



GREENUP COUNTY

ECONOMIC DEVELOPMENT AUTHORITY

River's Bend Parcel #1 Detail Report

The River's Bend Sites of Greenup County

Property Details

Latitude/Longitude: 38.7295, -82.9401
 Type of space: Vacant Land
 Min Size: 194.03 ac. (PVA)
 Max Size: 194.03 ac. (PVA)
 (57.25 acres - Floodway)

Parcels may be subdividable

Last Update: 05/24/2022

General Information

Property ID: 083-00-00-002.00
 Largest Possible Tract: 194.03 acres (PVA)

Site Details

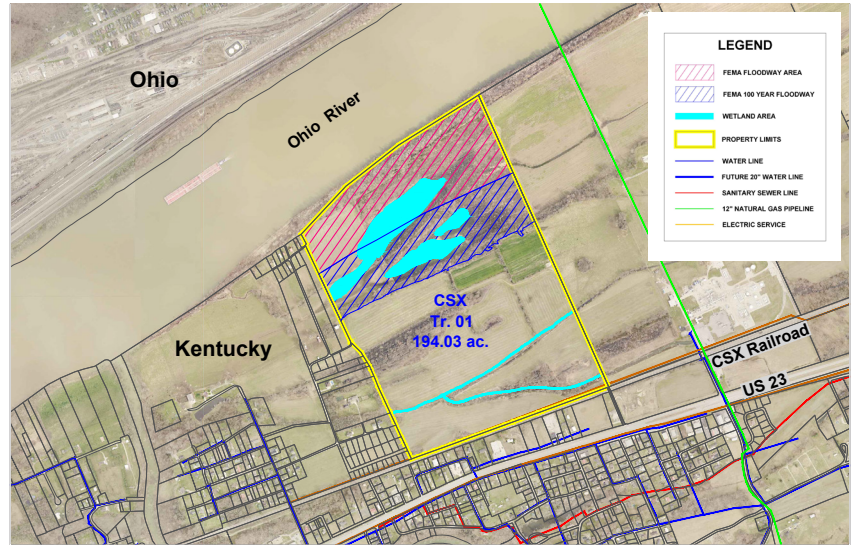
Zoning: Not Zoned
 Location: 2.0 miles east of South Shore;
 Property is located in an Opportunity Zone (Greenup County Census Tract 405.01)
 Ownership: Tr. 01- Chesapeake Realty Development Corporation

Contact

Company: Greenup Co. Fiscal Court
 Address: 301 Main St #102
 Greenup, KY 41144
 Phone: 606-473-6440
 Contacts: **Bobby Hall**
 County Judge Executive
 bhall@greenupcountyky.gov
 606-922-5430
Aaron Thompson
 GCEDA Chairman
 jobs@greenupcountyky.gov
 740-352-9180

Address

28188 US Hwy 23
 South Shore, Kentucky 41175 - Greenup County



Availability

For Sale: Yes
 Sale Price: Negotiable

Utilities

Electricity on Site: AEP - Kentucky Power Company
Electric Line: 69kV - Distance 40 Feet (Offsite)
Natural Gas: Columbia Gas of Kentucky Inc
Gas Line: 12" HP - Distance 2,300 Feet (Offsite)
Sewer: City of South Shore
 (No pre-treatment program)
Sewer Line: 8" - Distance 260 Feet (Offsite)
Water: South Shore Water Works Inc
Water Line: 6" - Distance 600 feet (Offsite), 20" Waterline from Portsmouth, Ohio to City of South Shore.
 Additional water transmission capacity planned for the near future.
Broadband: Currently Being Installed

Incentives

Shovel Ready: Yes
Priority Property Y/N: Yes
Located in Opportunity Zone: Yes

Description

194.03 acres (PVA)

Website

greenupcountyky.com/detail-map-site-1/

Transportation

Nearest Airport:	Huntington Tri-State Airport
Distance to Airport (miles):	21 miles and 40 miles
Airport Access Description:	Ashland Regional Airport in Worthington is 21 miles southeast of the site, Huntington Tri-State Airport is 40 miles southeast of the site.
Nearest Interstate:	I-64
Highway Access Description:	Access to US 23 (4-lane, 'AAA' Highway) is 0.2 miles south via site access road. US 23 provides access to I-64 interchange 31 miles southeast.
Distance to Interstate (miles):	31
Rail Available:	Yes
Rail Company:	CSX Corporation
River Access:	Yes
Nearest Riverport:	Port of Wurtland
Distance to Riverport (miles):	18