



**Arkansas Logistic Center**  
West Memphis / Marion Arkansas  
Anchored by 650 acre Union Pacific's Marion Intermodal Terminal

- Sites from 35 acres to 2,200 acres with all utilities available.
- Memphis has all five Class 1 Railroads.
- UP has a Z Train from Marion to Los Angeles in 58 hours.
- Opportunity Zone and Free Trade Zone. OZ improves investor's yield by 25% or more.
- Fed Ex World Terminal – 12 miles to the east.
- Property Tax Abatement and Intermodal Improvement District.
- Comparable to UP's Joliet and S. Dallas. Marion is having record lifts. Similar to Joliet, Drayage savings are substantial. We completed a study for a 30 container a day importer and they saved \$6 million a year by locating in Marion/West Memphis as opposed to Little Rock.
- Substantial transportation savings for imported containers. Rural setting less container theft.
- Eastern terminus for Mexican rail traffic.
- Memphis MSA Supply Chain & Logistics Consulting businesses have a location quotient (LQ) of 6.84, representing almost seven times the concentration of similarly sized areas and the highest concentration of all major metro areas with populations exceeding 1 million.
- Greater Memphis is also among the top ten major metros for the number of employees in the logistics industry.
- Over 1.5 million people—23% aged 18-34—live within 50 miles of downtown Memphis.
- The local warehouse labor force of just under 53,000 is expected to grow by 6% by 2034, according to [CBRE Labor Analytics](#). The average wage for non-supervisory warehouse worker is \$17.61 per hour, slightly below the U.S. average.
- Land: Priced at \$35,000 to \$55,000 acre.

**Site A** – 280 acre platted Industrial Subdivision – Anchored by Hino/Louis Dreyfus. Underground electric, concrete roads, 12" water and 15" sewer. Access to adjacent Container Yard – priced \$50 to \$55,000 acre.

**Site B** – 120 acre Industrial Subdivision, anchored by Crete Trucking – priced at \$55,000 acre.

**Site C** – 155 acre corner tract – adjacent to Entergy Substation. Finalist with Liebherr (Tupelo).

**Site D** – 1,200 acre site – single ownership. Burns McDonald Site Readiness Report completed.

No Wetlands, Archaeological structures or Water of the U.S. .Site can be expanded to 2,300 acres.

**Site E** – City of West Memphis Industrial Park – Anchored by Carvana, Fed Ex, Dollar Tree DC (1M SF), Sediver and Robert Bosch. Adjacent UP Auto Storage (65 acres, storage for 1,600 vehicles). 85 to 100 acres available. Priced at \$35,000 acre.

**Site F** – 40 acre – "inside the gate" Heavy Haul lot, located east of UP Marion Terminal. Can accommodate 500,000 s.f. Transport four containers at 50,000 lb for 20% less than transporting five containers at 40,000 lbs.

**West Memphis Railport** – 380 acre rail served site. Also 225 acres adjacent to U.P., north of new South Loop Drive.

**Interchange Park** – East – West Memphis, 850 acres with dual rail service (BNSF and UP). Can be expanded to 1,500 to 2,000 acres. Two miles from Memphis.

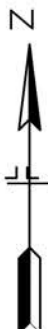
All Sites equal selecting a site in Marion/West Memphis, pleases three Governors (AR, TN, MS) and six U.S. Senators. Plus the District of the Chairman of the House Ways and Means Committee (Jaason Smith) is less than sixty miles form the Site(s) .

# Site A

UNION-PACIFIC RAILROAD  
PROPERTY



GRAPHIC SCALE: 1" = 600'  
0 600 1200



CUHN ROAD

**Container Yard for storage and repair. Reefer and drayage service**

**LOT 1**  
78.47 AC.



**Access Gate**

**Direct access to Container Yard**  
**600,000 bldg pad - 12" water**  
**15" sewer - \$55,000 acre**

GREEN SPACE  
AREA 1  
13.20 AC.

**LOT 2**  
33.04 AC.

**Hino and Louis Dreyfus**  
**100% occupied**

**SITE**

**LOT 4**  
35.85 AC.

GREEN SPACE  
AREA 2  
13.60 AC.

**LOT 10**  
26.30 AC.

**LOT 9**  
30.92 AC.

**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.

**LOT 8 and Site C can be  
combined for 200 acre site**

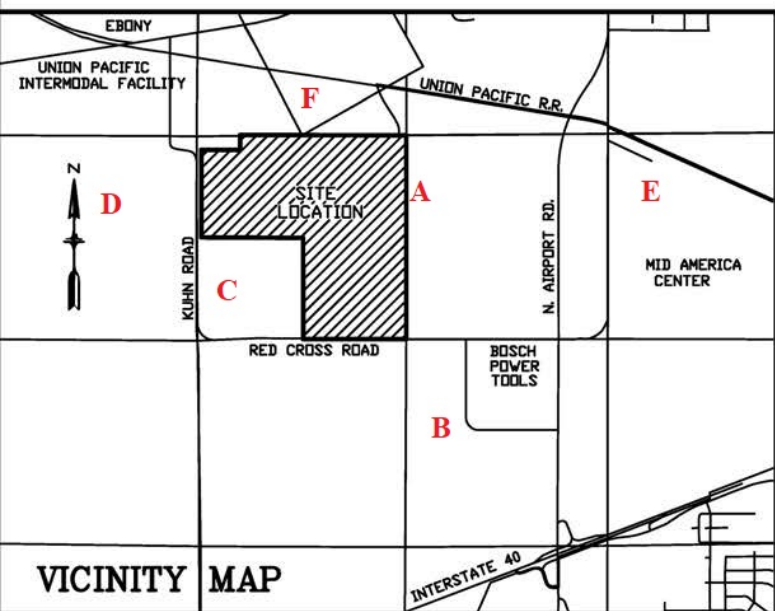
REIVES  
PROPERTY

**LOT 8**  
49.82 AC.

GREEN SPACE  
AREA 3  
12.42 AC.

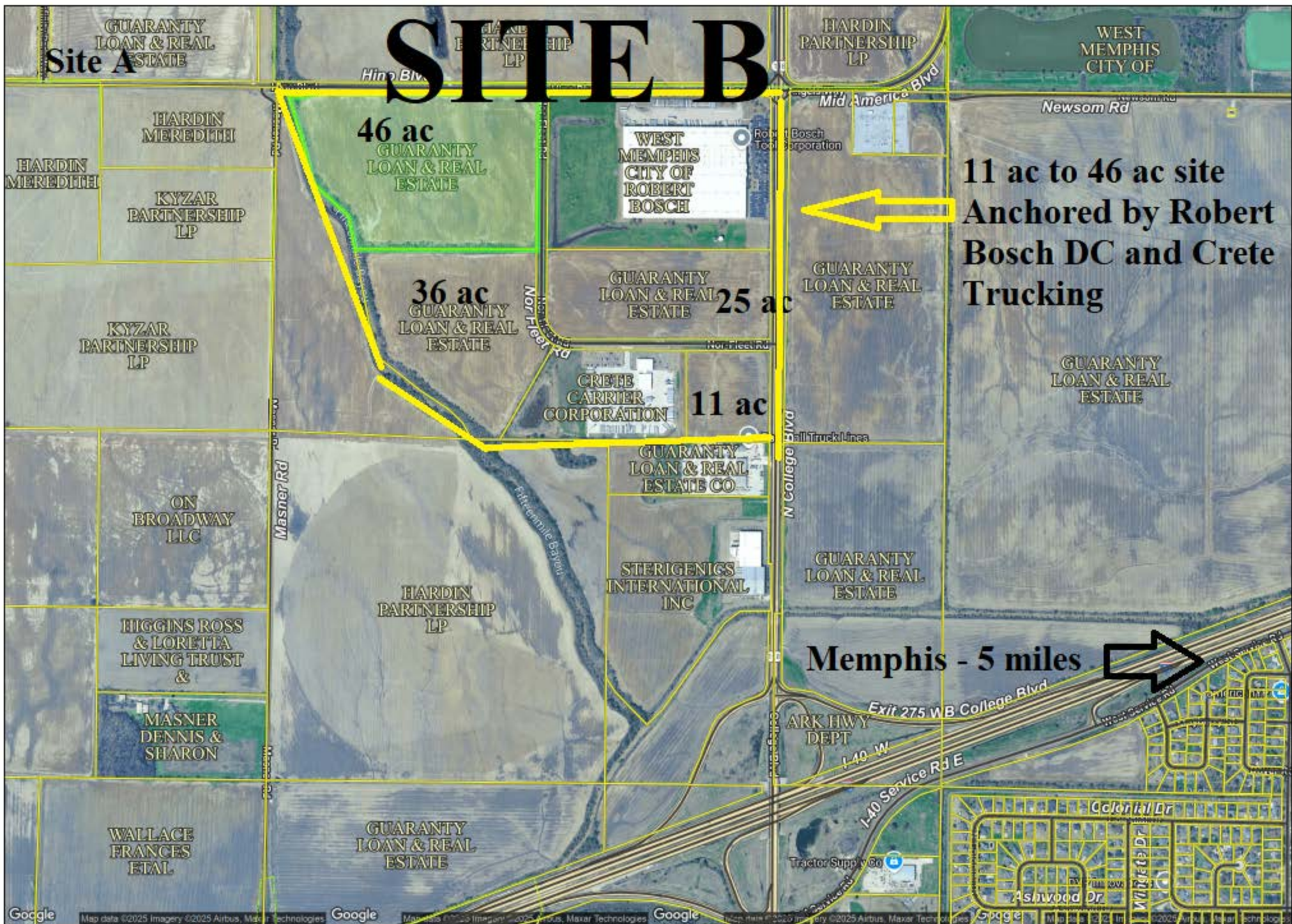
**LOT 7**  
59.95 AC.

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

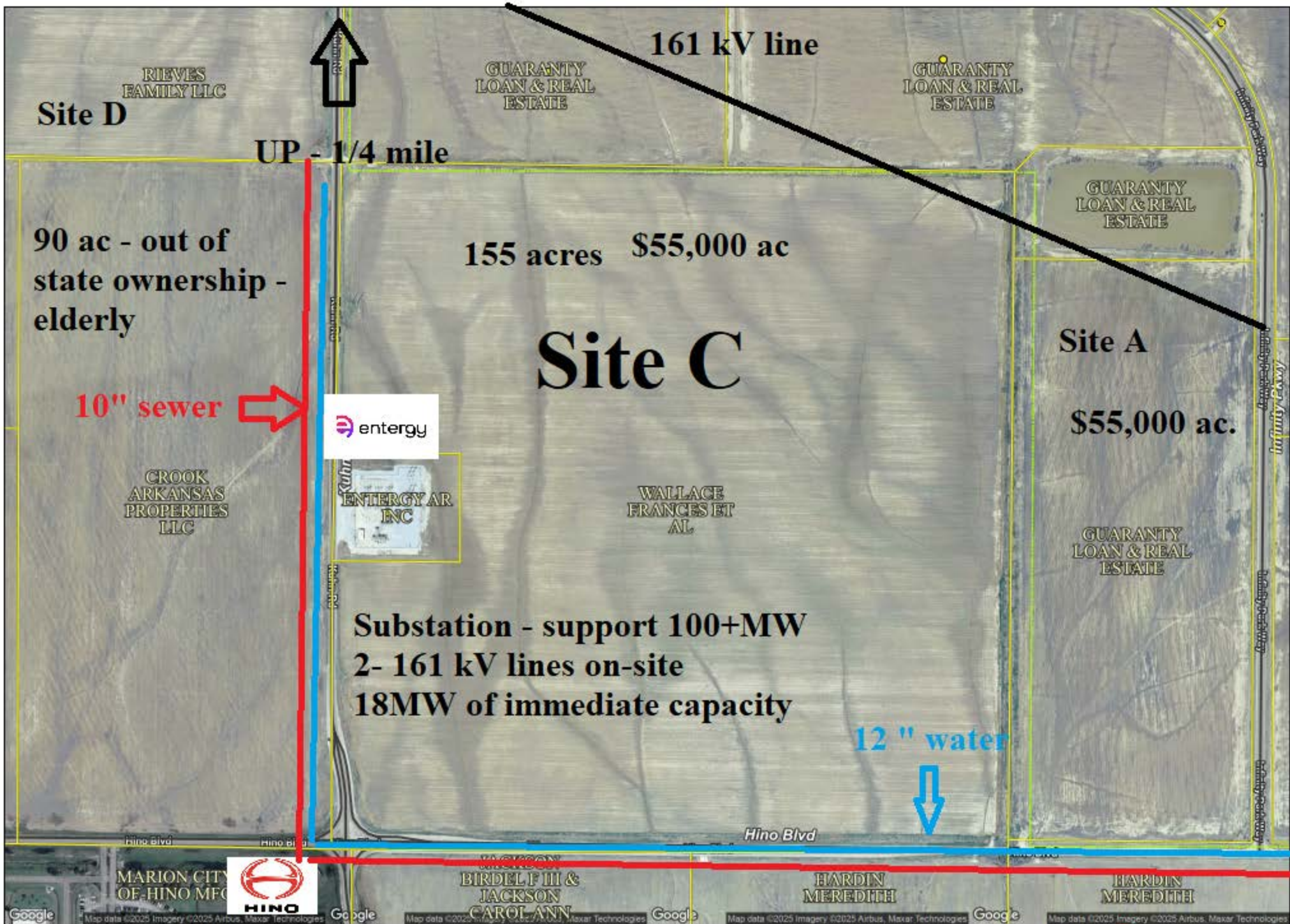


**RED CROSS ROAD**











## Site D

**UP Marion - 600 ac. - 6th largest UP Intermodal Terminal**  
**Trains from Houston, Laredo, El Paso, Long Beach/LA**  
**Oakland, Portland, Seattle and links to CSX and NS**

Potential  
Rail  
connection

1,100 additional  
ac. - two owners

Advantage  
West Memphis  
negotiating w/  
NextEra for  
2GW power

Primary Site - one  
owner - 1,200 ac.  
Burn's McDonald Site  
Readiness Report 6/23

Asking \$55,000 ac.

No wetlands or COE  
jurisdictional streams

Hino

Google

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1 inch = 1921 feet

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# Site E

UP Auto storage -1,600space

85 acres

CARVANA

DOLLAR TREE

BOSCH

CRETE CARRIER

Sterigenics

Google

Google

1 inch = 1773 feet

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# SITE F

**UP - Intermodal Terminal**

Pacific Rail Services

CMC Roadability

Union Pacific Intermodal Terminal

**Entrance**

TransOne

Kuini Rd

Google

**Container Yard**

DSC Logistics

**Hino/Dreyfus**

Google

**Heavy Haul Site**  
**40 acres up to 500,000 sf**  
**Direct access to UP**

Lego Workshop

Frederick Bayou

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1 inch = 628 feet

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## Rail Port Logistics Park

**WEST MEMPHIS  
MUNICIPAL  
AIRPORT**



South Airport Road

Rainer Road

South Avalon Street

South 8th Street

South Loop Drive

16

UNION  
PACIFIC

225 ac's

South Loop Drive

350 ac for rail

900 ac  
Google

Rail Port  
Logistics Park  
2,500 ACRES

16

500 kV line  
supports 200 MW

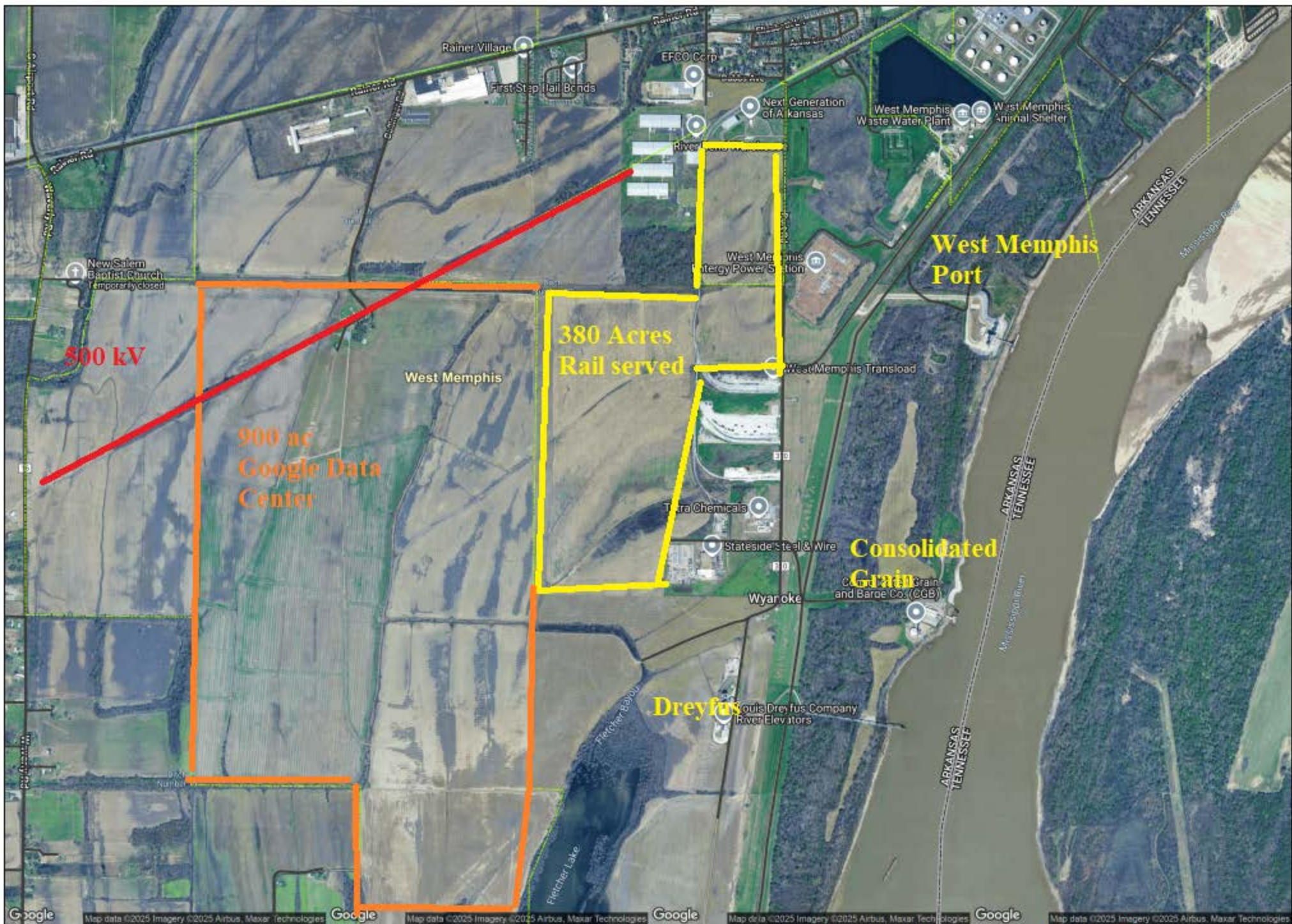
Expansion

PORT OF  
WEST MEMPH

Musk's XAi  
-two miles to the  
east - Memphis

2,100 ac site; however, Google purchased 900 acres - potential 350 ac expansion and south to Louis Dreyfus  
200 acres north of South Loop - South Loop completed in March 2026





Google

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1 inch = 1923 feet

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**We like to say: “What ends up in Marion/West Memphis changes the world!”**

A sample of the site’s success:

Anchored by 650-acre Union Pacific intermodal terminal

4,000 total acres with all utilities available, including two 1,000-acre-plus “mega sites”

**360,000 plus containers a year – a record number – offloaded at the Marion/West Memphis UP terminal**

UP’s five-year goal? To increase number of containers brought to Marion/West Memphis by 33%!

Marion/West Memphis is second to Chicago in the number of western and eastern rail connections

West Memphis/Marion terminal is the eastern terminus for Mexican rail traffic, a growing pipeline

Rural setting equals lower levels of container theft, a growing problem costing billions of dollars a year

New Dollar Tree data center represents a \$300 million-plus investment and will create more than 600 jobs

Sterigenics building a new sterilization facility and can grow there because since UP now has train service to Marion/West Memphis from El Paso. (Juarez is the hub of the Mexican healthcare industry.)

FedEx cross-dock data center utilizes the Z trains to L.A. (56 hours transit time from Marion to LA).

Carvana built a state-of-the-industry car servicing center. UP has an adjacent 20-year, vehicle distribution center (1,700 plus parking spaces)

Sediver USA - expanding - world technical leader on glass insulators for medium and high voltage lines

Skil Bosch - a 25-year tenant and importer of tools.

Schneider Trucking terminal – consistent winner of Schneider's terminal of the year

Crete Trucking – new intermodal serviced terminal.

Next Era/Entergy have partnered on one of the largest solar fields in Arkansas.

Opportunity Zone, Free Trade Zone, Property Tax Abatement and Intermodal Improvement District. After 10 yrs. OZ offers an increased return of over 30% vs Non-OZ investment.

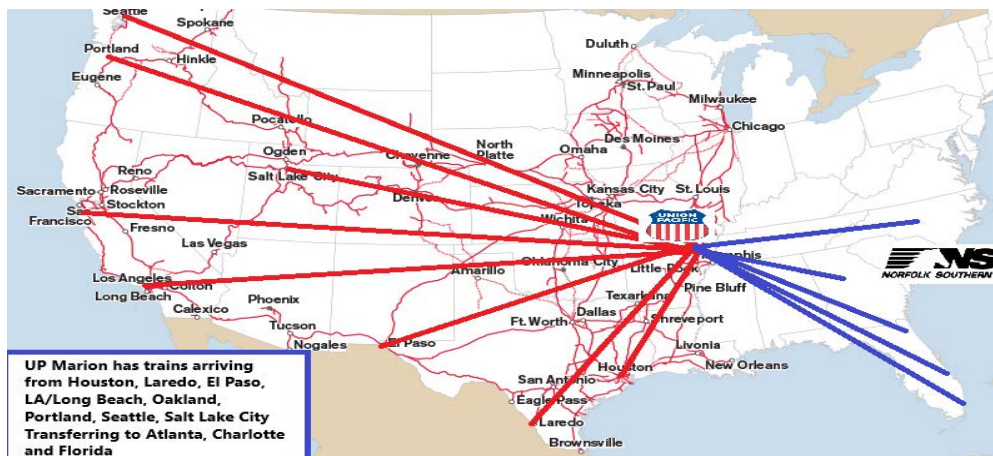
Memphis MSA supply chain & logistics consulting businesses have location quotient of 6.84, almost 7 times the concentration of similarly sized areas and highest of metro areas with 1 million-plus populations

All 5 Class 1 railroads serve Memphis, a top-10 metro for the number of employees in logistics industry

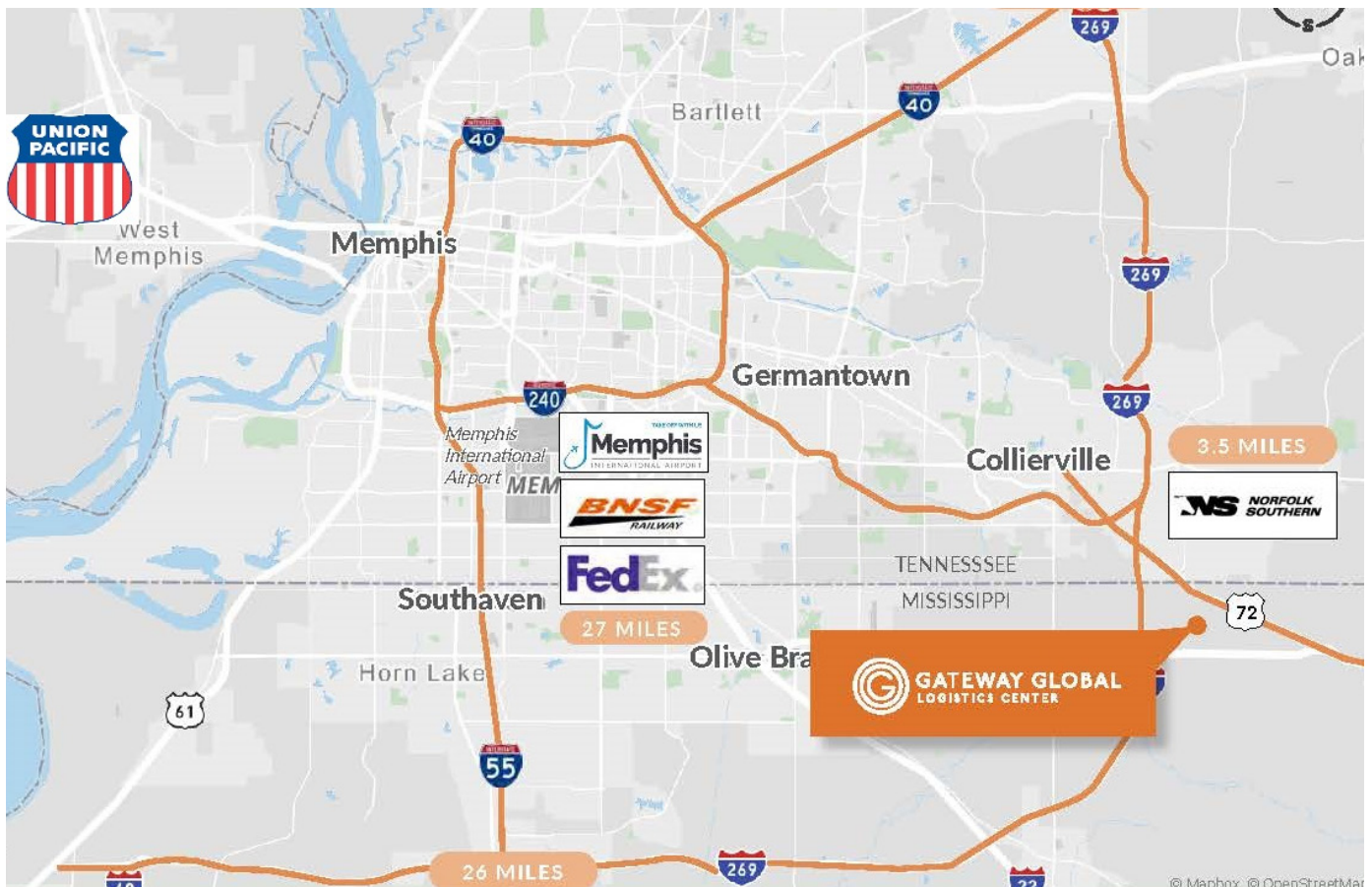
More than 1.4 million people – 23% aged 18-34 – live within 50 miles of downtown Memphis

Local warehouse labor force of just under 53,000 is expected to grow by 6% by 2034

Average wage for non-supervisory warehouse worker is \$17.61 per hour, slightly below U.S. average







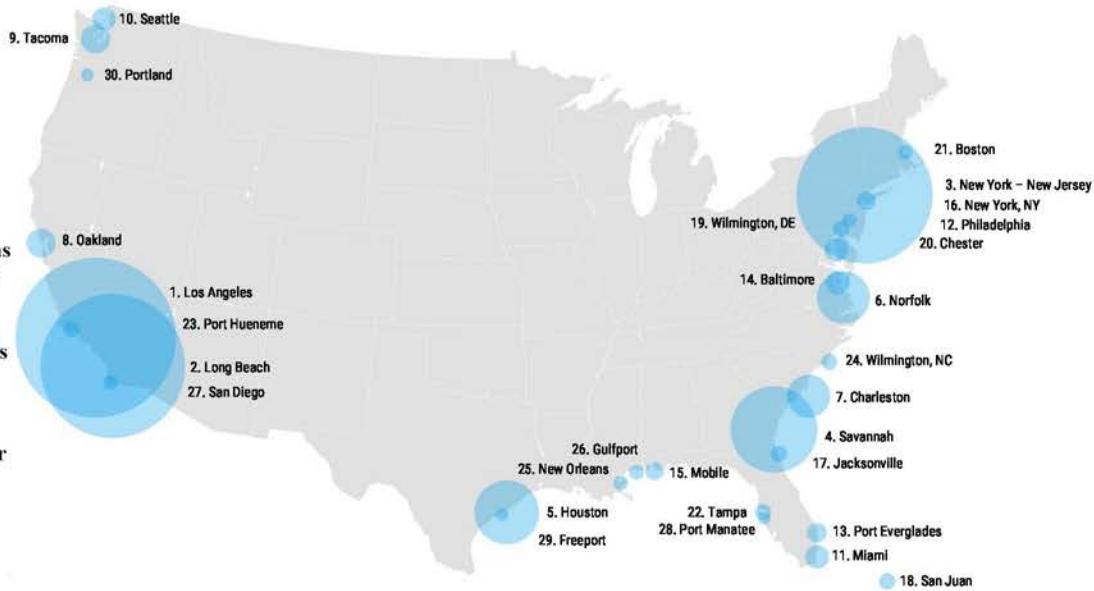






# Top 30 U.S. Ports Maritime Imports Volume Rankings

Ranked by TEUs [20-foot equivalent units] in 2024



Ranking of UP Marion compared to US Ports

Rank	Port	2024 TEU	2023 TEU	TEU Change (%)	2024 U.S. \$ Value	2023 U.S. \$ Value	Value Change (%)
1	LOS ANGELES, CA	5,360,217.53	4,415,511.46	21.40	777,145,460,721.06	361,044,922,643.33	115.25
2	LONG BEACH, CA	4,692,118.36	3,750,092.58	25.13	498,595,289,353.14	279,539,217,430.29	78.37
3	NEW YORK - NEW JERSEY	4,160,449.84	3,964,086.84	4.96	692,543,485,927.93	506,352,565,835.24	36.78
4	SAVANNAH, GA	2,729,460.33	2,406,960.32	13.40	243,986,285,544.19	176,324,049,384.00	38.38
5	HOUSTON, TX	1,895,509.71	1,807,142.18	4.89	415,260,424,591.37	244,794,587,180.09	69.64
6	NORFOLK, VA	1,555,198.86	1,459,276.53	6.58	181,073,926,012.00	111,532,760,279.50	62.36
7	CHARLESTON, SC	1,242,569.83	1,218,719.13	1.96	156,666,507,948.81	120,810,695,853.13	29.68
8	OAKLAND, CA	948,867.64	822,438.35	15.38	76,294,215,223.25	48,166,465,650.36	58.40
9	TACOMA, WA	832,478.04	700,520.46	18.84	92,227,627,248.31	91,354,926,758.22	0.96
10	SEATTLE, WA	562,460.95	464,667.82	21.05	146,868,643,954.81	64,950,295,140.78	126.13
11	MIAMI, FL	525,744.45	530,919.18	-0.98	47,470,555,079.88	39,572,131,413.84	19.96
12	PHILADELPHIA, PA	491,832.25	430,213.28	14.33	73,878,695,838.12	80,052,124,167.43	-7.72
13	PORT EVERGLADES, FL	360,924.48	328,901.63	9.74	40,512,799,770.52	52,209,863,227.31	-22.41
14	BALTIMORE, MD	348,869.17	527,209.21	-33.83	79,187,591,217.03	92,233,191,221.06	-14.15
15	MOBILE, AL	288,822.84	285,903.34	1.03	73,235,865,058.88	73,340,302,207.75	-0.15
16	NEW YORK, NY	262,468.86	7,510.82	3,394.55	34,314,331,018.30	419,233,342.34	8,085.02
17	JACKSONVILLE, FL	215,852.95	211,300.03	2.16	192,222,953,226.37	466,113,244,327.42	-58.77
18	SAN JUAN, PR	202,394.12	197,416.39	2.53	37,249,018,426.35	32,731,359,548.14	13.81
19	WILMINGTON, DE	200,702.41	185,541.09	8.18	16,630,412,882.56	32,321,406,422.88	-48.55
20	CHESTER, PA	138,830.44	130,102.59	6.71	22,847,953,032.55	14,519,443,111.85	57.37
21	BOSTON, MA	130,176.29	121,285.87	7.34	54,364,541,294.85	157,113,407,248.14	-65.40
22	TAMPA, FL	129,501.56	117,864.51	9.88	16,365,632,264.04	21,597,207,211.97	-24.23
23	PORT HUENEME, CA	123,314.19	120,153.61	2.64	13,815,749,457.00	9,171,392,959.42	50.64
24	WILMINGTON, NC	120,125.44	111,638.60	7.61	31,462,958,079.63	64,322,321,302.89	-51.09
25	NEW ORLEANS, LA	117,784.82	117,177.37	0.52	805,919,740,390.70	174,221,019,437.96	362.59
26	GULFPORT, MS	84,790.00	83,457.42	1.60	2,176,502,854.53	2,700,155,965.97	-19.40
27	SAN DIEGO, CA	76,400.16	77,708.01	-1.69	8,368,476,755.62	6,189,052,529.38	35.22
28	PORT MANATEE, FL	75,212.67	82,996.01	-9.38	110,755,159,394.49	3,713,477,833.39	2,882.52
29	FREEPORT, TX (5311)	67,588.34	45,794.01	47.60	15,308,548,986.88	9,425,180,888.18	62.43
30	PORTLAND, OR	41,100.99	48,723.90	-15.65	10,194,330,283.50	14,926,508,877.46	-31.71