



CARROLL COUNTY, ARKANSAS

BERRYVILLE | EUREKA SPRINGS | GREEN FOREST | HOLIDAY ISLAND

City Contact Information

BERRYVILLE **Tim McKinney**
 Mayor
 mayortim@berryville.com
 Phone: (870) 423-9423
 berryville.com

Chris Claybaker
 Economic Development Director
 chris@berryville.com
 Phone: (870) 480-3704

EUREKA SPRINGS **Robert "Butch" Berry**
 Mayor
 mayor@eurekaspringsar.gov
 Phone: (479) 253-9703
 cityofeurekasprings.us

Sandy Martin
 Economic Development Director
 procommeureka@gmail.com
 Phone: (479) 244-6636
 eurekaspringslieworkplay.us/

GREEN FOREST **Jerry Carlton**
 Mayor
 mayorcarlton@greenforestar.net
 Phone: (870) 438-5568
 greenforestar.net

HOLIDAY ISLAND **Dan Kees**
 Mayor
 mayor@cityofholidayisland.com
 Phone: (479) 379-8041
 cityofholidayisland.com

Jerry Pittman
 Economic Development Director
 jpittman@cityofholidayisland.com
 Phone: (405) 243-7720

Demographics



Cost of Living

Cost of Living in Carroll County is **20.9%** lower than U.S.
 Water Index: 100 Air Quality: 10% better than U.S.
 Average Age: 45

Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, our efforts are inclusive beyond the defined list.

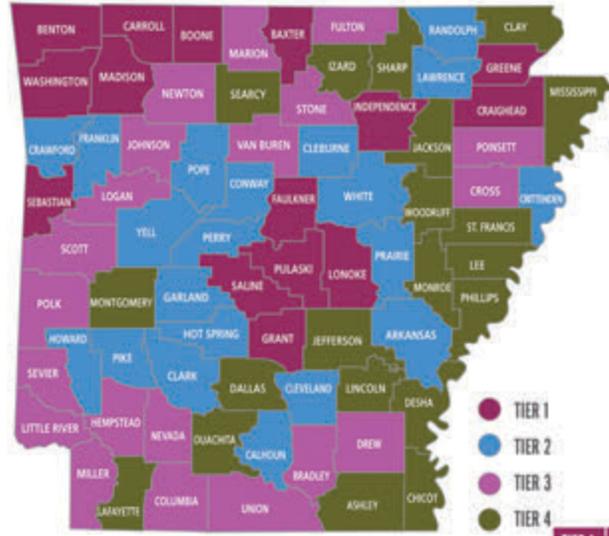
Let us know how we can help you find a site!

Retail & Services Outdoor Retail & Adventures Industry/Manufacturing Building Material & Garden

Restaurants Food/Beverage Manufacturing Film & Music Production Studios



ARKANSAS TIER MAP
 EFFECTIVE JULY 1, 2020



CARROLL COUNTY OPPORTUNITY ZONE

The Greater Berryville area is one of 85 opportunity zones in Arkansas designated by the United States Treasury Department. The zone includes a new industrial complex shovel ready.

TIER	ADVANTAGE ARKANSAS		TAX BACK
	PAYROLL THRESHOLD	BENEFIT* (% OF PAYROLL)	INVESTMENT THRESHOLD
TIER 1	\$125,000	1%	\$500,000
TIER 2	\$180,000	2%	\$400,000
TIER 3	\$75,000	3%	\$300,000
TIER 4	\$50,000	4%	\$200,000

*Minimum average hourly wage to qualify for incentive program is \$12.50

*Qualified businesses shall receive an additional tax credit of 1% of payroll if the new employees' average hourly wage exceeds 125% of the lesser of the state or county average wage.



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UNIQUE FEATURES OF CARROLL COUNTY

Carroll County has a shared vision. Through our county-wide collaboration, all four cities work together to conduct research, create opportunities for business and workforce development, affordable housing, economic vitality and technical training.

Carroll County is unique because of our county collaboration, and because we possess a long list of sought-after assets including:

Plentiful Natural Resources & Environmentally Responsible:

- Land and Water
- Municipal solar
- Climate Action Plan

Lifestyle Options:

Urban, rural, lake, mountain

Creative Economy + Tourism

Eureka Springs attracts 1.3+million people a year from all over the world.

Industrial and Retail Centers:

Manufacturing + Agriculture + Retail Opportunity Zone

Outdoor Recreation and Adventure:

Lakes, rivers, mountains, biking/ hiking, trail systems, golf and more.

Historically Relevant & Authentic:

The entire Eureka Springs Downtown District is on the National Register of Historic Places with significance along with 28 other places in Berryville and Eureka Springs.

DRIVE TIMES & EASY ACCESS



DRIVING DISTANCE	
EUREKA SPRINGS, AR	12 miles
BRANSON, MO	39 miles
HARRISON, AR	43 miles
BENTONVILLE, AR	51 miles
SPRINGDALE, AR	57 miles
FAYETTEVILLE, AR	58 miles
MOUNTAIN HOME, AR	79 miles
SILOAM SPRINGS, AR	81 miles
SPRINGFIELD, MO	85 miles
JOPLIN, MO	99 miles
FORT SMITH, AR	115 miles
LITTLE ROCK, AR	166 miles
TULSA, OK	166 miles
KANSAS CITY, MO	237 miles
ST. LOUIS, MO	290 miles

COMPETITIVE ADVANTAGES:



- CENTRALLY LOCATED
- LOW COST OF LIVING & AFFORDABLE
- LAND MASS & OPEN SPACES
- QUALITY OF LIFE
- WATER
- NO TRAFFIC OR CONGESTION
- SAFE PLACE TO LIVE
- GROWING COUNTY AIRPORT
- INNOVATIVE & ENTREPRENEURIAL
- FLEXIBLE

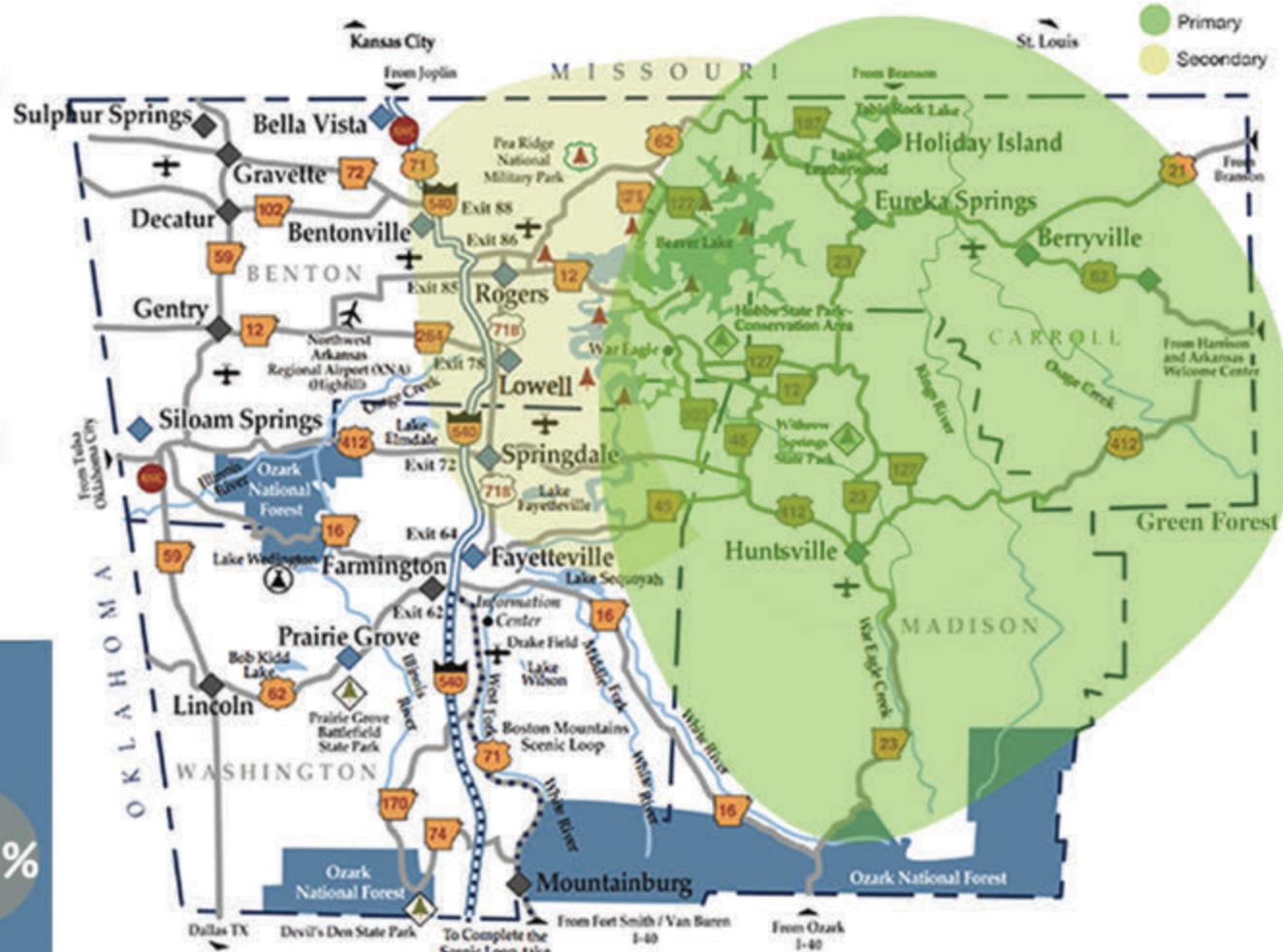
CARROLL COUNTY TRADE AREAS

115% Growth in Property Value since 2016

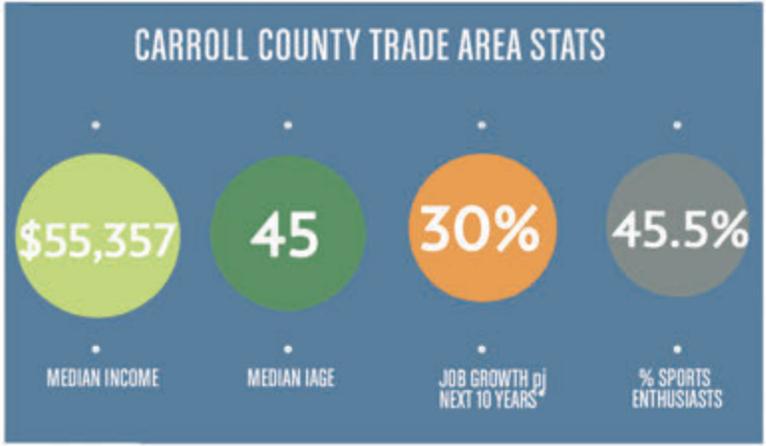
20% Lower Cost of Living than U.S. avg.

211 Sunny Days a Year

44% College Degrees Associate, Bachelors, Doctorate Degrees

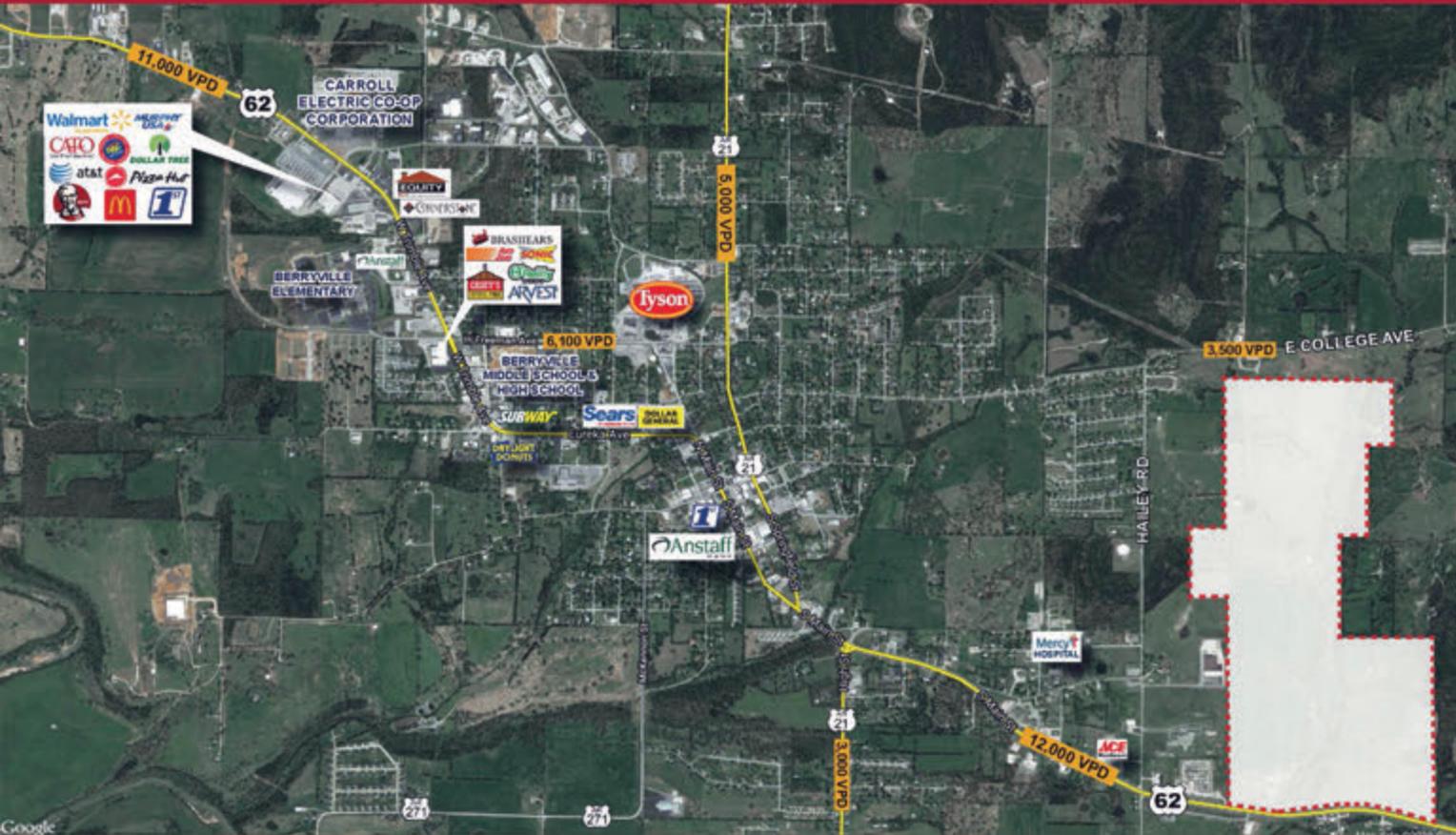


Source: Goodman & Associates CEcd/Winrock International



BERRYVILLE REGIONAL BUSINESS PARK

OPPORTUNITY ZONE PROPERTY | 480 US Hwy 62 | Berryville, Arkansas 72616



AVAILABLE

±280 Acre Development Site
Sites may be subdivided into parcels of 5-10+ Acres

PRICE

Pricing from \$10,000+ per acre, depending on location

COMMENTS

- Property is located in an Opportunity Zone, providing tax incentives to investors
- City services and utilities in place
- No city property taxes
- Three eco-friendly startups already in progress
- Located north of Hwy 62, east of Hailey Rd, just outside the Berryville city limits
- Retail trade area includes several major cities including Bentonville (Walmart HQ & Crystal Bridges Museum), Rogers (Daisy BB Guns)
- Located near several major tourist destinations including Eureka Springs, Branson, MO, and Silver Dollar City
- Existing industries nearby include Nighthawk Custom Firearms, Wilson Arms, Tyson Foods, & Midstate Specialty Eggs

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
DAYTIME POPULATION	4,504	6,673	8,501	18,681
AVERAGE HH INCOME	\$62,833	\$65,894	\$73,162	\$64,741
TOTAL HH	1,747	2,573	3,298	7,581

GARY SMITH
DIRECTOR OF BUSINESS DEVELOPMENT
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JIM DAILEY
VP OF GOVERNMENT RELATIONS
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GREEN FOREST, ARKANSAS



Green Forest has a population of almost 3,000 and growing.

Tyson Foods recently built a new multi-million complex and Green Forest is the home of Powell Feed & Milling Company.

Retail and industrial development is available.





CARROLL COUNTY, ARKANSAS

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PROPERTY LOCATION: 309 East Main Street, Green Forest (formerly Harp's Grocery Store)

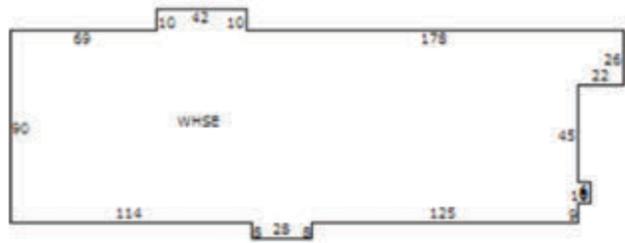
Acres: 1.6

Square Footage: 72,319

Avg. Floor Area 25,306

Other: Docks, warehouse, large parking area, can be subdivided

Zoning: Commercial



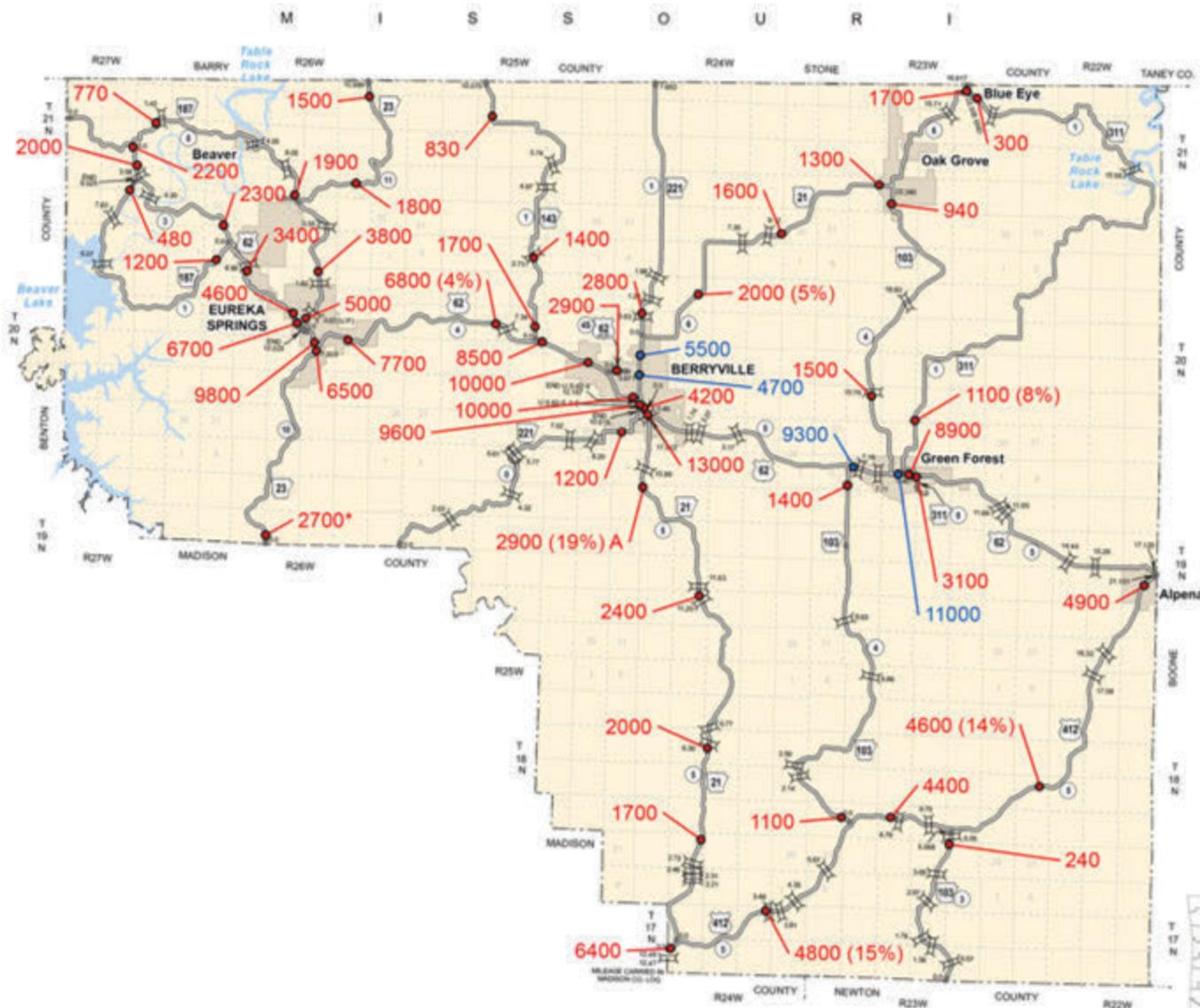
CONTACT:
Tim Pointer
timpointer@hotmail.com
(870)423-2147



RETAIL MAP



TRAFFIC COUNT



2019 ANNUAL AVERAGE (TRUCK %)
 2018 ANNUAL AVERAGE (TRUCK %)
 DAILY TRAFFIC ESTIMATES
 STATE HIGHWAY
 ROUTE AND SECTION MAP

CARROLL COUNTY DISTRICT 9



SHOWING
 BRIDGE LOG NUMBERS

Prepared By: TP&P; GIS: 8/31/2020

LEGEND
 * = COUNT MADE IN ADJOINING COUNTY
 A = AUTOMATIC (PERMANENT) TRAFFIC RECORDER LOCATION





CARROLL COUNTY, ARKANSAS

BERRYVILLE | EUREKA SPRINGS | GREEN FOREST | HOLIDAY ISLAND



CarrollCountyAirport - 4M1.com
Serving Eureka Springs, Berryville, Green forest and all of Northwest Arkansas.



LEARN TO FLY HERE!

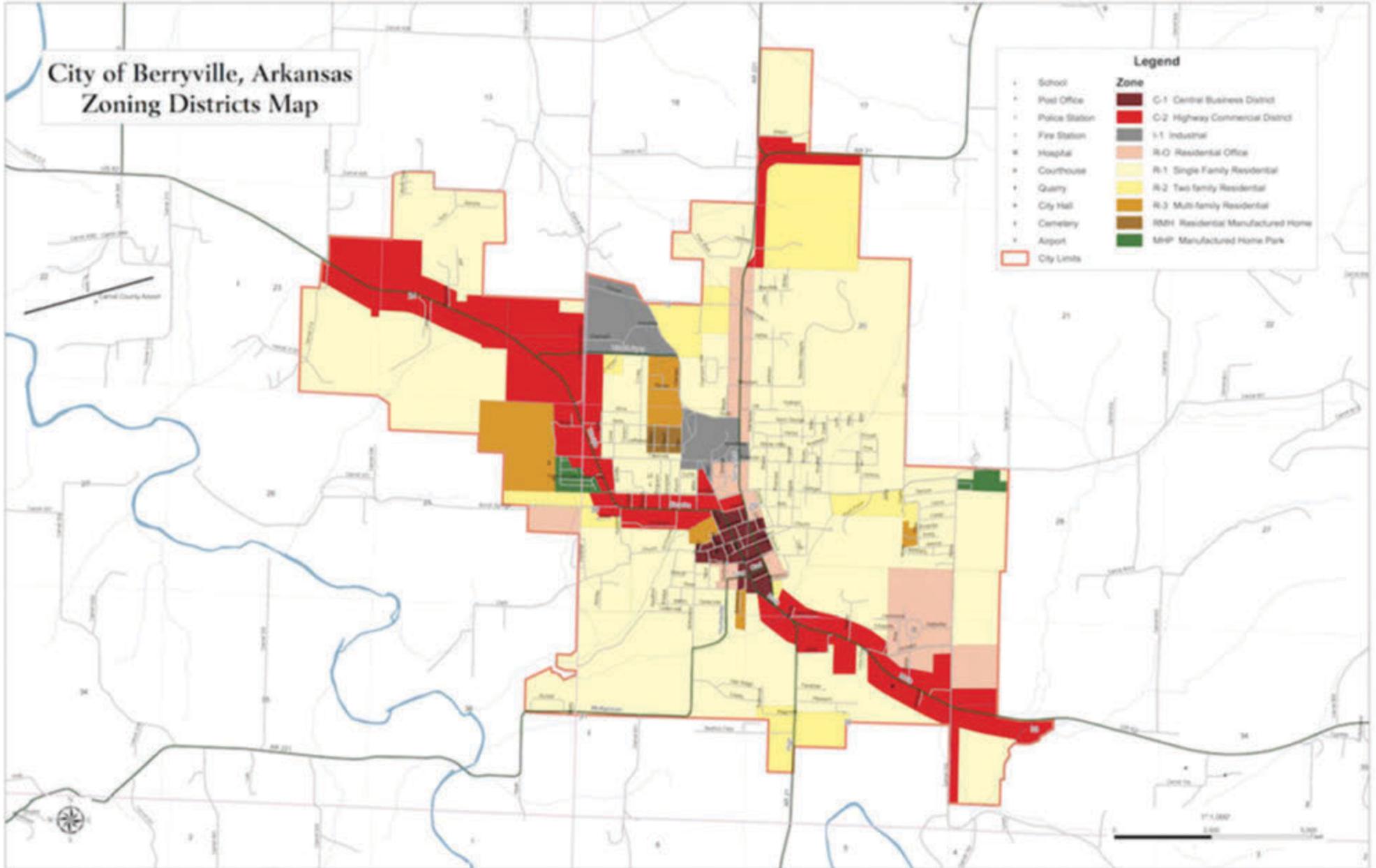
- Courtesy cars available
- Low fuel prices
- Meeting space
- Conference room
- Kitchen

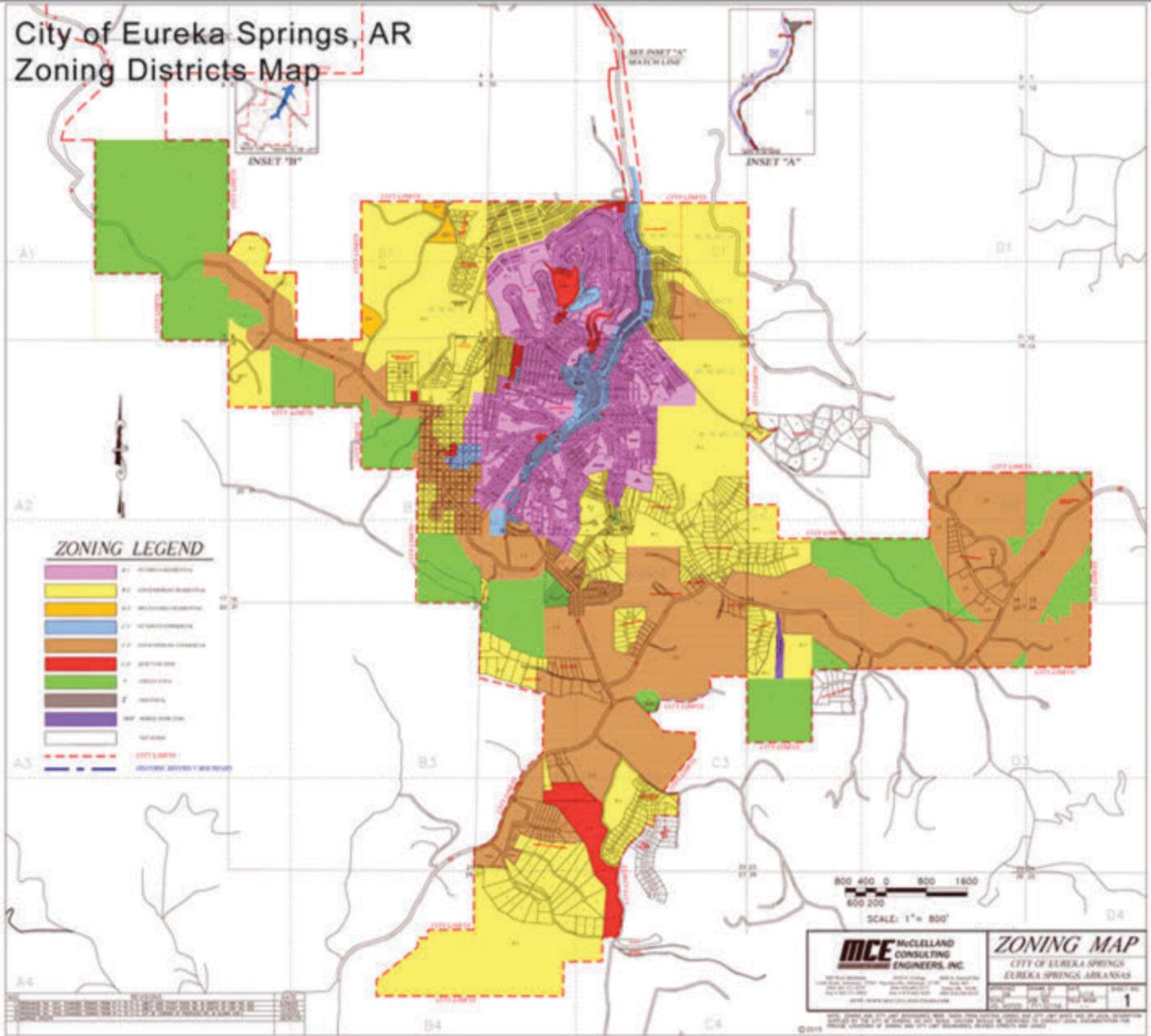
PILOT SERVICES




Carroll County Airport (FAA LID: 4M1) is a county owned, general aviation public use airport. The airport is located 3 miles west of Berryville and 10 miles south of the Missouri line.

LIVE | WORK | PLAY | FLY







CARROLL COUNTY, ARKANSAS

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CARROLL COUNTY

Senate District 5; House Districts 97, 98; Congressional District 3

City Hall
870-423-2022
210 West Church Street Berryville, AR 72616

Assessor
Jeannie Davidson
870-423-2388
108 Spring St. Berryville, AR 72161
Eureka Springs Office
44 S. Main Eureka Springs, AR 72632

Collector
Kay Phillips-Brown
870-423-2867
108 Spring St. Berryville, AR

DMV- Office of Motor Vehicles
105 Sprng St. Berryville, AR 72161
870-423-2046

BERRYVILLE

Mayor Tim McKinney
City Hall
305 E Madison Ave
870-423-4286
City Clerk: Leonda Davis
Police Chief: Robert Bartos
Fire Chief: Shannon Chester
Director Of Public Works: Billy Harp
Building Inspector : Joao Goncalves
Economic Development Director: Chris Claybaker

CARROLL COUNTY REGIONAL AIRPORT (4M1)

518 County Road 308, Berryville
870-423-8393

EUREKA SPRINGS

Mayor Robert "Butch" Berry
City Hall
44 S. Main Street
479-253-9307
City Clerk: Ann Armstrong
Police Chief: Bryan Young
Fire Chief: Nick Samac
Director Of Public Works: Dwaybe Allen
Building Inspector: Bobby Ray
Economic Development Director: Sandy Martin

GREEN FOREST

Mayor Jerry Carlton
City Hall
203 S. Springfield
870-438-5518
City Clerk: Morgan Gonzalez
Police Chief: John Bailey
Fire Chief: Tim Howard
Director Of Public Works: Buddy Fry
Code Enforcer David Orr
Economic Development Director: Dean Lee

HOLIDAY ISLAND

Mayor Dan Kees
City Hall
110 Woodsdale Drive
479-253-9700
Recorder/Treasurer: Wesley Stille
Economic Development Director: Jerry Pittman

LARGEST COMPANIES & EMPLOYERS

- Tyson Foods, Inc.
- Tourism & Hospitality
- School Systems
- Northwest Arkansas Community College
- Wal-Mart Supercenter
- Mercy Hospital & Clinics
- Ducommun-LaBarge, Inc.
- Wilson Combat
- Carroll Electric Cooperative
- Barrows Excavation
- Autumn Hills Nursing & Rehab
- Mid-States Specialty Eggs, Inc.
- Nighthawk Custom Firearms
- Harter House Foods
- Powell & Powell Milling
- AT&T
- Scattergun Technologies
- Mid-States Specialty Eggs
- Arts, History and Culture
- Gore Design Studios
- Concrete Design School
- Carroll County Career Center (C4)
- Eureka Springs School of the Arts
- Opera in the Ozarks
- Medical Marijuana
- CS Bank
- Equity Bank
- First National Bank
- Arvest Bank

LIVE | WORK | PLAY | INVEST