

SITE DATA SHEET

GENERAL INFORMATION

4 Star Regional Industrial Park (Certified Food & Beverage)

County: Henderson
 City: Henderson
 Site ID: 101-006
 Last Revised: 10/6/2017
 District Name: Henderson County Schools
 Location: 11.5 miles south of Henderson and 1.5 miles north of Sebree city limits. Located in southern Henderson and northern Webster Counties.
 Total Acreage: 761.5 acres
 Largest Possible Tract: 741.2 acres
 Zoning: M-2 (Heavy industrial) in Henderson County; Protective Covenants Apply; Tract 1 is Shovel Ready Certified for the Food & Beverage Industry



BUILDING PAD

Tract Number: 13
 Pad Size: 150,000 sq ft
 Proposed Bldg Size: 75,000 sq ft

TRANSPORTATION

Nearest Interstate/Parkway: 3.4 miles
 General Highway Access Description: I-69 interchange 3.4 miles north or 4.5 south via US 41
 Nearest Airports:
 Commercial/Int'l: Evansville Regional Airport
 (14 miles northeast of Henderson)
 Local: Henderson City-County Airport
 Rail Access: CSX Corporation runs through site
 Nearest Riverport: Henderson Riverport
 (16 miles from site)

PRICE PER ACRE

\$15,000 to \$25,000

OWNERSHIP

West Kentucky Regional Industrial Development Authority, Inc

QUICK FACTS

Population 2016

Henderson County	46,253
Labor Market Area:	512,636
Per Capita Income: 2015	\$36,766
Median Household Income: 2015	\$41,036
Median Home Price: 2016	\$120,000

Unemployment Rate 2016

LINKS TO BUILD READY INFO

[Master Plan](#)
[Build-Ready Pad](#)
[Building Rendering](#)
[Building Floor Plan](#)

UTILITIES

Electricity:
 Kenergy Corporation

Natural Gas:

[Texas Gas Transmission Corporation](#)
 4-inch line serves the site; 20-inch line along US 41
[Atmos Energy Corporation](#)
 4-inch line serves the site; 20-inch line along US 41

Sewer:

[Henderson Water Utility](#)
 10-inch force main line ;10-inch gravity line serves the site

System Information (gallons per day):

Treatment Capacity:	15,000,000
Average Daily Flow:	6,924,000
Excess Capacity:	8,076,000

Water:

[Henderson Water Utility](#)
 18-inch line to the Park;12-inch line Serves the Park

System Information (gallons per day):

Treatment Capacity:	12,000,000
Average Daily Flow:	6,389,615
Excess Capacity:	5,610,385

BROADBAND

Henderson Municipal Power & Light; AT&T

REMARKS

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

CONTACTS

Local

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 CEO
 Kyndle
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Henderson County	4.7%
Labor Market Area:	4.4%
U.S.:	4.9%

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To contact the KY Cabinet for Economic Development:
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 To view all sites, buildings, and communities within Kentucky, visit:
www.thinkkentucky.com/edis/

