

River's Bend Parcel #4 Detail Report

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: 451.12 ac. (PVA)
Max Size: 451.12 ac. (PVA)
 (7.49 acres - Floodway)
Last Updated: 5/24/2022

General Information

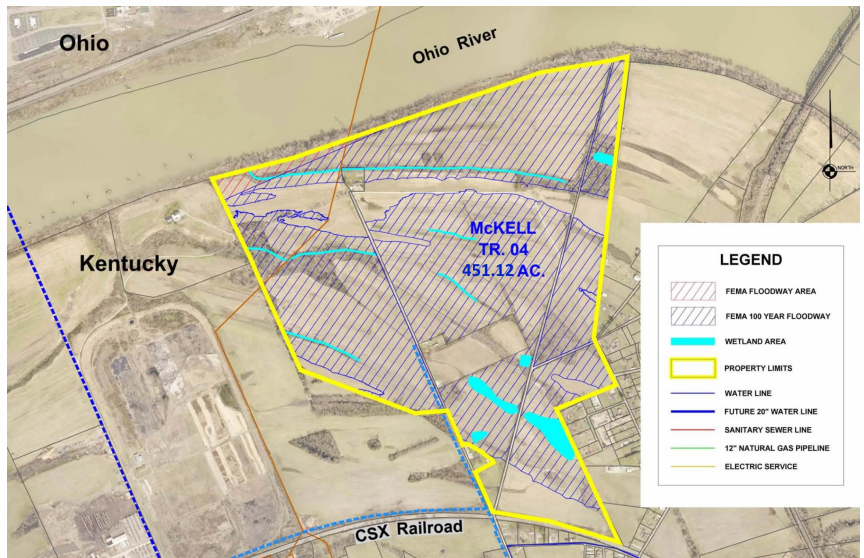
Property ID: 100-00-00-030.00
Largest Possible Tract: 451.12 acres (PVA)

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: Northeast KY Economic Development Authority
Contacts: **Bobby Hall**
 County Judge Executive
 bhall@greenupcountyky.gov
 (606) 922-5430
Hunter Boyd
 Executive Director
 Hunter@northeastkyeda.com
 (606) 831-5331



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

451.12 acres (PVA)

Website

northeastkyeda.com/rivers-bend-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