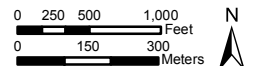


- Existing Industry
- ▲ Point of Interest
- Sewer Lift Station
- Water Line
- Sewer Line
- Gas Line
- Substation
- State Road
- Local Road
- Electric Transmission Line
- Elevation Contour
- Shovel Ready Site Boundary
- Vacant Tract
- Occupied Tract
- Other Uses
- County Area

SITE ID/NAME: Site 199-002, Valley Oak Technology Complex
SITE SIZE: 111.6 Acres, 45.15643 hectares
LOCATION: In northeastern Pulaski County approximately 6.5 miles northeast of Somerset city limits
ZONING: Not Zoned. Park is governed by a tenants association with protective deeds and covenants.
HIGHWAY ACCESS: KY 461 provides access to I-75 18 miles northeast of site. KY 80, located 1.5 miles south of site, provides access to I-75 South 23 miles east of site.
NEAREST AIRPORT: Somerset-Pulaski County Airport miles of Somerset
RAIL: Norfolk Southern Railway 12.3
WATER: Somerset Water Service
SEWER: Somerset Wastewater Department
ELECTRIC: South Kentucky RECC
GAS: Somerset Gas
BROADBAND: Cable: Time Warner Cable Inc; DSL: AT&T, Windstream Corp; Wireless: Xnet Wireless
FLOOD DATA: Not in 100-year flood plain
OWNER: Somerset-Pulaski County Development Foundation
PRICE PER ACRE: \$30,000
DATASHEET: <http://www.thinkkentucky.com/edis/Sites/SiteProfile.aspx?SiteID=199-002>
Lat/Long: 37.17939,-84.48387

Map Date: 12/2/2016



All information regarding property is from sources deemed reliable, but no warranty or representation is made by the Commonwealth of Kentucky or any of its agencies as to its accuracy. It is subject to errors, omissions, change of price, prior sale, lease, or withdrawal without our knowledge. Further, no warranty or representation is made as to the environmental suitability or condition of the property.