



BUILDING AMERICA®

## Union Pacific System Map



In - bound West Memphis trains from:

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

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.
- Opportunity Zone



**Price: \$32,000 AC.**

For more information, please contact:

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**ELROD REAL ESTATE**

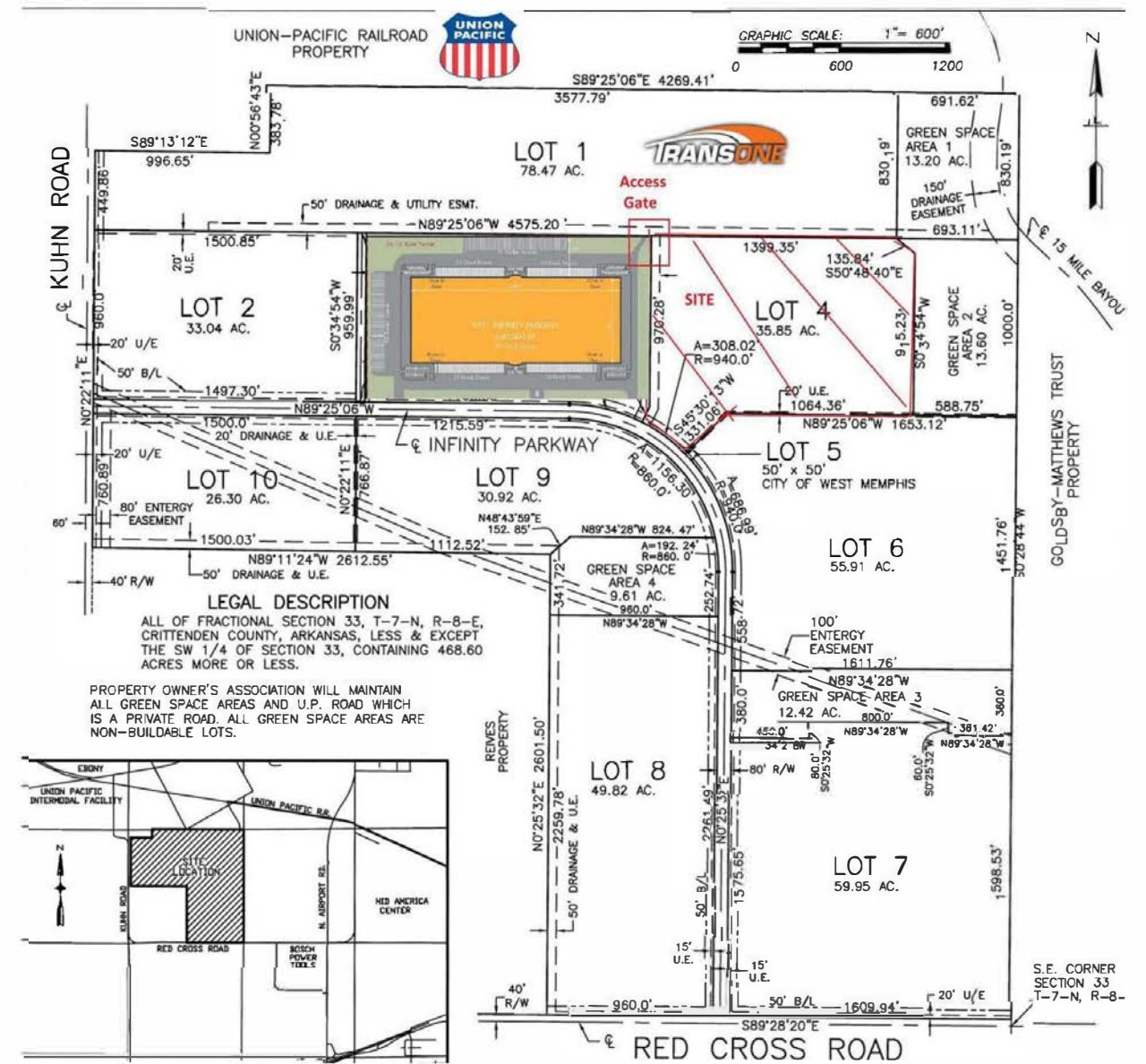
www.elrodrealestate.net

### 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.

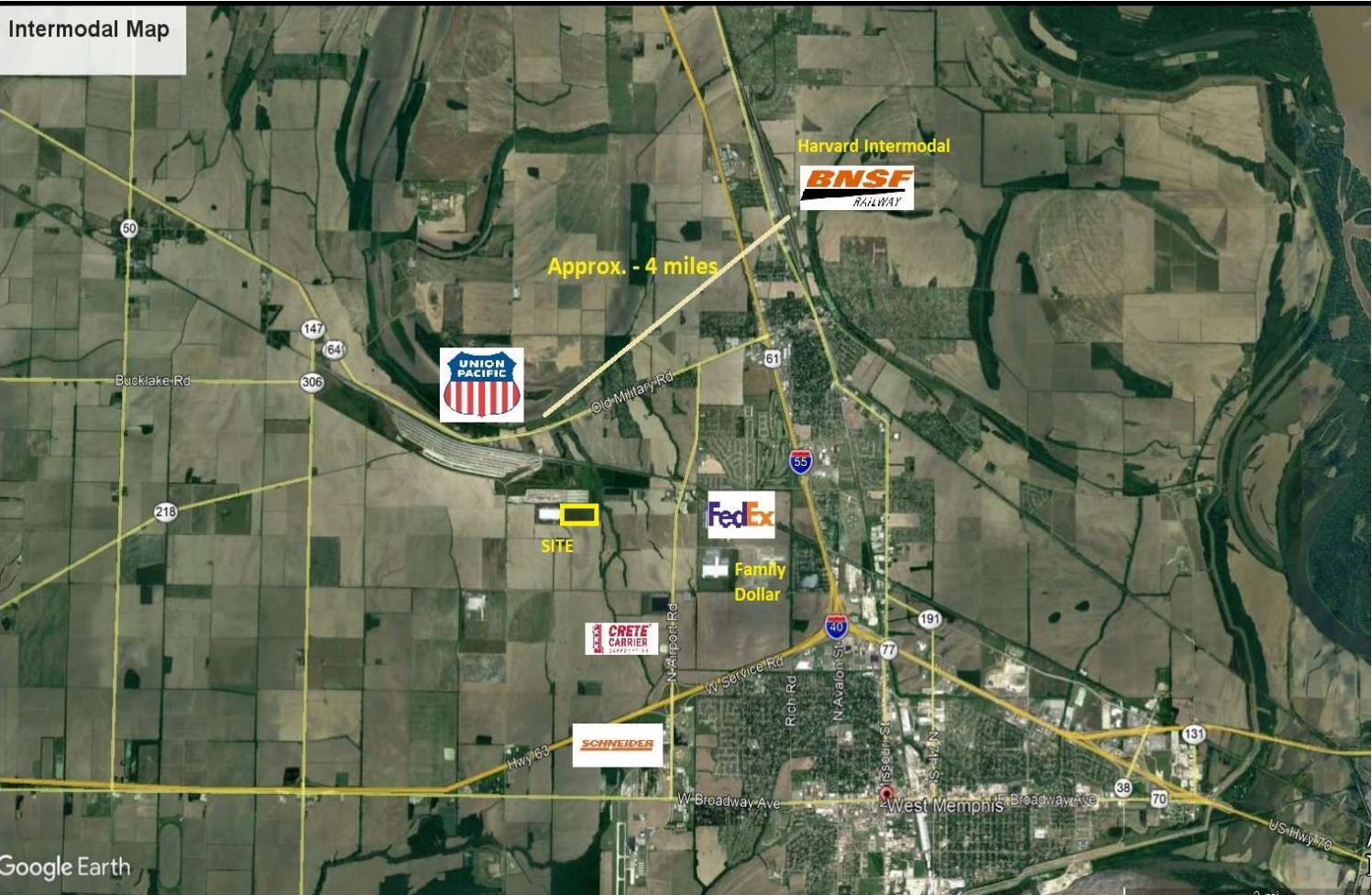
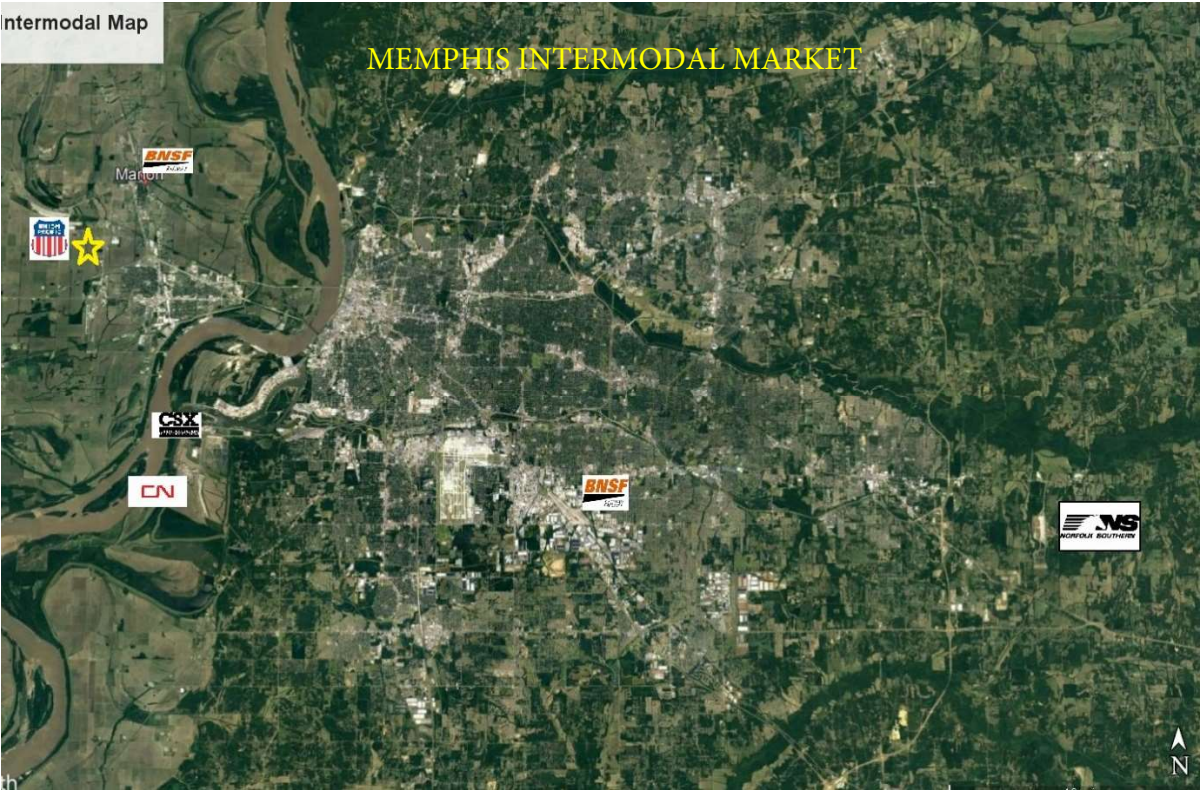
Marion UP to Little Rock Warehouse - \$840 per container - Locating in Marion UP vs Little Rock - savings of \$694 per container or \$694,000 per 1,000 containers.



### 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'



LOT 4  
35.85 AC.

1399.35'

135.84'  
S50°48'40"E

GREEN SPACE  
AREA 2  
13.60 AC.

S0°34'54"W

LOT 10  
26.30 AC.

N89°25'06"W

LOT 9  
30.92 AC.

N48°43'59"E  
152.85'

LOT 5  
50' x 50'  
CITY OF WEST MEMPHIS

LOT 6  
55.91 AC.

### 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.

REIVES  
PROPERTY

LOT 8  
49.82 AC.

N0°25'32"E 2601.50'

50' DRAINAGE & U.E.

GREEN SPACE  
AREA 3  
12.42 AC.

LOT 7  
59.95 AC.

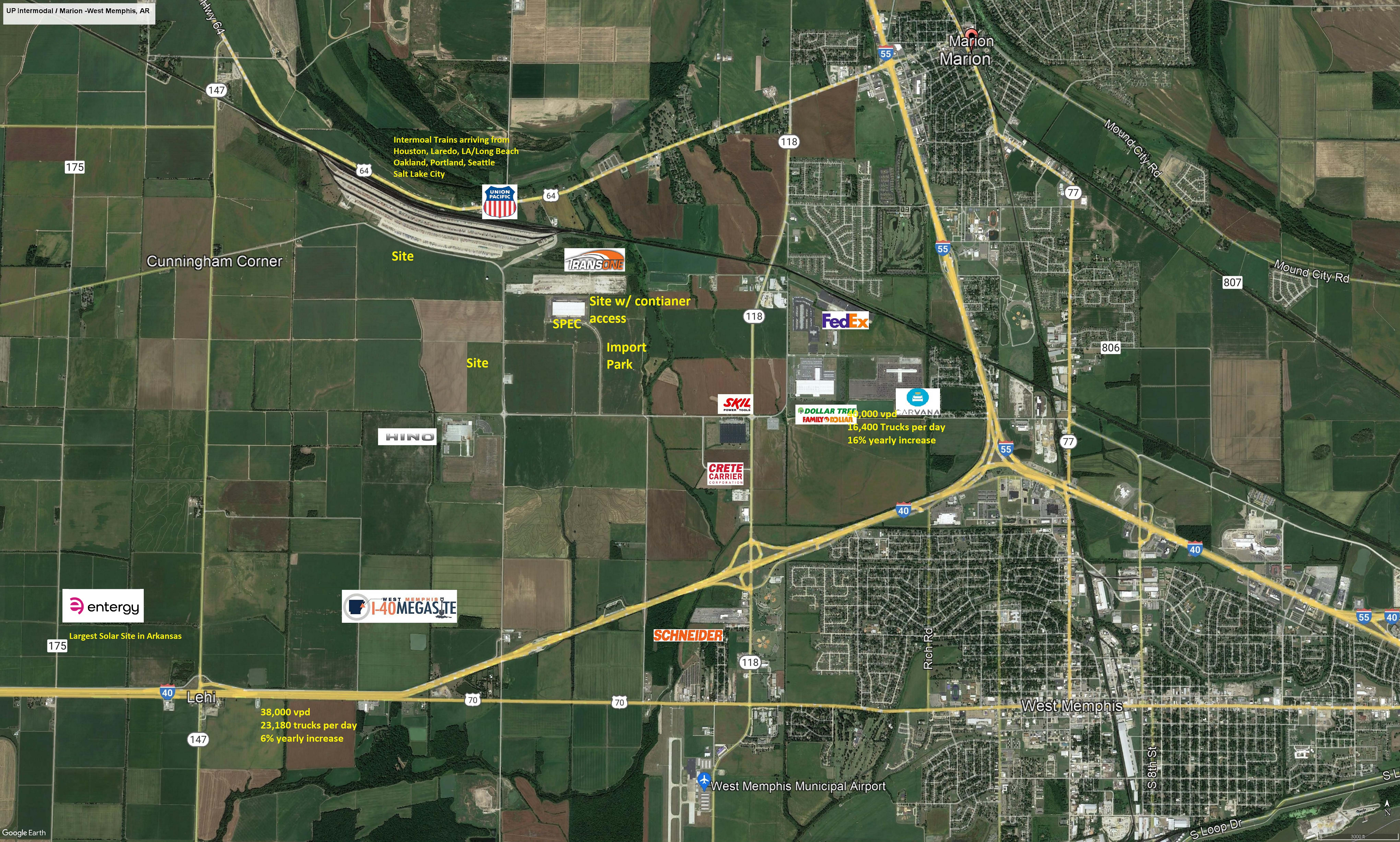
1598.53'

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

κ RED CROSS ROAD

VICINITY MAP

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



P Intermodal / Marion - West Memphis, AR



**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**



Airport Road



# WEST MEMPHIS IMPORT PARK

RIVER, RAIL, ROAD, & RUNWAY

**TOTAL AVAILABILITY**



## ONE LOCATION. GLOBAL ACCESS.

Located in the nation's logistics heart and just a two-day truck drive from 75% of the nation's population centers. At the intersection of Interstate 55 and Interstate 40 with access in all cardinal directions.

This Park has a 600,000 SF spec warehouse available for long-term lease, sub-dividable down to 150,000SF. For details see the TCB Warehouse link on the Total Availability page of this web site. Also in place is the building pad for another 600,000 SF warehouse. In addition, another 255 acres of level Greenfield sites exists in the Park, all with City utilities and direct access by private road to the Infinity Container Yard and the Union Pacific Intermodal Yard. Perfect location for staging and/or assembly of Pacific Rim imports from the West Coast.



# WEST MEMPHIS IMPORT PARK

RIVER, RAIL, ROAD, & RUNWAY



## Total Availability

# 90%

of the world's gross domestic product (GDP) can be reached within 72 hours from West Memphis! And, 75% of the United States' population lives within a two-day drive (22 hours) of West Memphis.

Source: Memphis Business Journal

# NO.1

in the global and metro Logistics Leaders category by Business Facilities — is the economic hub of a seven-state region that is home to nearly 5 million people and a world-class global logistics network.

Source: Memphis Business Journal

# 340

Developable acres and a 600,000 SF spec warehouse available for long-term lease, sub-dividable down to 150,000SF.

Source: West Memphis Economic Development

## WEST MEMPHIS'S GLOBAL CONNECTIVITY

Located in the heart of America's freight network, the West Memphis Import Park is a national transportation hub with an abundance of resources and advantages that enable companies locating here to enjoy global reach from one uniquely central location.

Our park is only one of two in America with all five Class I railroads with intermodal hubs. We are the fifth-largest inland port in the United States. West Memphis is the third busiest trucking corridor in the nation and nearly half (45.7%) of the throughput freight trucking passes through the I-40 corridor.

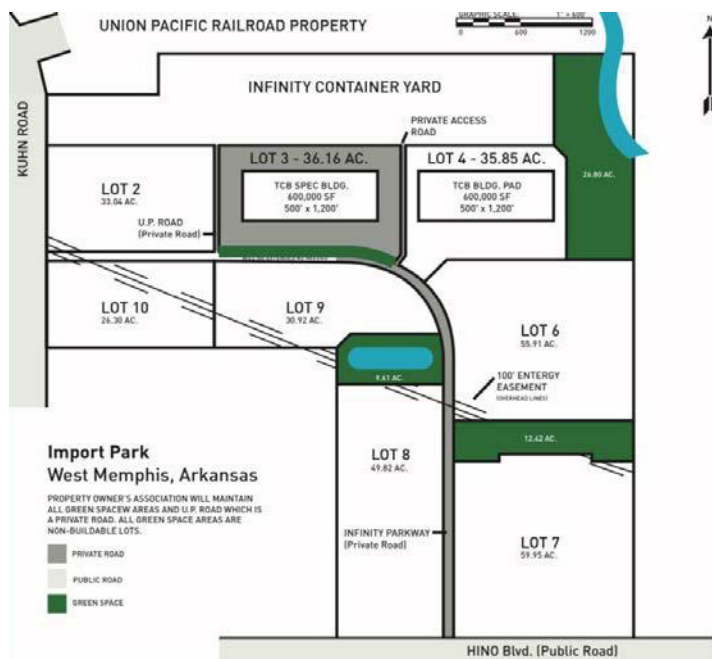


# WEST MEMPHIS IMPORT PARK



## WHY WEST MEMPHIS IMPORT PARK?

Whether it's a high-performance industrial site or a high-traffic retail location, nowhere on the map will you find a more business-friendly spot than West Memphis. Here, unmatched shipping access instantly puts the world at your fingertips, while dramatically lower utilities, taxes and fire insurance premiums combine to put the emphasis on your bottom line. West Memphis has everything your business needs to take it to the next level.



## PARK FEATURES:

- Union Pacific Intermodal Terminal
- Interstate Highway Access
- Local Transload Facility
- River Access (*within 5 miles*)
- BNSF Access
- Largest Cargo Airport - Memphis International (*within 20 miles*)
- Container Yards
- Local Collegiate Recruiting and Training Partnerships
- Fully Developed Utilities



## PARK INCENTIVES:

- Foreign Trade Zone (FTZ 273)
- Local Cash Incentive for Site Development
- Multiple State Incentive Programs
- Property Tax Abatements Available
- Opportunity Zone

TOTAL AVAILABILITY



RIVER, RAIL, ROAD, & RUNWAY