

US 41 Industrial Park - South Tract II

Property Report (US 41 Industrial Park - South Tract II)



Property Details

Site/Building Name	US 41 Industrial Park - South Tract II
Street Address	Industrial Park Blvd. & US Highway 41
City	Vincennes
County	Knox County
Zip Code	47591
Type of space	Industrial
Min Size	9 acres
Max Size	50.02 acres
Last Updated	5/8/2017

Contact Information

Company	Knox County Development Corporation
Contact Name	Kent Utt
Address	1101 N. 3rd Street
City	Vincennes
State	Indiana
Phone	812-886-6993
Cell	812-890-7443
Email	kentutt@kcdc.com
Website	kcdc.com



Availability

For Sale	Yes
Sale Terms	\$20,000 per acre. KCDC offers incentives based on job creation.
Sale Price	\$20,000.00
Total Size	50.02 acres
Current Use	Ag

Site Details

Alta Date	03/04/2015
Alta Survey	Yes
Contiguous Acres Available for Development	44.66 acres
Featured Site Description	Shovel Ready
Flood Plain	Flood Zone B
Flood Plain Map Number	180422 0150C
Industrial Park Name	Knox County US Highway 41 Industrial Park
Industrial Park Platted	Yes
Lot Size	50.02 acres
Phase 1	Yes
Phase 1 Date	02/25/2015
Phase 1 Environment Report	Yes
Shovel Ready	Yes
Soil Report	03/25/2015 Alt Witzig Engineering
Zoning	I2 - General Industrial - (which includes Heavy Industrial)
Zoning Authority	Knox County
Site Description	Knox County Ordinance 2015-1

Transportation

Distance to Interstate	see below miles
Highway Description	<p>U.S. Route 41, also U.S. Highway 41, is a 4 Lane North-South United States Highway that runs from Miami, Florida to the Upper Peninsula of Michigan. constructed in 1926 it is 2,000 miles (3,219 km) in length.</p> <p>Interstate 64 is located 36.5 miles to the South</p> <p>Interstate 70 is located 57 miles to the North</p> <p>Interstate 69 is located 25 miles to the East</p>
Nearby Highway	US 4 Lane Highway 41
Distance to Nearest Highway	Less than 1 mile miles
Nearest International Airport	Mid-American Air Center (The Lawrenceville Bi-State Authority)
Distance to Nearest Airport	16 miles
Regional Airport Name	Evansville Regional Airport
Distance to Regional Airport	45 miles
Distance to Rail	< 1 mile
Rail Provider	CSX
Closest Port	Mount Vernon, IN
Distance to Port	71 miles

Utilities	
Electric	Yes
Distance to Electric	On site
Distance to Sub Station	On site
Substation Size	Split 20MVA
Electric Provider	WIN Energy REMC
Electric Volts	69 KV Substation 7,200/12,470Volts
Dual Feed	Yes
Natural Gas	Yes
Distance to Natural Gas	on site
Natural Gas Provider	Vectren
Sewer	Yes
Distance to Sewer	Less than 150 feet
Sewer Provider	Vincennes Sewer Department
Sewer Line	12 inch Main
Waste Water Capacity	Unlimited
Water	Yes
Distance to Water	25 feet or less
Water Provider	Vincennes Water Department
Water Line	12 inch ductile iron main
Water Main Pressure	70 PSI
Telecom	Yes
Telecom Provider	AT&T

Other	
Responsible Party	Kent Utt
Tax District Number	42-15-09-100-004,000-023

KCDC is in the process of acquiring this 50.02 acres of farm land located adjacent to other industrial real estate owned by KCDC. We completed the following vendor items as contingencies for our purchase:

¹ Rezoning from A1 to I2 General Industrial – approved by Knox County Zoning Board ordinance 2015-1

¹ Wetland Delineation – Completed February 2015 by Alt & Witzig Engineering, Inc

Amenities

¹ Subsurface Investigation & Geotechnical (Soil Borings) - Completed March 25, 2015 by Alt & Witzig Engineering, Inc

¹ Phase I Environmental Site Assessment – Completed February 25, 2015 by Alt & Witzig Consulting Services

¹ ALTA Survey completed March 4, 2015 by Providence Land Group

Description

Certified from the State of Indiana as Gold Shovel Ready October 2015

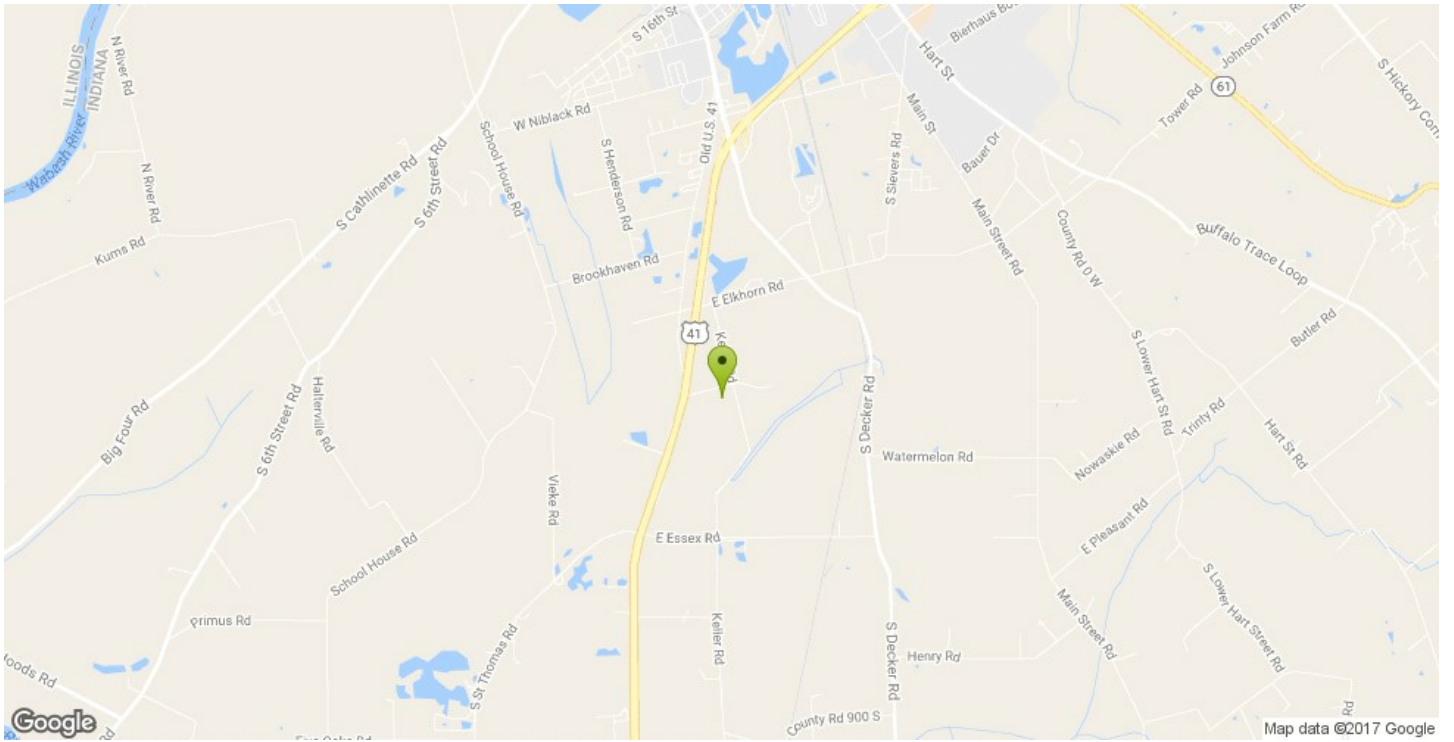
KCDC acquired 50.02 acres of farm land located adjacent to other industrial real estate owned by KCDC (44.66 acres indicated in the aerial photo and outlined in green and this acreage is also available). We completed the following vendor items as contingencies for our purchase:

- 1 Rezoning from A1 to I2 General - (which includes Heavy Industrial) – approved by Knox County Zoning Board ordinance 2015-1
 - 1 Wetland Delineation – Completed February 2015 by Alt & Witzig Engineering, Inc
 - 1 Subsurface Investigation & Geotechnical (Soil Borings) - Completed March 25, 2015 by Alt & Witzig Engineering, Inc
 - 1 Phase I Environmental Site Assessment – Completed February 25, 2015 by Alt & Witzig Consulting Services
 - 1 ALTA Survey completed March 4, 2015 by Providence Land Group
- The purchase was completed May 2015
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Attachments

[Knox County Highlights - 4.7.2017.pdf](#)
[Knox County US 41 Industrial Park - map.pdf](#)

Industrial Park Blvd. & US Highway 41



Industrial Park Blvd. & US Highway 41

