

PROJECT SPOONMAN

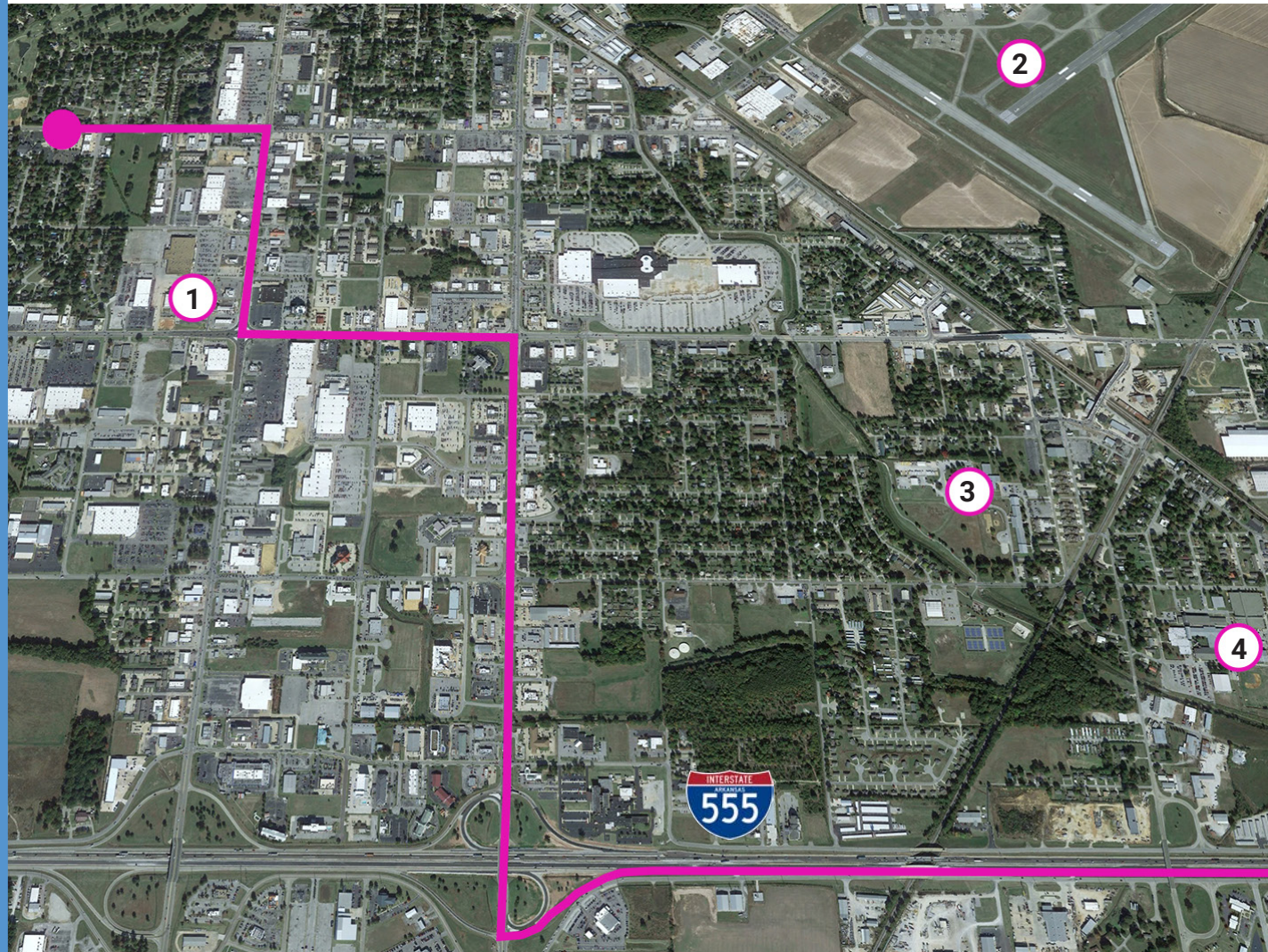
MARCH 2, 2023



JONESBORO
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SOUTHEAST JONESBORO INDUSTRIAL AREA



POINTS OF INTEREST

1. The Uptown: Jonesboro's newest shopping space. Locally owned, the Uptown has brought new life to one of Jonesboro's busiest intersections.



2. Jonesboro Municipal Airport: Home to both commercial and private flights, Jonesboro Municipal stays busy all day long. The airport recently earned a \$5M grant to lengthen and strengthen its main runway.



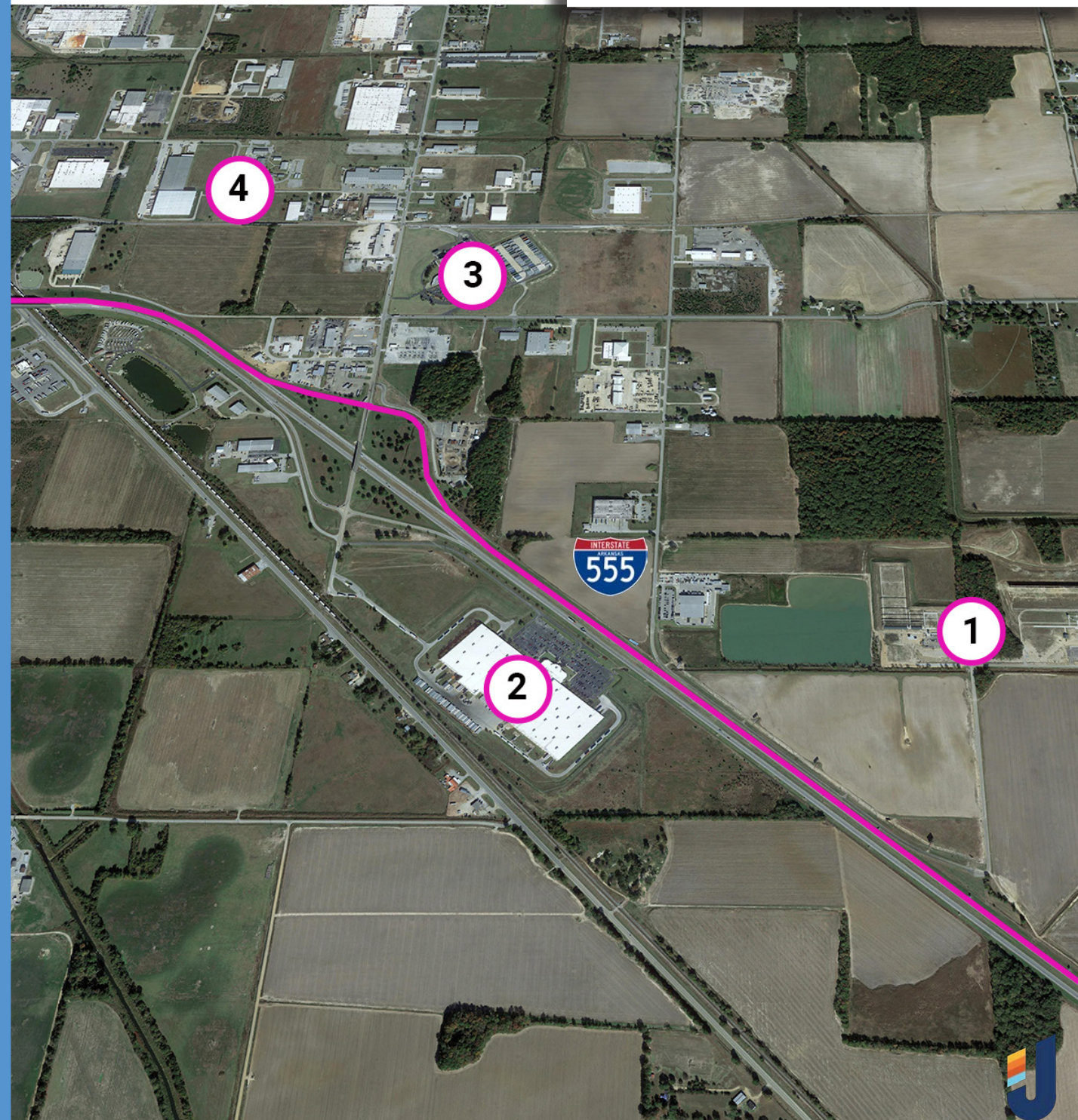
3. Nettleton STEAM School: This school for 3-6 graders is the only accredited STEM school in Arkansas. Their goal is to prepare students for the jobs of the future that don't exist today.



4. Nettleton High School: Craighead County's second largest school is the home of the Raiders. With curriculum designed to bring out the best in its students, they stand by their motto "Raider Pride is Justified"



SOUTHEAST JONESBORO INDUSTRIAL AREA



POINTS OF INTEREST

1. Shooting Sports Complex: Newly opened in September of 2021, Jonesboro's Shooting Sports Complex is the only facility of its kind in Arkansas. Sitting on 200 acres with rifle, pistol, and archery ranges, the range will attract tournaments from all over the country.



2. Nice Pak is the world's leading producer of wet wipes. Jonesboro's Nice Pak plant recently completed a \$50M expansion to increase capacity by nearly 100%. There are currently over 500 people working at Nice Pak Jonesboro.



3. Post Consumer Products has been making cereal in Jonesboro for over 25 years and employs over 200 people. Pantry mainstays like Honey Bunches of Oats are made here. When they make Cocoa Pebbles, the entire city smells like chocolate!



4. ASU-Newport: Located four miles from Craighead Technology Park, ASUN supports local industries by creating a talented workforce. ASUN offers degrees and industry customized training in advanced manufacturing, welding, and industrial maintenance.



CRAIGHEAD TECHNOLOGY PARK

JONESBORO, ARKANSAS



POINTS OF INTEREST

1. Craighead Technology Park (CTP) is located just minutes from I-555 and is one hour from Memphis, the nation's distribution center. With a total of 1,500 acres, the available sites are rail-served and shovel-ready with all utilities and road infrastructure in place.



2. Camfil APC: This 247,000SF facility is the newest resident in Craighead Technology Park. Construction began in August of 2021. The building was completed in late 2022. Camfil is already operating out of the new site with full production planned for the second quarter of 2023.



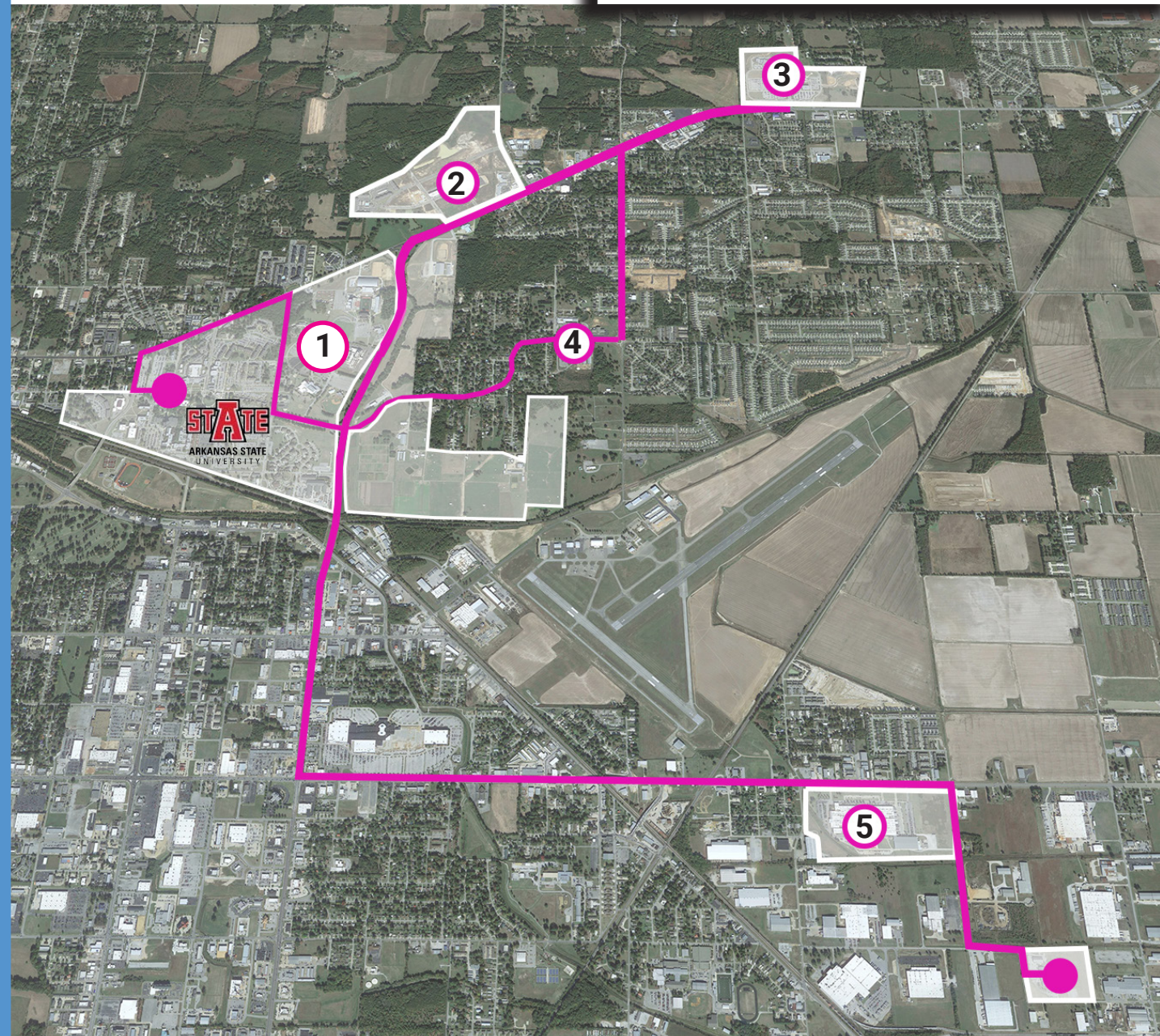
3. CWL electrical Substation: Located in Craighead Technology Park the substation has 60MW with a 30MG available.



4. Craighead Technology Park Site C: Located only 3.1 miles from Interstate 555, this site is shovel-ready and has rail access and all major utilities already on-site including: 24" wastewater line, 24" water line, 12" water line, 4" natural gas line, electricity, and fiber optic line.



NORTHEAST JONESBORO



POINTS OF INTEREST

1. Arkansas State University: A D-1 university with over 14,000 students. More than 150 degrees are offered in 10 colleges. Engineering, business, and nursing are some of A-State's largest group of graduates.



2. Greensborough Village: This 200-acre, mixed use development is changing the north side of Jonesboro. Featuring retail and residential, the next phase of the project will showcase single family homes



3. NEA Baptist Hospital and Clinics: The NEA Baptist Medical Campus is built on 85 acres of land, combining NEA Baptist Memorial Hospital and specialists of the NEA Baptist Clinic.



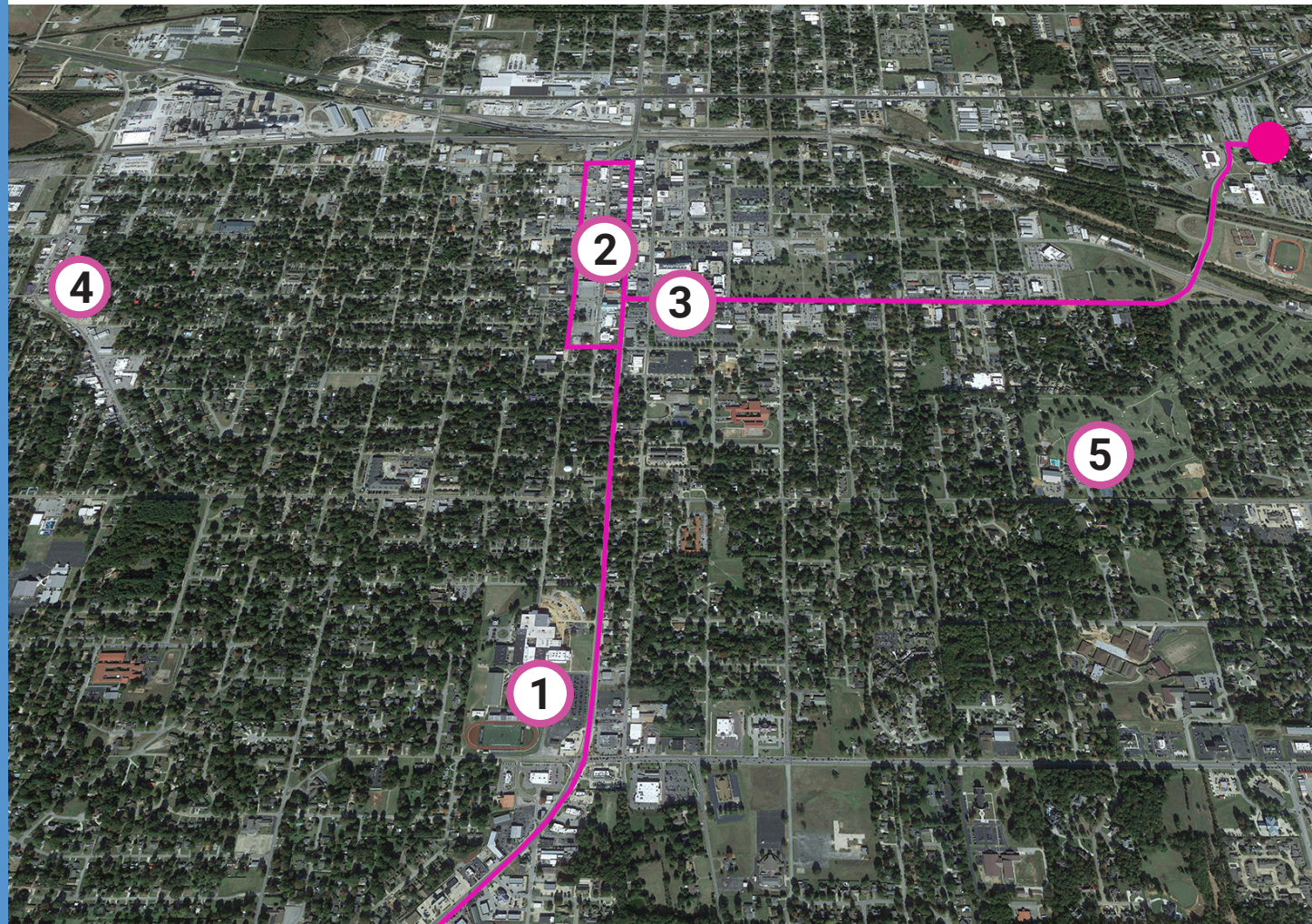
4. University Heights School of Medical Arts: Medical-themed school for 3rd-6th graders. Classes are used to spark interest and create curiosity about the wide variety of opportunities in the medical field.



5. Hytrol Conveyors: Hytrol is Jonesboro's largest industrial employer. With over 1,300 employees, Hytrol is continually expanding. With Amazon, FedEx, and the USPS on their client rolls, the package that lands at your door has Jonesboro's fingerprints all over it.



SOUTH MAIN STREET AND DOWNTOWN JONESBORO



POINTS OF INTEREST

1. Jonesboro High School: JHS is the city's largest high school. JHS just completed a \$12M expansion that added 20 classrooms and a new cafeteria. JHS is also home to the NE Arkansas Career & Technical Center.



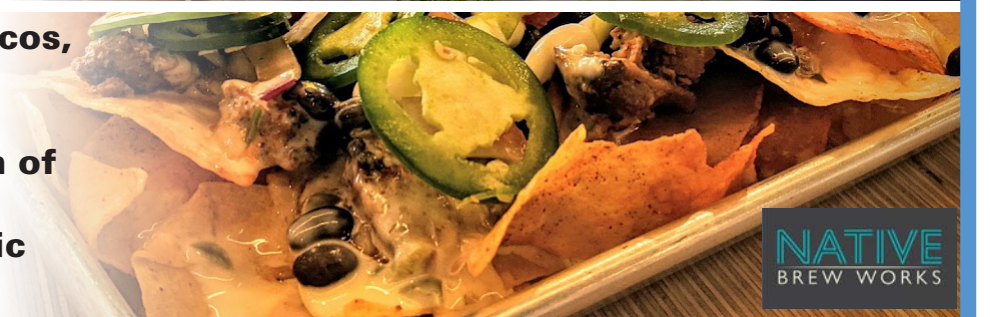
2. Downtown Jonesboro: Eclectic, original and thriving, Downtown Jonesboro has become a destination for socializing and getting out. Unique shopping, outdoor events, and plenty of local eateries allow our southern charm to shine.



3. St. Bernards Medical Center: The 440-bed hospital has anchored downtown Jonesboro for over 120 years. A recently completed four-story surgical tower is the centerpiece of a \$137M investment.



4. Native Brew Works: Tacos, Nachos, and craft beer. Native Brew Works is leading the revitalization of Jonesboro's West End. Native is bringing historic Gee Street back to life.

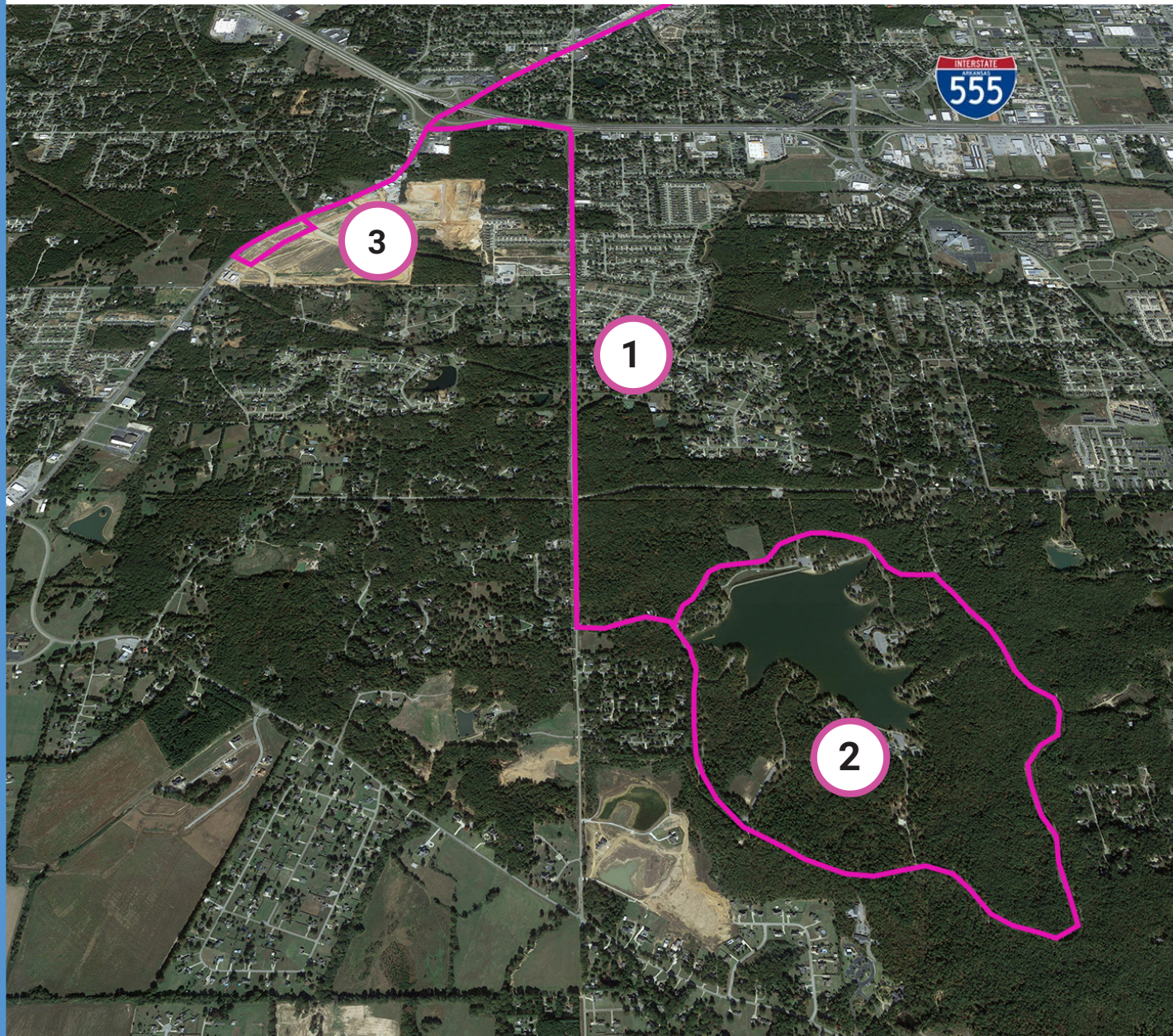


5. Jonesboro Country Club: The city's oldest Country Club has recently undergone a \$1M renovation. The surrounding homes are some of the hottest real estate in town.





CRAIGHEAD FOREST PARK AND SOUTHERN HILLS



POINTS OF INTEREST

1. Kensington-Dunwoody:
Located in the Valley View School District, Kensington and Dunwoody are the perfect examples of Jonesboro homes. With charming 3/2s all the way up to upperclass elegance, these south side neighborhoods are at the top of most lists.



2. Craighead Forest Park:
At 692 Acres, it is the second largest city-owned park in America. Circled by trails, playgrounds, an RV park, and mountain biking areas, it is full of people each and every day.



3. Southern Hills:
Under construction right now, this 140-acre, mixed-use development will feature office, residential, and retail. A planned walking trail and green space is a highlight of the new development.

