



Site Information

Maxwell Industrial Park

MILLER COUNTY, ARKANSAS



REDI
Regional Economic Development Inc.



COORDS
33.441872, -93.993156

WITHIN CITY LIMITS
Yes



LOCATION

County: **Miller**
City: **Texarkana, Arkansas**



CHARACTERISTICS

Ownership: **Texarkana Chamber of Commerce**
Total Available Acres: **Parcels: 13, 37.5 & 24.4 Acres**
Topography/Slope: **Gently Sloping (<3%)**
Zoning Classification: **No Zoning**
Sale Price Per Acre: **Negotiable**
Sub-dividable: **Yes**



ELECTRICITY

Supplier: **Southwestern Electric Power Co.**
Distance to 3-Phase Power: **Adjacent**



NATURAL GAS

Supplier: **CenterPoint Energy**
Distance to Main: **On-Site**
Diameter of Main: **4 inches**



WATER

Supplier: **Texarkana Water Utilities**
Distance to Main: **Adjacent**
Diameter of Main: **8 inches**



WASTE TREATMENT

Supplier: **Texarkana Water Utilities**
Distance to Nearest Sanitary: **Adjacent**
Diameter of Main: **8 inches**



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TRANSPORTATION

- Nearest Highway: **US-Hwy 67**
.5 mile (.8 km)
- Highway #2: **US-Hwy 82**
.5 mile (.8 km)
- Highway #3: **US-Hwy 71**
1 mile (1.6 km)
- Highway #4: **US-Hwy 59**
8.7 miles (14 km)
- Nearest Interstate: **I-49**
.75 mile (1.2 km)
- Interstate #2: **I-30**
6.2 miles (10 km)
- Nearest Commercial Airport: **Texarkana Regional-Webb Field (TXK)**
Adjacent
- Airport #2: **Clinton National Airport (LIT)**
143 miles (230 km)
- Airport #3: **Dallas/Fort Worth International Airport (DFW)**
203 miles (327 km)
- Nearest Port: **The Port Caddo-Bossier**
94 miles (151 km)
- Nearest Rail: **Union Pacific Railroad**
Adjacent
- Rail #2: **Kansas City Southern**
3.5 miles (5.6 km)
- Rail #3: **Texas Northeastern Railroad**
4.0 miles (6.4 km)



DEMOGRAPHICS

(Source: JobsEQ, 2020 Q3)

Texarkana, AR-TX, MSA

- Population: **150,034**
- Texarkana Workforce Size: **64,262**
- Prime-Age (25-54) Workforce Size: **41,714**
- Average Annual Salary: **\$41,783**
- Unemployment Rate: **6.9%**
- Cost of Living: **86.3**

45-Minute Drive-Time from Texarkana

- Population: **682,939**
- 45-minute drive-time Workforce Size: **304,310**
- Prime-Age (25-54) Workforce Size: **196,327**
- Average Annual Salary: **\$45,284**
- Unemployment Rate: **7.6%**
- Cost of Living: **88.7**



DISTRIBUTION

- Shreveport: **74 miles (119 km)**
- Little Rock: **140 miles (225 km)**
- Dallas: **182 miles (293 km)**
- Fort Worth: **214 miles (344 km)**
- Memphis: **274 miles (441 km)**
- Houston: **296 miles (476 km)**
- Oklahoma City: **298 miles (480 km)**
- Baton Rouge: **327 miles (526 km)**



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