



GREENUP COUNTY

ECONOMIC DEVELOPMENT AUTHORITY

River's Bend Parcel #4 Detail Report

The River's Bend Sites of Greenup County

Address

25934 US Hwy 23

South Shore, Kentucky 41175 - Greenup County

Property Details

Latitude/Longitude: 38.7408, -82.9012
 Type of space: Vacant Land
 Min Size: 332.38 ac. (PVA)
 Max Size: 332.38 ac. (PVA)
 (7.49 acres - Floodway)
 Last Updated: 5/24/2022

General Information

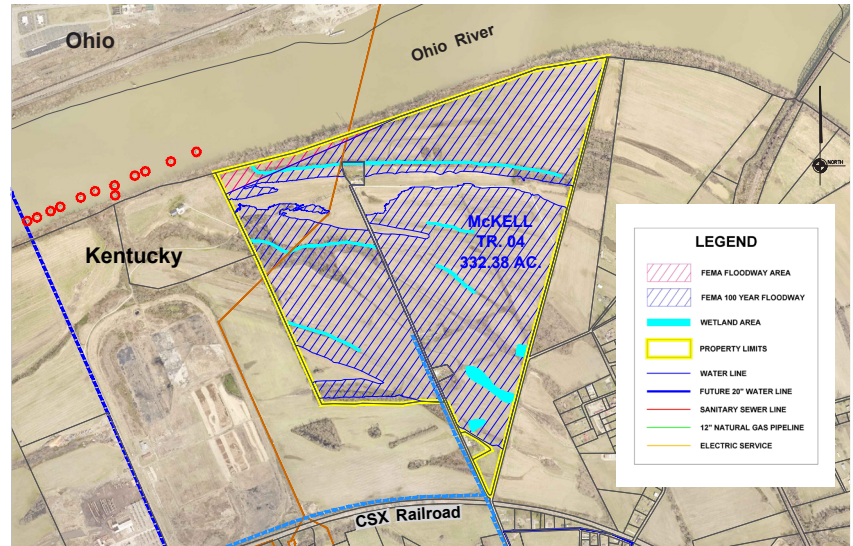
Property ID: 100-00-00-030.00
 Largest Possible Tract: 332.38 acres (PVA)

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. 04 - McKell & Company

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



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" HP - Distance 5,800 Feet (Offsite)
 Sewer: City of South Shore
 (No pre-treatment program)
 Sewer Line: 10" - Distance 5,000 Feet (Offsite)
 Water: South Shore Water Works Inc
 Water Line: 6" - Distance 1,300 feet (Offsite)
 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

332.38 acres (PVA)

Website

greenupcountyky.com/detail-map-site-4/

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