

# River's Bend Parcel #3 Detail Report

## 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

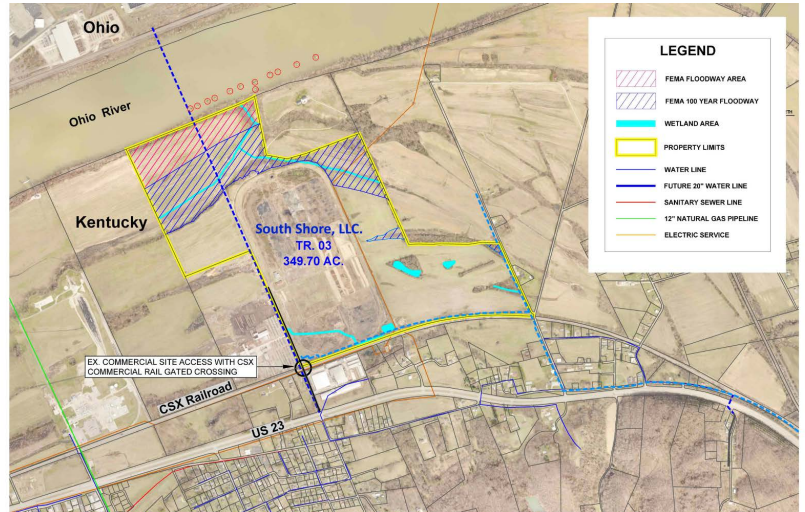
Zoning: Not Zoned  
 Location: 2.0 miles east of South Shore;  
 Property is located in an Opportunity Zone (Greenup County Census Tract 405.01)  
 Ownership: Tr. 03 - South Shore LLC

## 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

## 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" HP - Distance 2,000 Feet (Offsite)  
 Sewer: City of South Shore  
 (No pre-treatment program)  
 Sewer Line: 10" - Distance 1,500 Feet (Offsite)  
 Water: South Shore Water Works Inc  
 Water Line: 6" - Distance 1,400 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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349.70 acres (PVA)

## Website

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[northeastkyeda.com/rivers-bend-site-3/](http://northeastkyeda.com/rivers-bend-site-3/)

## Transportation

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**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