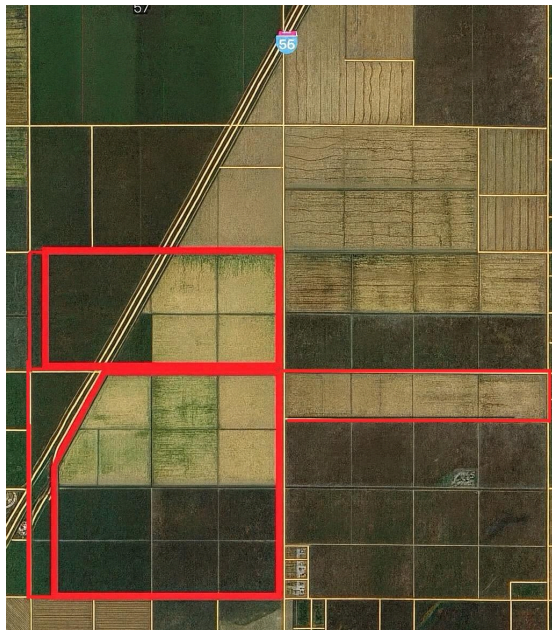


Arnold Group Real Estate

312 S Main St.
Jonesboro, AR 72401
870-930-7750

Mississippi County, Arkansas — Data Center & Solar Development Site

Property Overview



- **Size:** ~1,000 contiguous acres
- **Location:** Interstate-55 frontage, Mississippi County, Arkansas
- **Parcels Included:**
 - 101-03281-000
 - 157-03282-000
 - 102-03241-000
- **Project Status:** *Shovel Ready*

Utility Infrastructure

- **Power:**
 - **500 kV transmission line** crossing directly over the property
 - Direct interconnection potential for hyperscale data center loads
- **Natural Gas:**
 - **10-inch gas line** located on-site
- **Water:**
 - **10 existing wells** for reliable water access
- **Connectivity:**
 - **High-speed internet fiber along I-55 corridor** with proximity to regional backbone

Renewable Energy & Incentives

- **Solar Component:**

- Site well-positioned for on-site solar farm development
- Can offset daytime data center energy usage
- Potential for battery storage of excess generation

- **Incentives:**

- Qualifies for **federal solar tax credits and incentives** if project begins in 2025
- State/local economic development packages available for data center projects

Relevant Contacts:

- Mississippi Electric: (870) 763-4563 (electricity & fiber)
- Black Hills: (888) 890-5554 (Gas)
- Mississippi County Clerk: (870) 762-2332
- Lumen: 800-871-9244 (either provider or possible buyer)
- Arkansas 811: 1-800-482-8998
- Mississippi County Electric co-op: 1-800-439-4563 Brad Harrison

Strategic Advantages

- **Energy Economics:**
 - Daytime: solar contributes renewable, low-carbon power

- Nighttime: access to lowest cost wholesale electricity pricing
- **Scalability:**
 - Large contiguous tract allows for phased hyperscale build-outs
- **Accessibility:**
 - Interstate frontage with logistical ease for construction and long-term operations

Key Takeaways

- 1,000+ acres of **prime, utility-ready land** in a pro-business region
- **Direct access to 500 kV transmission** for large-scale power needs
- **On-site water and gas** infrastructure in place
- **Fiber connectivity** positioned on a major interstate corridor
- Immediate eligibility for **2025 federal clean-energy incentives**
- *Perfect match for a combined solar + hyperscale data center project*