

# COMMERCE PARK II - RAIL SITE

**1,300+/-  
ACRES**



**RAIL SITE (SERVED BY CSX MAINLINE)**

**John Rivers Road | Hopkinsville, KY 42240**

## ***BIG ACREAGE. MASSIVE ADVANTAGES.***

- » **Controlled Options** in place
- » Can be Zoned **Heavy Industrial**
- » All **Due Diligence Completed** on property
- » **Rail Service** is available on site (CSX Mainline)
- » **Utilities** available at site
- » 65 Miles from **Nashville International Airport**
- » Aggressive and **Customized Incentives**
- » TVA (Tennessee Valley Authority) **99.999% Reliability**
- » **Right to Work** State

**KENTUCKY  
Work Ready  
COMMUNITIES**



South Western Kentucky Economic Development Council  
2800 Fort Campbell Blvd. | Hopkinsville, Kentucky 42240  
270.885.1499 | [www.southwesternky.com](http://www.southwesternky.com)



# COMMERCE PARK II

## RAIL SITE (SERVED BY CSX MAINLINE)

### UTILITY INFRASTRUCTURE

#### Electricity Provider: Pennyrile Rural Electric Cooperative

Power Location ..... On Site  
 Miles to Transmission Line ..... On Site  
 Substation Location ..... Pembroke Road 0.5 miles  
 & Commerce Park 0.5 miles

#### Natural Gas Provider: Atmos Energy

Gas Main Size ..... 6" / 175 psi  
 Miles to Gas Main ..... 0.5 miles

#### Water Provider: Hopkinsville Water Environment Authority (HWEA)

Water Main Size ..... 12"  
 Total Capacity ..... 1 MGD  
 Excess Capacity ..... 0.793 MGD  
 Water Main Location ..... On Site

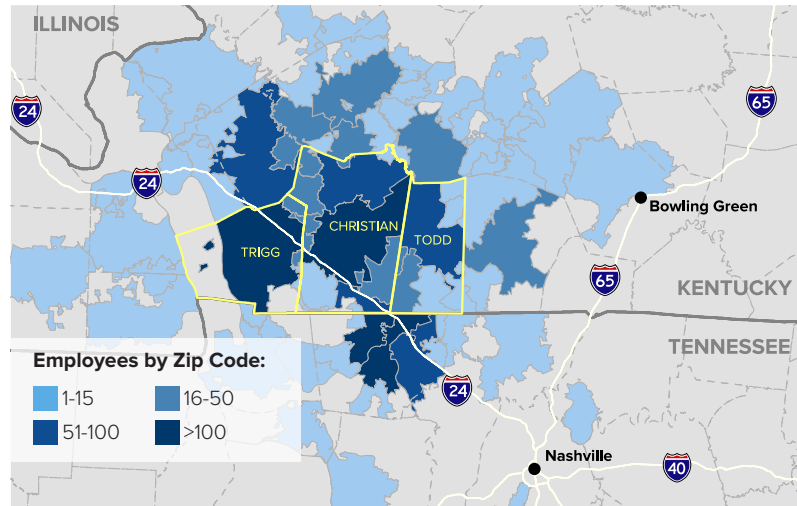
#### Sewer Provider: Hopkinsville Water Environment Authority (HWEA)

Sewer Main Size ..... 12"  
 Total Capacity ..... 0.685 MGD  
 Excess Capacity ..... 0.479 MGD  
 Sewer Main Location ..... On Site

#### Telecom Provider: HES/Energy Net (Hopkinsville Electric Service/Energy Net Internet Services)

### TRANSPORTATION

Distance to I-24 ..... 9 miles  
 Distance to I-169 ..... 6 miles  
 Rail Served/Provider ..... CSX Mainline Rail On Site



**Employees drive over an hour from each direction to work in our region.**

#### Population Within:

30 Miles ..... 338,650  
 40 Miles ..... 494,452  
 60 Miles ..... 1,586,853

400 - 600 Soldiers exit the military each month, which provides companies a workforce with high skill sets that can easily transition into the manufacturing environment.

### INCENTIVES

- » **Kentucky Business Investment Program (KBI)** – Recoup 100% of startup cost by creating at least 10 jobs and investing at least \$100,000. Companies recover funds through payroll cash rebates and corporate tax rebates.
- » **TVA Incentives Programs** – Aggressive rate structures, low-interest loans, and existing business programs help companies attain some of the least expensive and most reliable electricity in the world.
- » **Community and Area Development District Loans** – Various pools of low-interest loans for startups, expansions, and new locations for business.
- » **Training dollars** available to train your workforce.
- » City of Hopkinsville, KY, will rebate **one-half of the local payroll** tax for 5 years.

*The workforce in this region is very strong. There's a lot of manufacturing opportunities. Over the years, that culture has been ingrained into our community.*

**Matt Hauret**  
 President, Douglas Autotec