

35 acres - West Memphis, AR
Adjacent to UP Intermodal Yard
600,000 sf Building pad in place

West Memphis RailPort West Memphis, Arkansas Intermodal Development Site



Site

- 35 acre site - West Memphis, Arkansas
- 12" water line and 15" sewer at site.
- Pad in place for 600,000 sf building
- Direct access to Transplace Container Yard.
- Memphis MSA 7th largest US Intermodal Market.
- Union Pacific RR has over 30,000 monthly lifts.
- Located in Opportunity Zone



For more information, please contact:

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ELROD REAL ESTATE

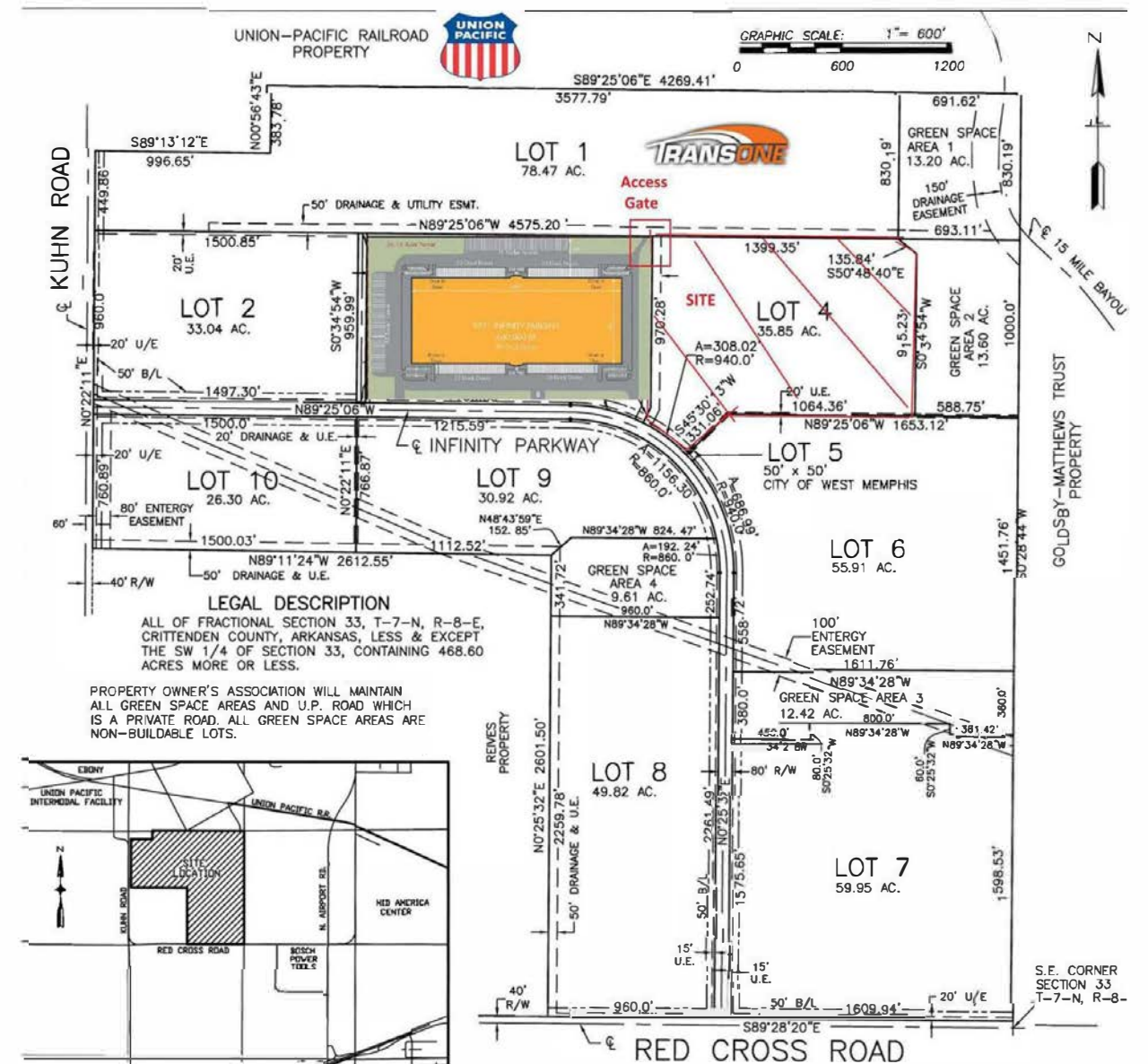
www.elrodrealestate.net

Drayage Savings

Marion UP to Marion Warehouse - \$146 per container.

Marion UP to Olive Branch, MS Warehouse - \$421 per container - Locating in Marion vs. Olive Branch - saving of \$275 per container or \$275,000 per 1,000 containers.

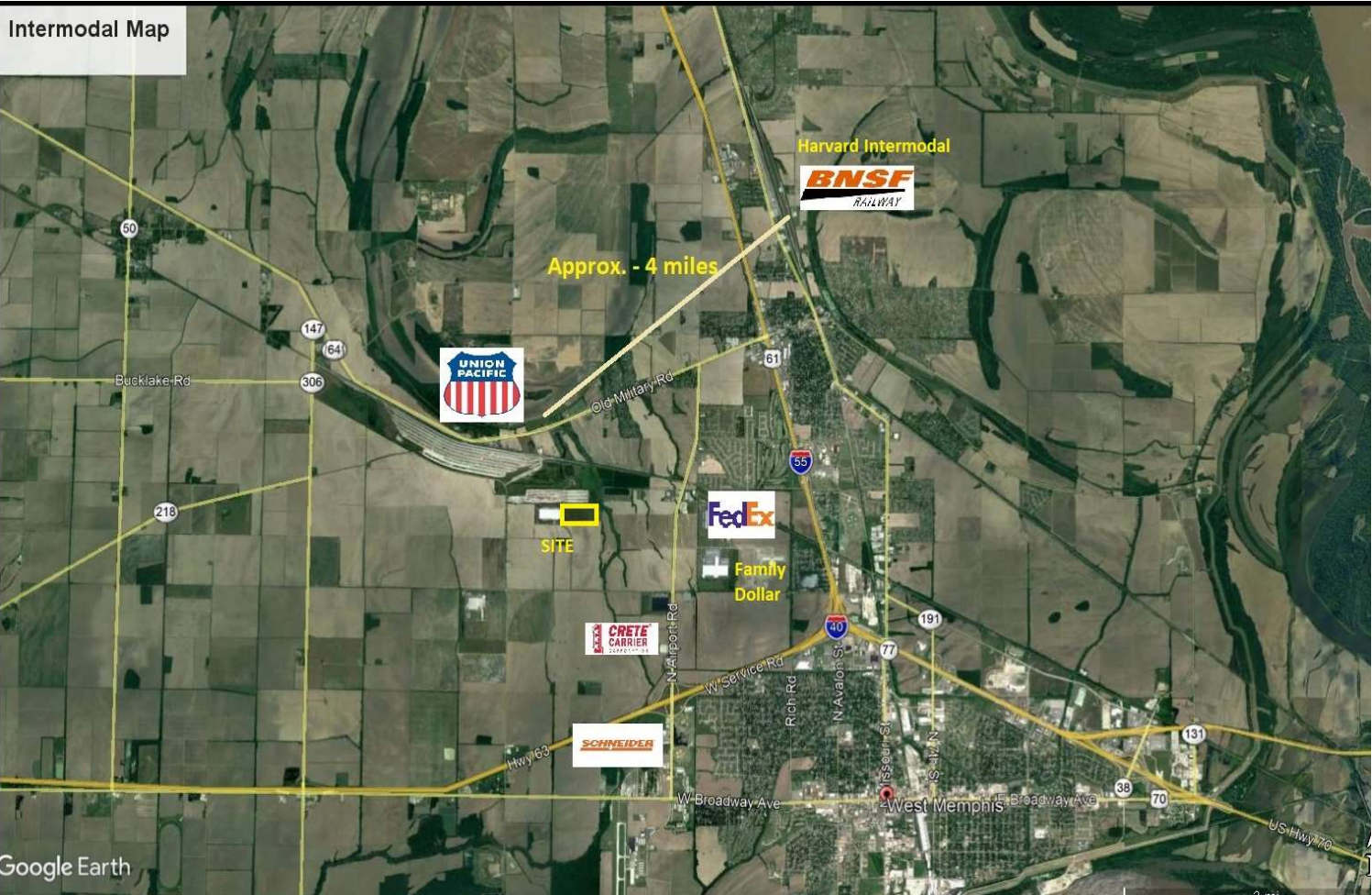
Marion UP to Little Rock Warehouse - \$840 per container - Locating in Marion UP vs Little Rock - savings of \$750 per container or \$750,000 per 1,000 containers.



Top 15 Markets for Intermodal Traffic Handled in the United States in 2018*

Market	Containers and Trailers
1. Chicago / Elwood / Joliet, IL	6,453,000
2. Long Beach / San Pedro / San Bernardino / City of Industry, CA	5,424,000
3. Atlanta, GA	1,454,000
4. Dallas / Ft. Worth / Saginaw, TX	1,450,000
5. Seattle / Bremerton / Tacoma / Everett, WA	1,022,000
6. Little Ferry / North Bergen / South Kearny / Jersey City / Newark / Elizabeth, NJ / Staten Island, NY	1,295,000
7. Memphis, TN / West Memphis, AR	887,000
8. Kansas City, MO / Kansas City, KS	411,000
9. Harrisburg, PA	701,000
10. Stockton, CA	629,000
11. Jacksonville, FL	583,000
12. Norfolk / Portsmouth, VA	628,000
13. Detroit / Pontiac, MI / Toledo, OH	567,000
14. Houston, TX	365,000
15. Columbus / Marion / Marysville, OH	429,000

*Originated and terminated Source: AAR analysis of 2018 STW Waybill Sample



Consistent Delivery

Our commitment to consistent delivery is reflected in our arrival times. Over a 12-month period, our shipments arrived an average of 15 hours ahead of schedule.



Top 10 Competitive Lanes*

International and Domestic

Lane		International	Domestic
Los Angeles/Long Beach	Chicago	+	+
Los Angeles/Long Beach	Houston	+	+
Los Angeles/Long Beach	Dallas	+	+
Los Angeles/Long Beach	Kansas City	+	-
Los Angeles/Long Beach	Marion	=	+
Seattle/Tacoma	Chicago	=	=
Seattle/Tacoma	Kansas City	+	+
Seattle/Tacoma	Marion	+	+
Oakland	Kansas City	+	+
Oakland	Memphis	+	+
Portland	Chicago		+
Lathrop	Chicago		+
Los Angeles/Long Beach	Atlanta		+
Chicago	Dallas		+

• UP Service Performance Advantage (more than 3 hours better)
• UP Service Performance Equal to the Competition (performance +/- 3 hours)
• Competition Service Performance Advantage (more than 3 hours better)
*Based on Published Schedules

Faster Service

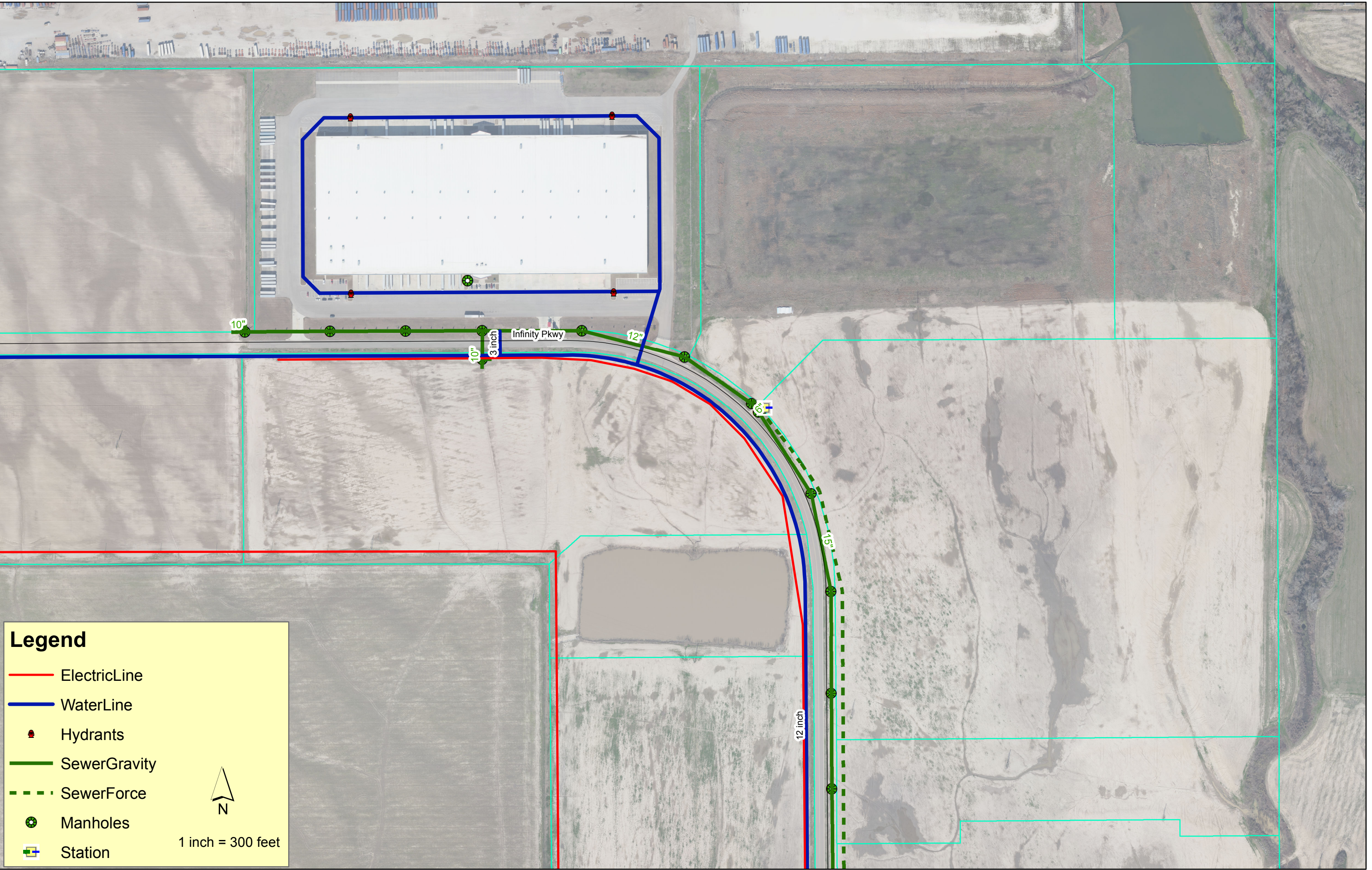
In addition to consistent service, Union Pacific also offers a performance advantage in nearly every major lane. Here's how we stack up in the top 10 competitive lanes based on published schedules:

International

- In 8 of the top 10 lanes, Union Pacific service beats the competition by three hours or more (and in some lanes, 24 hours or more)
- In the remaining two lanes, we match the competition
- Our nearest competitor does not offer a service advantage in any of the top 10 competitive lanes.

Domestic

- In 7 of the top 10 lanes, Union Pacific service beats the competition by three hours or more
- In two lanes we match the competition
- That leaves just one lane in which the competition publishes competitive schedules



UNION-PACIFIC RAILROAD
PROPERTY



GRAPHIC SCALE: 1" = 600'
0 600 1200



κ KUHN ROAD

S89°25'06"E 4269.41'

3577.79'

LOT 1
78.47 AC.



Access
Gate

GREEN SPACE
AREA 1
13.20 AC.

150'
DRAINAGE
EASEMENT

LOT 2
33.04 AC.

S0°34'54"W
959.99'

N89°25'06"W 4575.20'

50' DRAINAGE & UTILITY ESMT.

1500.85'

LOT 10
26.30 AC.

N89°25'06"W

1500.0'

LOT 9
30.92 AC.

LOT 9
30.92 AC.

N48°43'59"E
152.85'

N89°11'24"W 2612.55'

50' DRAINAGE & U.E.

LEGAL DESCRIPTION

ALL OF FRACTIONAL SECTION 33, T-7-N, R-8-E,
CRITTENDEN COUNTY, ARKANSAS, LESS & EXCEPT
THE SW 1/4 OF SECTION 33, CONTAINING 468.60
ACRES MORE OR LESS.

PROPERTY OWNER'S ASSOCIATION WILL MAINTAIN
ALL GREEN SPACE AREAS AND U.P. ROAD WHICH
IS A PRIVATE ROAD. ALL GREEN SPACE AREAS ARE
NON-BUILDABLE LOTS.

κ INFINITY PARKWAY

SITE

LOT 4
35.85 AC.

LOT 5
50' x 50'
CITY OF WEST MEMPHIS

LOT 6
55.91 AC.

LOT 8
49.82 AC.

LOT 7
59.95 AC.

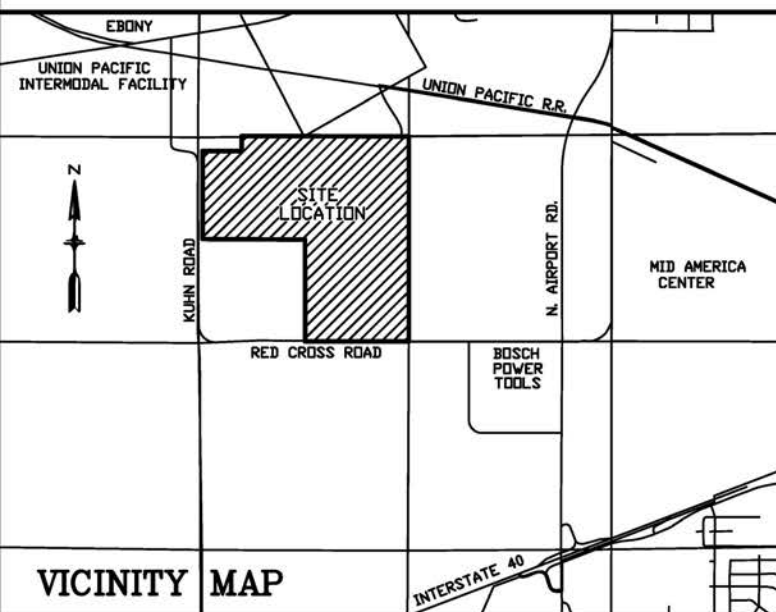
GOLDSBY-MATTHEWS TRUST
PROPERTY

S.E. CORNER
SECTION 33
T-7-N, R-8-E

κ RED CROSS ROAD

VICINITY MAP

500-07N-08E-0-33-412



Cunningham Corner

**Intermodal Trains arriving from
Houston, Laredo, LA/Long Beach
Oakland, Portland, Seattle
Salt Lake City**

Site



Site w/ container access

SPEC

Import Park

Site



Largest Solar Site in Arkansas

38,000 vpd
23,180 trucks per day
6% yearly increase

SCHNEIDER

 West Memphis Municipal Airport



West Memphis

WEST MEMPHIS
ECONOMIC DEVELOPMENT

I-40 Megasite



218

147

64

118

40

70



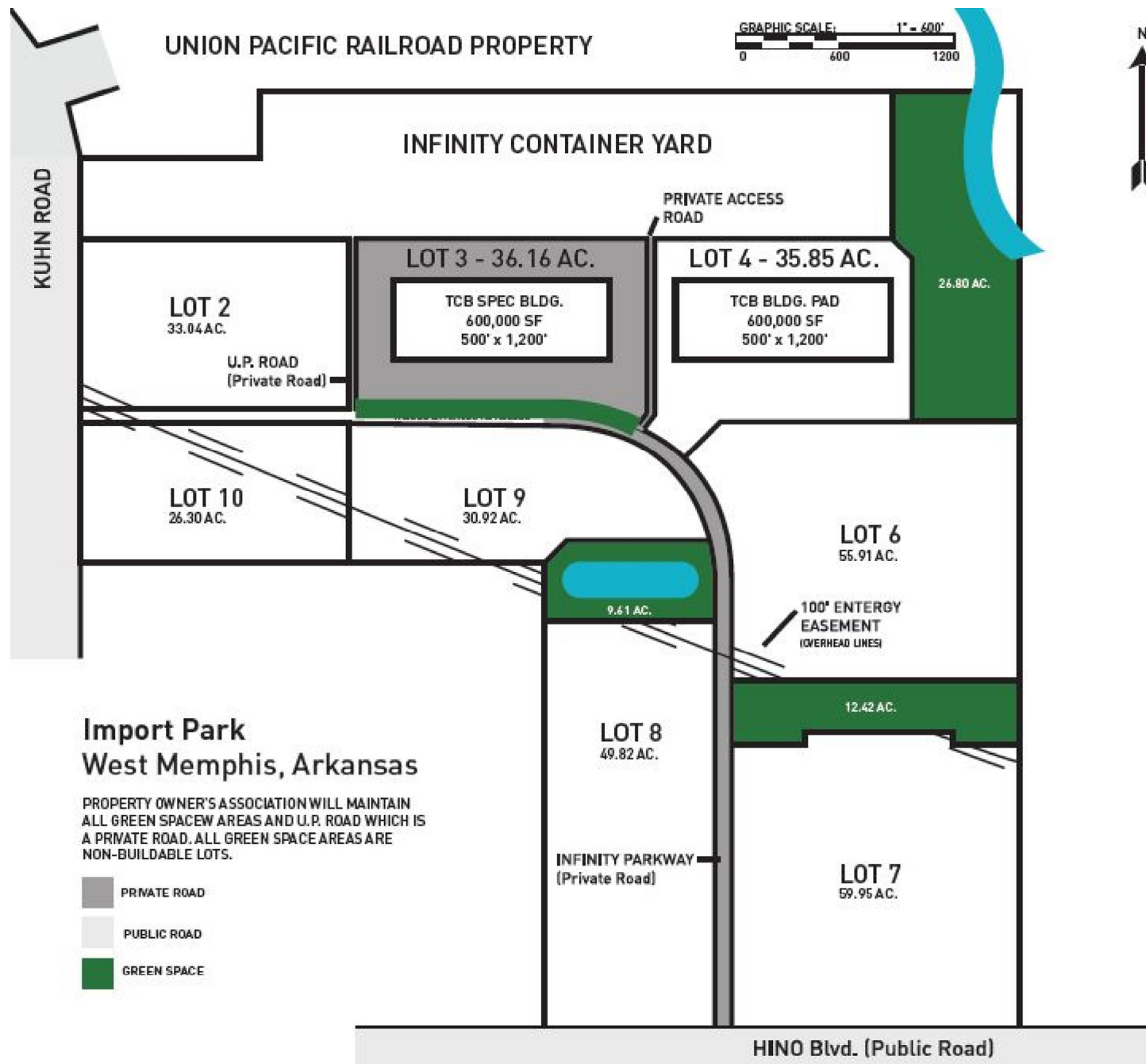
**UP Intermodal
Direct Route
from Long
Beach /LA
Ports**

Site

**Memphis - 7th largest
Domestic Intermodal market**

**I-40
Megasite
1,819 ACRES**





2006 Aerial W. Memphis

Write a description for your map.



West Memphis Land Comps

- 1 - Carvana - 125 acres - \$43K per acre - sold 2020
- 2 - Crete Trucking - 19 acres - \$49K per acre sold 2021
- 3 - Sterigenics - 33 acres - \$43K per acre - sold 2022
- 4 - Independent Bank - 25 acres- \$65K per acre - sold 2014
- 5 - Tractor Supply - 4.4 acres - \$95K per acre - sold 2013
- 6 - Container Yard - 46 acres - \$48K per acre - sold 2016
- 7 - Container Yard - 78 acres - \$54K per acre sold 2022
- 8 - 900 acres - solar farm - average price \$10,000 to \$11,000 acre

SITE

TTX Company FMO - UPMA - Deliveries

FedEx Freight

Schneider

Kroger
Walmart Supercenter

Walmart Neighborhood





BUILDING AMERICA®

Union Pacific System Map



In - bound West Memphis trains from:

Seattle
Portland
Oakland
LA/Long Beach
Salt Lake City
Laredo
Houston