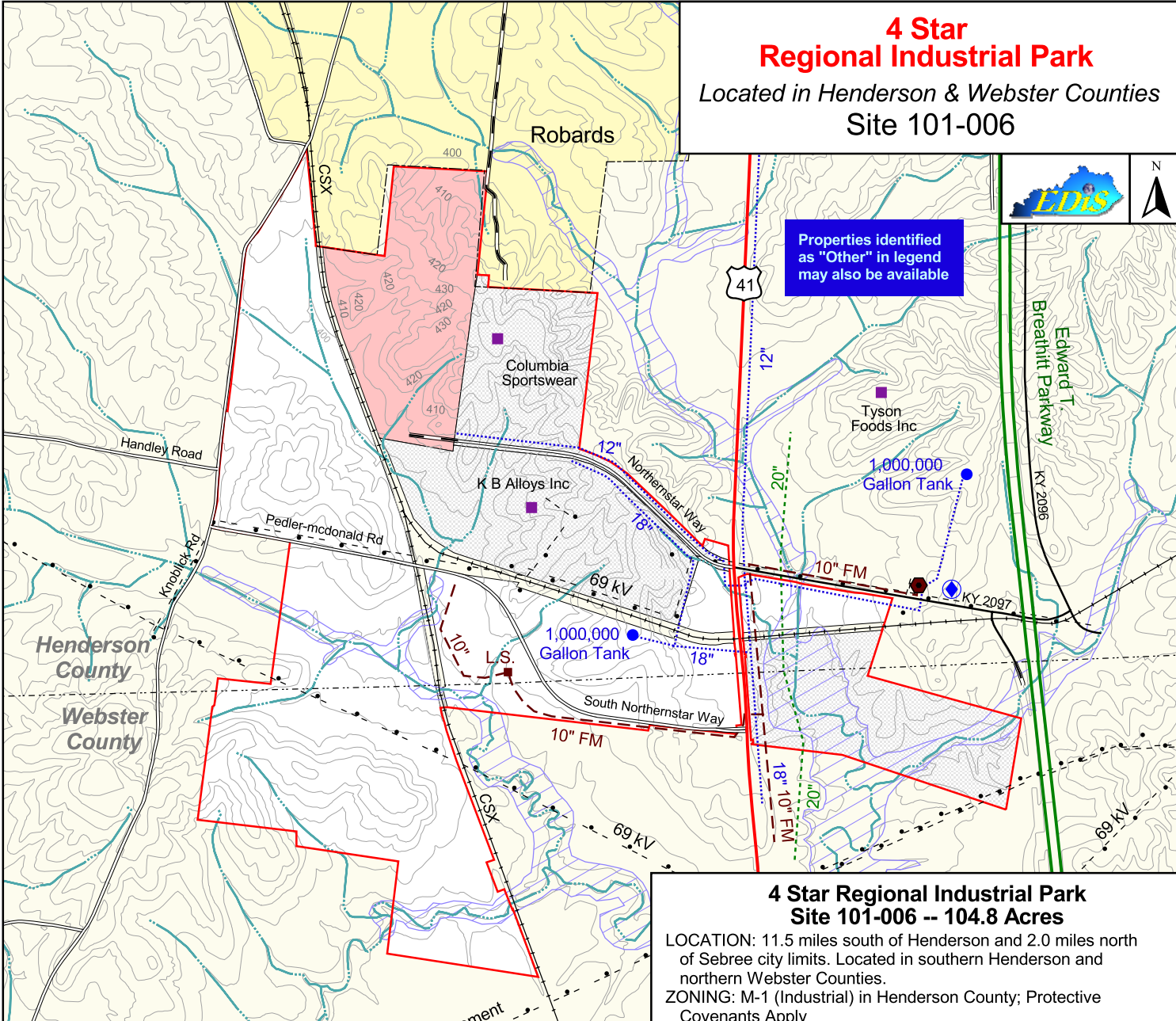


# 4 Star Regional Industrial Park

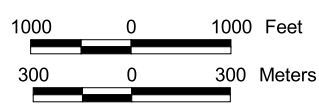
Located in Henderson & Webster Counties  
Site 101-006



Properties identified as "Other" in legend may also be available



- Existing Industry
- River Milepoint
- Parkway
- US Highway
- State Road
- Local Road
- Paved
- Unpaved
- Rail
- Water Treatment Plant
- Water Tank
- Sewer Treatment Plant
- Sewer Lift Station
- Water Line
- Sewer Line
- Gas Line
- Electric Transmission Line
- Municipal Boundary
- County Boundary
- 100 Year Flood Zone
- Tract Status
- Occupied
- Vacant
- Vacant-building
- Other



## 4 Star Regional Industrial Park Site 101-006 -- 104.8 Acres

**LOCATION:** 11.5 miles south of Henderson and 2.0 miles north of Sebree city limits. Located in southern Henderson and northern Webster Counties.

**ZONING:** M-1 (Industrial) in Henderson County; Protective Covenants Apply

**HIGHWAY ACCESS:** Edward T. Breathitt Parkway interchanges 3.4 miles north or 4.5 south via US 41

**COMMERCIAL AIR ACCESS:** Evansville Regional Airport  
Distance: 14 miles northeast of Henderson

**RAILROAD:** CSX Corporation runs through site

**WATER:** Henderson County Water District  
Size Line: 18-inch line ; 18-inch line ; 12-inch line serves the site

**SEWER:** Henderson Water Utility  
Size Line: 10-inch force main line ; 10-inch gravity line serves the site

**NATURAL GAS:** Atmos Energy Corporation; Texas Gas Transmission Corporation  
Size Line: 4-inch line serves the site; 20-inch line along US 41

**ELECTRICITY:** Kenergy Corporation

**BROADBAND (Type:Service):** Cable: Adelphia Communications; DSL: BellSouth Corp

**FLOOD DATA:** Portions of site are within 100-year flood zone

**OWNERSHIP:** West Kentucky Regional Industrial Development Authority, Inc (See NOTE below)

**SCHOOL DISTRICT:** Henderson County Schools

**PRICE PER ACRE:** \$20,000

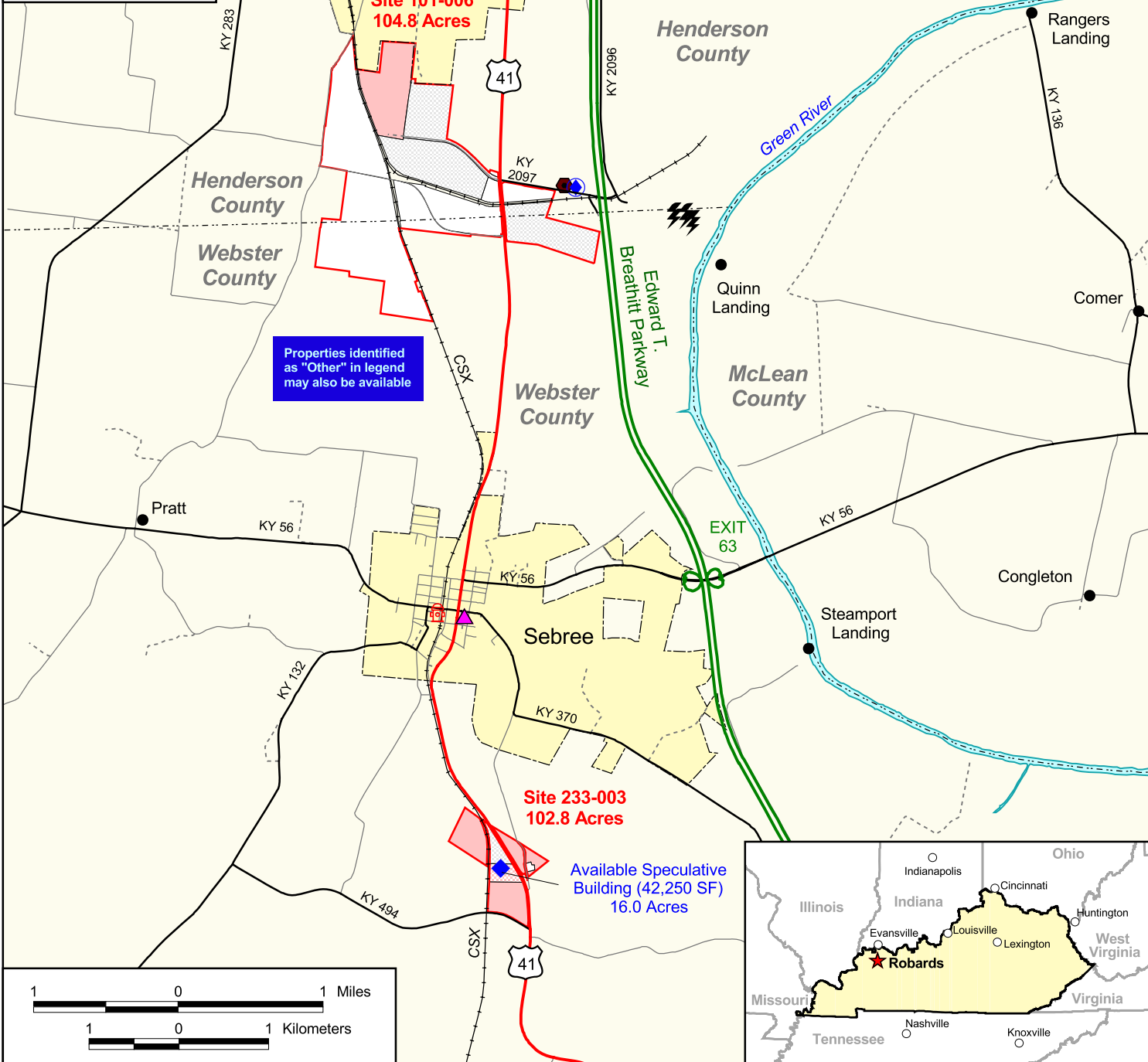
**NOTE:** Physically in Henderson and Webster counties, but governed by multi-county authority of Henderson, McClean, Union and Webster counties.

# 4 Star Regional Industrial Park

Located in Henderson & Webster Counties



- Child Care
- Fire Station
- Available Building
- Power Plant
- Parkway
- US Highway
- State Road
- Local Road
- Paved
- Unpaved
- Rail
- Water Treatment Plant
- Sewer Treatment Plant
- Municipal Boundary
- County Boundary
- Tract Status**
- Occupied
- Vacant
- Vacant-building
- Other



Properties identified as "Other" in legend may also be available

Available Speculative Building (42,250 SF)  
16.0 Acres

