entrance at the intersection of Hwy. 371 & 82 on the NW corner.

Laborshed Map Magnolia, Arkansas



Local Major Manufactures

Company	Employees	Product
Albemarle	639	chemicals-industrial organic
CMC Steel	150	bed frames
Deltic Timber	250	lumber
Weyerhaeuser	282	hardwood veneer & plywood
Amfuel	230	aircraft fuel cells
Southern Aluminum	215	aluminum tables
SAPA	120	shower doors & enclosures
Hixson Lumber	158	sawmill-wood fences
Southern Arkansas University	360	higher education

Regional Major Manufactures

Company	Employees
Lion Oil	648
Chemtura	470
Murphy Oil	405
Anthony Forest Products	370
AmerCable	285
Clean Harbors	250
Aerojet Rocketdyne	611
Raytheon Missile System	130
Spectra Technologies	205
Lockheed Martin	678
General Dynamics	240

Arkansas is a “Right to Work” state.

Workforce Training Options

Southern Arkansas University Tech

SAUT will customize training to meet the workforce needs of your company. Magnolia Economic Development partners with the state to offer training at no cost to our companies.

Automated & Robotic Engineering	Computer Information Technology
Electronics & Instrumentation	Environmental Science
Fire Emergency & Response	Fire Science Management
General Technology	HVAC-R
Mechanical Maintenance	Office Management
Professional Studies	Supply Chain Management
Welding Academy	Welding Process Specialist

Southern Arkansas University Tech, is a comprehensive two-year college of the Southern Arkansas University System. SAU Tech offers a variety of associate degree and certificate programs designed for students who plan to enter the workforce, transfer to a university, or upgrade their skills in a specific area. Classes are conveniently scheduled and many of the courses are offered via the Internet, allowing even more flexibility for students.

In addition, SAU Tech operates the Arkansas Fire Training Academy providing training to firefighters throughout the state as well as the Arkansas Environmental Training Academy, which also has a statewide mission of training individuals in the fields of wastewater and solid waste.

The SAU Tech Career Academy provides a variety of career technical education programs to high school students and operates in conjunction with the high school concurrent credit programs.

SAU Tech provides adult basic education and GED preparation through the Calhoun County, Cleveland County, Columbia County, Dallas County, and Ouachita County Adult Education Centers.

The business and industry training division provides customized training for the area's companies and is a partner with the Arkansas Department of Economic Development in assisting businesses with their economic development needs.

Southern Arkansas University

SAU offers more than 80 academic programs in the Colleges of Science & Engineering, Business, Education, Liberal & Performing Arts, Graduate Studies and Honors. Fall enrollment for 2015 is up 16% and increased for the spring semester. SAU was ranked sixth in the nation for affordability and quality by BestValueSchools.com.

**Magnolia School District
Magnolia, Arkansas**

Enrollment	2,930
Avg. Class Size	17
Avg. Years Teaching Experience	15
Per pupil spending	
District avg.	\$8,504
State avg.	\$9,642
School Choice Transfers	0

American College Testing (ACT)	(2014-2015)
Number of Students Taking ACT in Grades 9-11	165
Number of Students Taking ACT in Grade 12	130

Advanced Placement Courses (AP)	
Number of Students Taking AP Courses	194

Attendance Rate (State Goal 91.13%)	
Attendance Rate Combined	95.0%
Dropout Rate	1.35%

Arkansas Advanced Initiative for Math and Science, Inc. (AAIMS Program began 2010)

Enrollment in AP courses prior to AAIMS (2008-09)	72
Number of passed exams	12
Enrollment in AP courses (2014-15)	321
Number of passed exams	123

32 students earned National AP Scholar Status for multiple passing of exams

55 students earned a 30 on the ACT (2014-15)

44 students earned a 30 on the ACT (2015-16)

Senior class of 2015 accepted over \$3,200,000 in scholarships.

AAIMS has had a positive effect on school tests scores other than AP

- School test scores 9 points higher than the state
- Caucasian scores 11 points higher than the state
- Minority scores 18 points higher than the state
- Economically disadvantaged 32 points higher than the state

New AP Courses added since entering AAIMS:

- PreAP Chemistry
- AP Physics
- AP Environmental Science
- PreAP Algebra II
- Linear Systems

2016 MHS Graduates 222

Magnolia, Arkansas

Population (2013)

Magnolia 11,574

Columbia County 24,164

Hospital- Magnolia Regional Medical, 49 bed acute care facility

Police protection- 0.023 personnel per 1,000 population

Crime rate- 3.5%, down 30% in the last 5 years

Fire protection- 2 personnel per 1,000 population

Churches- 156, all major denominations represented

Regional Mall- Central Mall, Texarkana, TX (53 miles)

Golf Courses- Magnolia Country Club and Mystic Creek in El Dorado, AR

Lake Columbia- 3,500 acre reservoir, pavilion, picnic, camping

University- Southern Arkansas University