

Magnolia Business Park

Magnolia, Arkansas

Select Site Profile

109 acres

Your time and money are better spent on sites that have met our 50-point criteria for certification. We're sure you will be confident with the certainty and responsiveness **Select Site** offers your project.

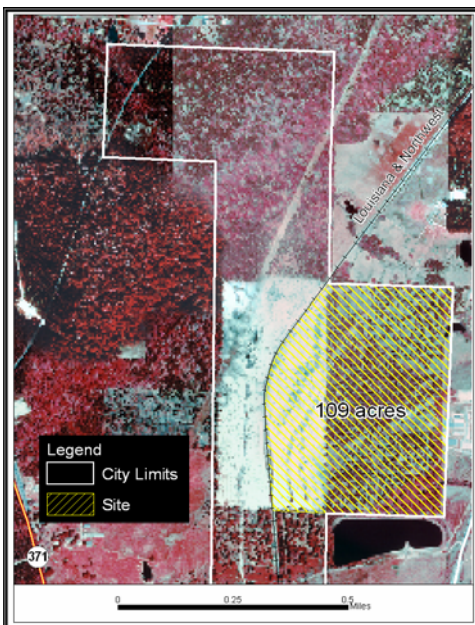


General Information & Site Characteristics	
Location:	Magnolia
Previous Use:	Timber
Fire Rating:	Class 5
Distance to Fire Station:	2.7 mi
Distance to Interstate or 4-Lane:	43 mi to I-30 60 mi to I-20 35 mi to US 79
Distance to Air:	3 mi to Municipal 27 mi to SW Regional Air (El Dorado, AR)
Distance to Rail:	On Site

Taxes	
Sales Tax:	8.5%
Property Tax:	38 Mills/1,000 x 20%
Methods of Assessment:	Value x 20% x Millage = Annual Property Tax
State Taxation Summary:	Provided

Utilities
All local utility contact information provided. When applicable, service upgrade cost estimates and other developmental estimates are provided.

Environmental		Maps	
√	Wetlands Screening	√	Topographic
√	Floodplain Map	√	Utilities
√	Historical Survey	√	Surrounding Uses
√	Environmental Phase I	√	Road Infrastructure
√	Soils Report/Boring Logs	√	Easements
11' to 13'	Water Table Depth	√	USGS Quadrangle
		√	Zoning



For more information, please contact:

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