

# Commerce Park II - Rail Site

## John Rivers Road, Hopkinsville, KY 42240

(36° 47' 01" N / 87° 22' 46" W)

In order to meet your project needs, Christian County, Kentucky offers a 1300 acre +/- rail served site, served by CSX Mainline located in Commerce Park II. Come be a part of a strong manufacturing community that provides a highly skilled workforce for your company!  
Price per acre \$30,000

### Site Attributes

- ✓ 1300 +/- available acres
- ✓ Optioned by Hopkinsville Industrial Foundation
- ✓ Zoned Heavy Industrial / Gently rolling topography
- ✓ 6-inch gas line to site
- ✓ 12-inch water line to site
- ✓ 12-inch sewer line to site
- ✓ 3-Phase available at site
- ✓ All Due Diligence Completed on Site

Phase I, Geotech, Resistivity, Boundary/Topo, Title / Deed Research, Cultural/Archaeological, Threatened & Endangered Species, Wetlands Delineation/ Jurisdictional Determination, Aerial Photography & Drone Footage



### Site Access

- ◆ Located on US highway 41A (four lane)
  - ◆ 9 miles to I-24 (via US Highway 41A) , 7 miles to I-169
  - ◆ 1 Hour to Nashville International Airport
  - ◆ 50 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 CSX
  - ◆ Mainline Rail
  - ◆ 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!

