



# GREENUP COUNTY

ECONOMIC DEVELOPMENT AUTHORITY

# River's Bend Parcel #3 Detail Report

## The River's Bend Sites of Greenup County

### Property Details

**Latitude/Longitude:** 38.7366, -82.9129  
**Type of space:** Vacant Land  
**Min Size:** 349.70 ac. (PVA)  
**Max Size:** 349.70 ac. (PVA)  
 (30.84 acres - Floodway)

### General Information

**Property ID:** 100-00-00-034.00  
**Largest Possible Tract:** 349.70 acres (PVA)

### Site Details

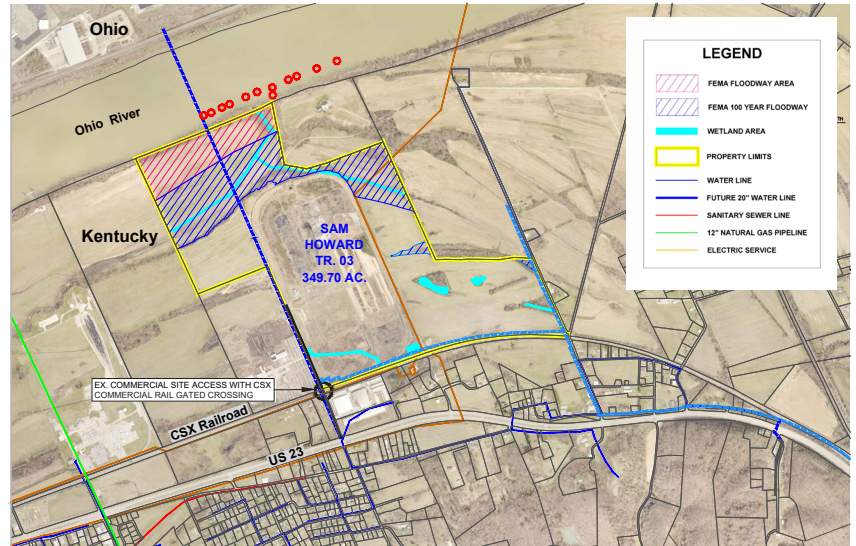
**Zoning:** Not Zoned  
**Location:** 2.0 miles east of South Shore;  
 Property is located in an Opportunity Zone (Greenup County Census Tract 405.01)  
**Ownership:** Tr. 03 - South Shore OZ LLC

### 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

26508 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:** 138 kV (Onsite)  
**Natural Gas:** Columbia Gas of Kentucky Inc  
**Gas Line:** 12\"/>

### Incentives

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

## Description

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349.70 acres (PVA)

## Website

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[greenupcountyky.com/detail-map-site-3/](http://greenupcountyky.com/detail-map-site-3/)

## Transportation

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<b>Nearest Airport:</b>	Huntington Tri-State Airport
<b>Distance to Airport (miles):</b>	21 miles and 40 miles
<b>Airport Access Description:</b>	Ashland Regional Airport in Worthington is 21 miles southeast of the site, Huntington Tri-State Airport is 40 miles southeast of the site.
<b>Nearest Interstate:</b>	I-64
<b>Highway Access Description:</b>	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.
<b>Distance to Interstate (miles):</b>	31
<b>Rail Available:</b>	Yes
<b>Rail Company:</b>	CSX Corporation
<b>River Access:</b>	Yes
<b>Nearest Riverport:</b>	Port of Wurtland
<b>Distance to Riverport (miles):</b>	18