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
**COMMERCER 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

**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.**

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**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.

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