

Elkton, Kentucky (Rose Site)

Main Street - Elkton, KY 42220

(36.81517 / -87.17465)

In order to meet your project needs, the City of Elkton/Todd County, Kentucky offers 43 acre site that is available with utilities in place to start your business. Come be a part of a strong manufacturing community that provides a highly skilled workforce for your company! Sale Price: \$30,000 per acre.

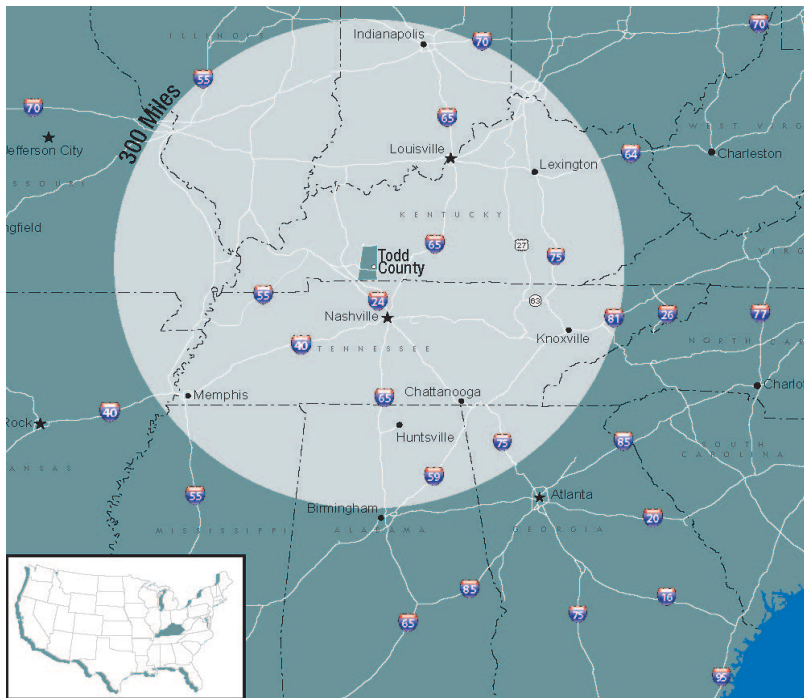
Site Attributes

- ✓ 43 available acres
- ✓ Optioned by: Todd Co. Industrial Foundation
- ✓ Zoned B-1
- ✓ Gas is at site - 2inch line
- ✓ Water is at site
- ✓ Sewer is at site - 8 inch line
- ✓ 3-Phase available at site



Site Access

- ◆ Located on a two lane highway within city limit
- ◆ I-24 interchange within 7.5 miles & US 68/80 runs along southern boundary
- ◆ 75 miles to Nashville International Airport
- ◆ 58 miles to Eddyville Riverport
- ◆ Population Base of 463,000 within a 40-mile radius
- ◆ 6,000 Manufacturing Employees in #SWKGO!
- ◆ 4,700 Agribusiness Employees in #SWKGO!
- ◆ Technically Skilled Workforce from Fort Campbell Army Base
- ◆ 400-600 Soldiers Out-Processed each Month Labor Force
- ◆ within 40 miles - 186,250
- ◆ Within 40 miles of 4 Major Universities
- ◆ Within 30 miles of 4 Community & Technical College
- ◆ TVA Power - 99.999% Reliable Electricity
- ◆ 50 Manufacturing Businesses in #SWKGO!
- ◆ 16 International Companies call #SWKGO! Home
- ◆ Part of a 291,000 MSA
- ◆ Within 250 miles of major markets!



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