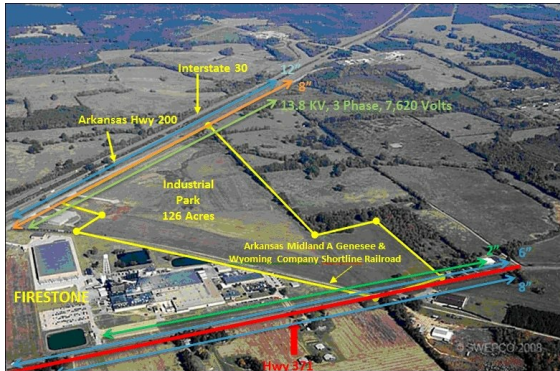


Prescott Industrial Park

280 Ron Harrod Boulevard | Prescott, AR | Nevada County
Available Acres: 126 | Lease Rate: Possible Lease to Own | Sale Price:
\$15,000/acre



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 Prescott Industrial Park is located just northwest of Prescott, Nevada County, Arkansas, with close and easy access to I-30 from Ron Harrod Boulevard or US 371. These 126 acres, owned by the City of Prescott, are zoned industrial and have utilities available and ready for expansion for development. Multiple scenarios for parcel splits and conceptual site plans have been developed. The site is mostly flat on the southern portion with some slight grading needed to the north. Rail is available along the southeast border, making this site highly sought after.

Zoning:	Industrial-Light
Topography:	Gentle Slope in Park
Setting:	Industrial Park
Within City Limits:	Yes
Specialty Features:	None
Certified:	No
Lease Rate:	Possible Lease to Own
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 371 (0.00 mi.)
Nearest Interstate: I-30 (0.60 mi.)
Nearest Airport: Kizer Field (4.10 mi.)
Nearest Commercial Airport: Texarkana Regional Airport (41.8 mi.)
Rail Served: Other
Rail Accessible: Unknown
Rail Infrastructure in Place: No

Utilities

Electric: AEP - SWEPCo / City of Prescott
Natural Gas: CenterPoint Energy
Water: City of Prescott
Sewer: City of Prescott
Telecommunications: None