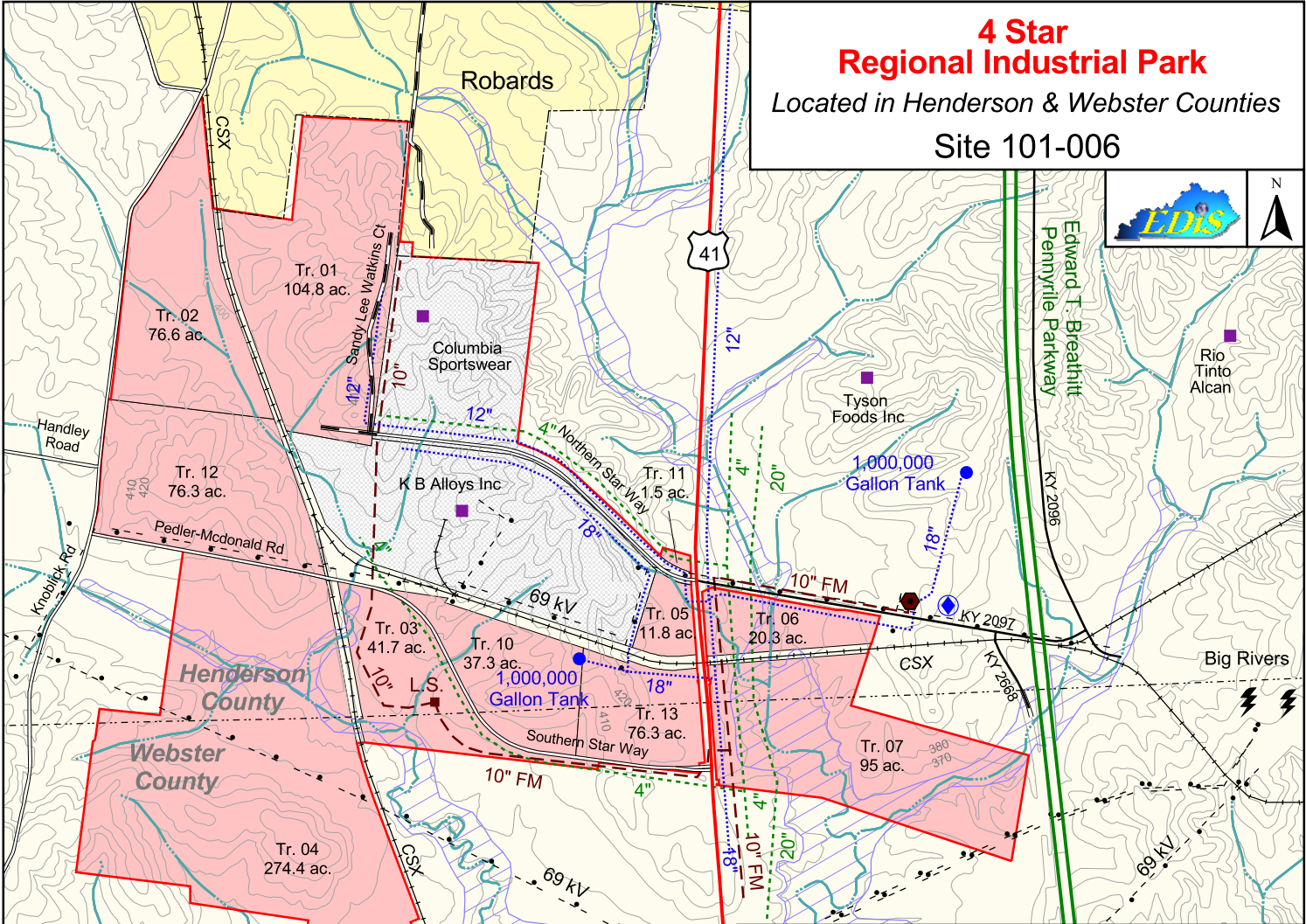


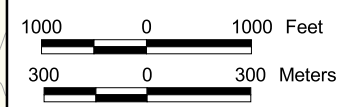
4 Star Regional Industrial Park

Located in Henderson & Webster Counties

Site 101-006



- Existing Industry
- Power Plant
- 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 816.0 Acres/330.5 Hectares

LOCATION: 11.5 miles south of Henderson and 1.5 miles north of Sebree city limits. Located in southern Henderson and northern Webster Counties.

ZONING: M-2 (Heavy industrial) in Henderson County; Protective Covenants Apply

HIGHWAY ACCESS: Edward T. Breathitt Pennyrile 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

RAIL: 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: Time Warner Cable; DSL: AT&T

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: \$15,000 to \$25,000

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

