

**4763 Rosebud Lane
Newburgh, IN 47630
Ph (812) 474-1900
Fax (812) 473-0623**

Listing #: 1337

Listing Agent:

Kristin Dannheiser
Chris Jackson, CCIM

Showing Information:

Contact Agent

Location:

City: Henderson
State: KY
Zip: 42420
County: Henderson

Zoning: Industrial

Financial Information:

List Price: See attached price list.
Yearly Taxes: \$5,884.22
Parcel ID #: 39-1-16

Seller shall be responsible for new subdivision Requirements.

INDUSTRIAL LAND FOR SALE
97 Acre parcel or smaller size lots



NEC KY 136 & Riverport Rd. - Henderson, KY

Description:

| | | | |
|-------------------------|---------------|-----------------|-----|
| Parcel 1 Lot Size (AC): | +/- 97 | Minerals (Y/N): | No |
| Individual Lots: | See attached | Electric (Y/N): | Yes |
| Dimensions: | L-shaped | Water (Y/N): | Yes |
| Front Footage: | 1,620 | Sewer (Y/N): | Yes |
| Land Surface: | Flat | Gas (Y/N): | Yes |
| Access Road: | Riverport Rd. | | |
| Frontage Road: | KY 136 | | |

****Current plat and new conceptual plat attached.**

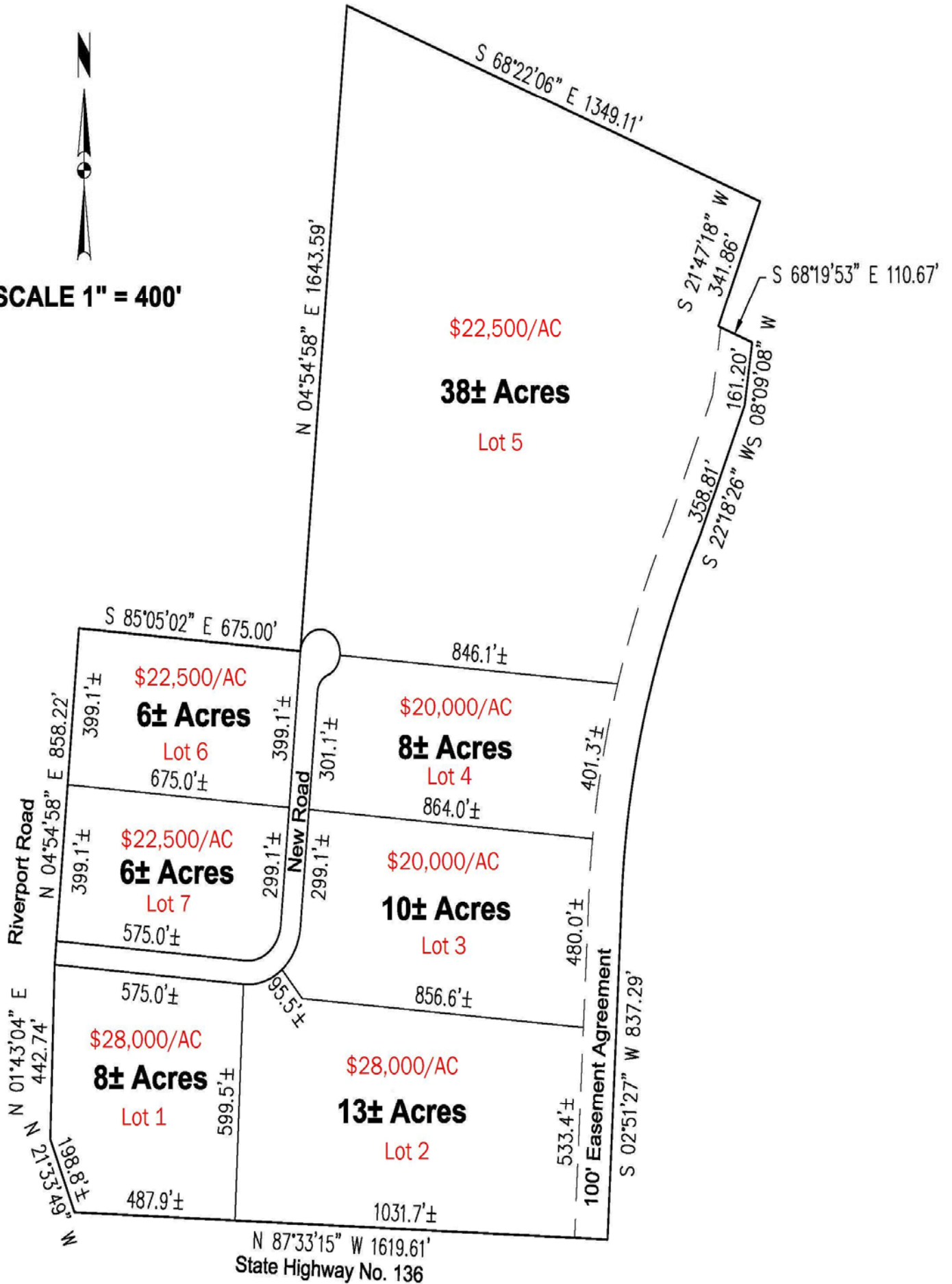
Other Information:

- Strategically located adjacent to the Henderson Riverport Authority, which lies along the Ohio River
- Rail Access
- Established, high demand Industrial Park
- The Henderson-Evansville MSA is conveniently located between Nashville, St. Louis, Indianapolis and Louisville
- Neighboring national and area corporations include: Dana Corp., Brenntag, Mosaic, Custom Resins, Gibb Die Caster, Hydro, Atlantis, Audubon Metals LLC, Sonoco, Teknor Color Coat, Consolidated Terminals & Logistics Co., Eastern Alloys of KY and River Metals

The information considered herein was obtained from sources we consider reliable. We cannot be responsible however, for errors, omissions, prior sale, withdrawal from the market or change in price.



SCALE 1" = 400'



Termo Henderson Riverport Land Price List

Parcel 1: Total 97 Acres \$1,950,000

Parcel 2: New Subdivision Option -

Lot 1 - 8 Acres \$224,000

Lot 2 - 13 Acres \$364,000

Lot 3 - 10 Acres \$200,000

Lot 4 - 8 Acres \$160,000

Lot 5 - 38 Acres \$855,000

Lot 6 - 6 Acres \$135,000

Lot 7 - 8 Acres \$125,000

****Lots may be combined to have custom size**

****Plat is conceptual and not yet recorded**