



ECONOMIC DEVELOPMENT AUTHORITY

# River's Bend Parcel #5 Detail Report

## The River's Bend Sites of Greenup County

### Property Details

**Latitude/Longitude:** 38.7245, -82.8775  
**Type of space:** Vacant Land  
**Min Size:** 141.48 ac. (PVA)  
**Max Size:** 469.87 acres (PVA)  
(4.81 acres - Floodway)  
**Last Updated:** 5/24/2022

### General Information

**Property ID:** 118-00-00-001.00  
**Largest Possible Tract:** 469.87 acres (PVA)

### Site Details

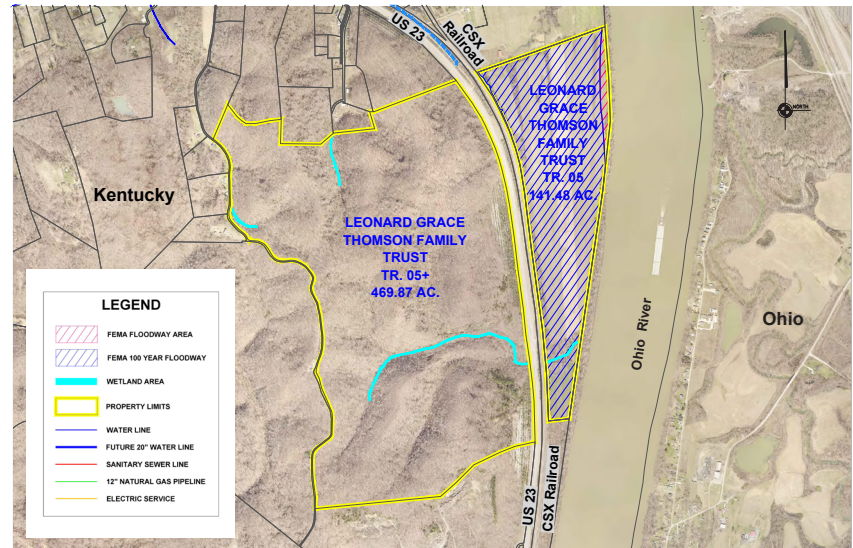
**Zoning:** Not Zoned  
**Location:** 2.0 miles east of South Shore;  
Property is located in an Opportunity Zone (Greenup County Census Tract 405.01)  
**Ownership:** Tr. 05 & Tr. 05+- Leonard Grace Thomson Family Trust

### 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

21938 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:** 138kV - Distance 4,000 Feet (Offsite)  
**Natural Gas:** Columbia Gas of Kentucky Inc  
**Gas Line:** 12" HP - Distance 7,500 Feet (Offsite)  
**Sewer:** City of South Shore  
(No pre-treatment program)  
**Sewer Line:** 8" - Distance 4,700 Feet (Offsite)  
**Water:** South Shore Water Works Inc  
**Water Line:** 6" - Distance 1,450 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

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141.48 acres (PVA)

## Website

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[greenupcountyky.com/detail-map-site-5/](http://greenupcountyky.com/detail-map-site-5/)

## Transportation

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<b>Nearest Airport:</b>	Huntington Tri-State Airport
<b>Distance to Airport (miles):</b>	17 miles and 36 miles
<b>Airport Access Description:</b>	Ashland Regional Airport in Worthington is 17 miles southeast of the site, Huntington Tri-State Airport is 36 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 32 miles southeast.
<b>Distance to Interstate (miles):</b>	32
<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>	15