

## Maxwell 37 Site

4300 19th Street | Texarkana, AR | Miller County

Available Acres: 37.55 | Lease Rate: Yes | Lease Terms: Negotiable | Sale

Price: \$28,000 per acre/Negotiable



## Property and Area Description

This AEP Quality Site was reviewed for development by engineering experts at Burgess and Niple, and a detailed site review and completed Phase I environmental report are available upon request. The Maxwell 37 Site is located just 4 miles from downtown Texarkana, Miller County, Arkansas. This site is located within close proximity to both I-49 and I-30. With the Texarkana Regional Airport just north and a planned expansion by 2020, this site is in an area of developing infrastructure and commerce. Site access via roadways and to all major transportation entities is available. The site is located within City Limits within an Enterprise Zone and is dividable for commercial, industrial, or manufacturing development. Infrastructure and utilities are easily accessible, on site, and available for expansion. This site is owned by the Texarkana Chamber of Commerce.

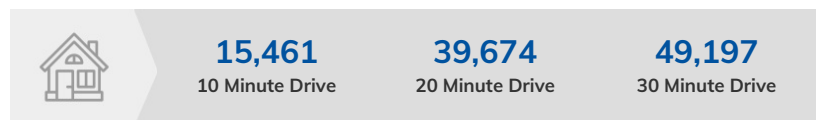
Zoning:	Manufacturing
Topography:	Mostly flat with some gently rolling topography
Setting:	Industrial Park
Within City Limits:	Yes
Specialty Features:	None
Certified:	No
Lease Rate:	Yes
Lease Terms:	Negotiable
Last Updated:	Jan 11, 2018

## Population



Source: ESRI®, 2018

## Households



Source: ESRI®, 2018

## Economic Development Contact

Eric S. Basinger, CEcD  
AEP - Southwestern Electric Power Company  
(318) 673-3170 | esbasinger@aep.com

## Transportation

Nearest 4-Lane Hwy: US 82 (0.80 mi.)  
Nearest Interstate: I-30 (1 mi.)  
Nearest Airport: Texarkana Regional Airport - Webb Field (1.00 mi.)  
Nearest Commercial Airport: Texarkana Regional Airport - Webb Field (1.00 mi.)  
Rail Served: No  
Rail Accessible: No  
Rail Infrastructure in Place: No

## Utilities

Electric: AEP - Southwestern Electric Power Company  
Natural Gas: CenterPoint Energy  
Water: Texarkana Water Utilities  
Sewer: Texarkana Water Utilities  
Telecommunications: Windstream