

±450 Acres of Land on Ohio River

FOR SALE

25934 US 23

SOUTH SHORE, KY 41175



**Heavy Power, River Access & Rail Availability |
All Utilities & Opportunity Zone**

ATLANTA

3455 PEACHTREE ROAD, SUITE 1800, ATLANTA, GA 30326 | 770-552-2400

NEWMARK

For Additional Information:

BART HARDISON, SIOR

Senior Managing Director

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NMRK.COM

AVAILABLE

SOUTH SHORE, KENTUCKY

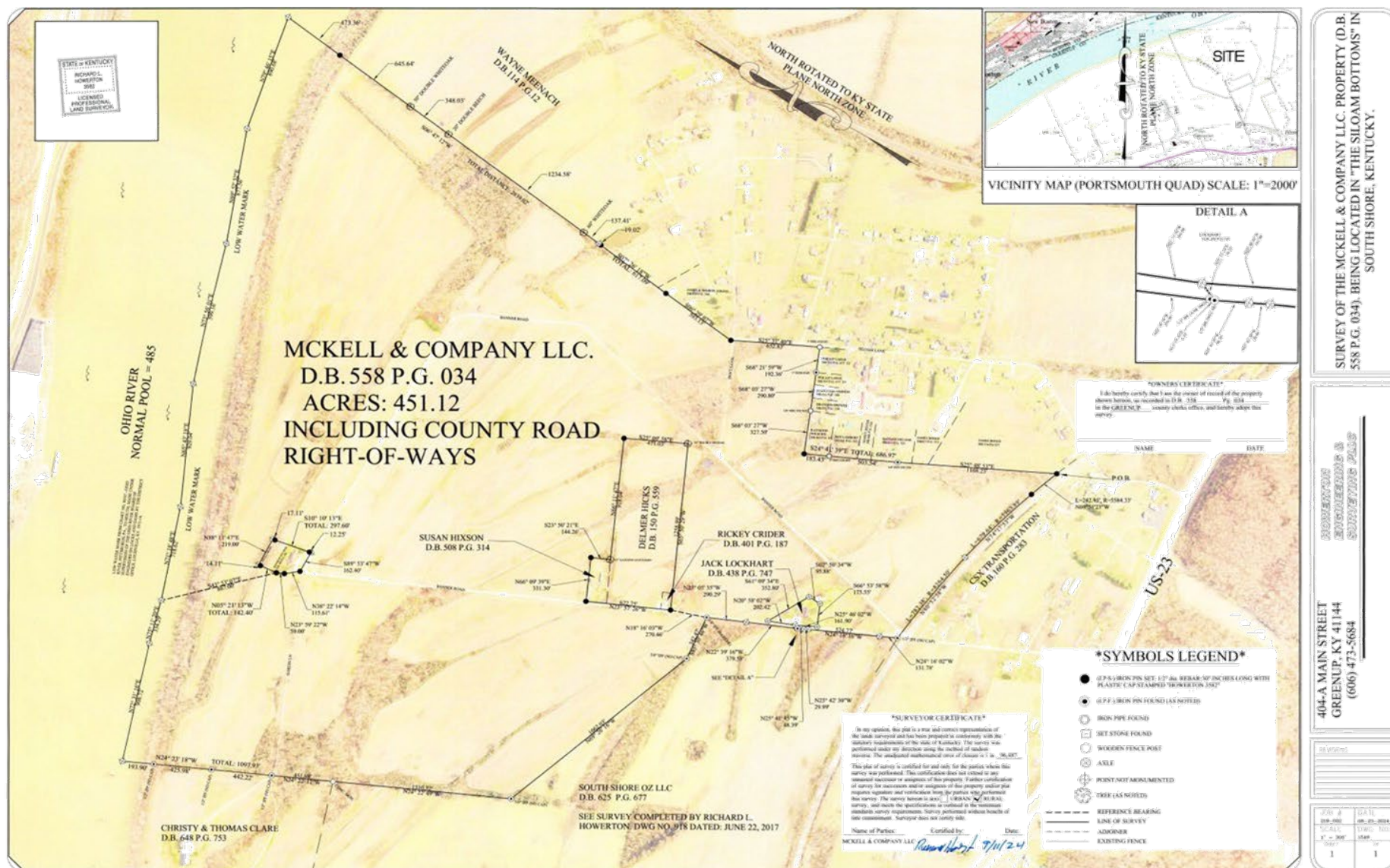
PROPERTY OVERVIEW

Address:	25934 US 23, South Shore, KY 41175
Lot Size:	±450 acres
Property ID:	100-00-00-030.00
Utilities:	<u>Power</u> : Supplied by AEP Kentucky – 138kV <u>Gas</u> : Supplied by Columbia Gas – 12" Gas Line <u>Water</u> : Supplied by South Shore Water Works - 20" Main & 6" Line <u>Sewer</u> : Supplied by City of South Shore – 10" Distance 1,500 feet Broadband: Currently being installed
Incentives:	Located in Opportunity Zone
Rail Available:	Yes, CSX Corporation – Borders property
River Access:	Yes. Potential access to barge pilings at adjacent property

Nearest Riverport:	Port of Wurtland – 18 miles
Nearest Airport:	Ashland Regional Airport – 21 miles
Distance:	2.0 miles east of South Shore
Area for Development:	+/- 408 Acres with remaining acreage suitable for roadways, parking area, lay down/Staging areas, and green space
Zoned:	Not zoned

SOUTH SHORE, KENTUCKY

PROPERTY SURVEY



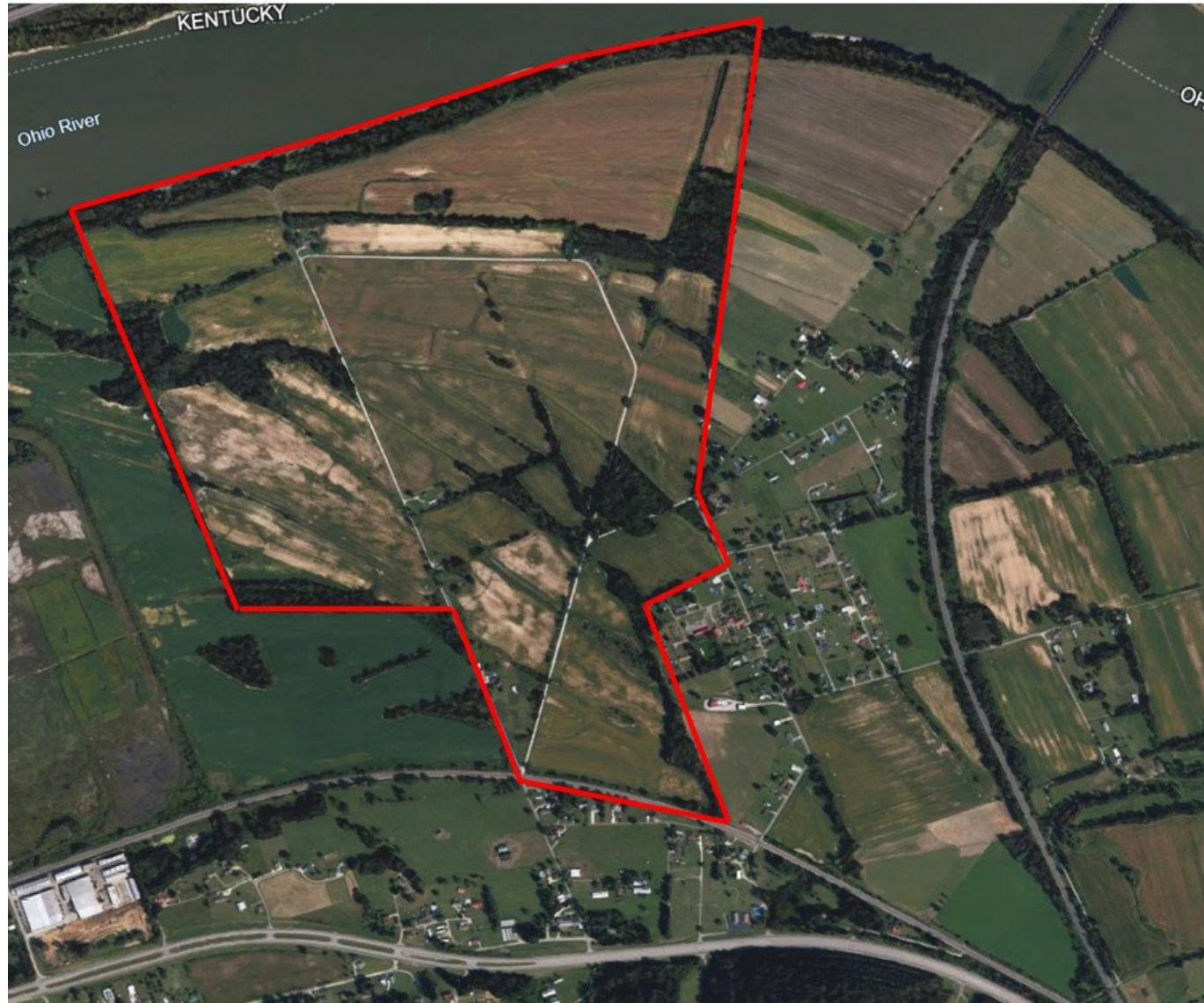
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AERIAL

Major companies in the area

Desco Federal Credit Union	Portsmouth Brewing
Glocker Auto Credit	Smith Drug Company
Harbison-Walker Refractories	Yost Engineering
Kroger's	
MarkWest Energy Siloam	
Ohio Valley Propane Services	

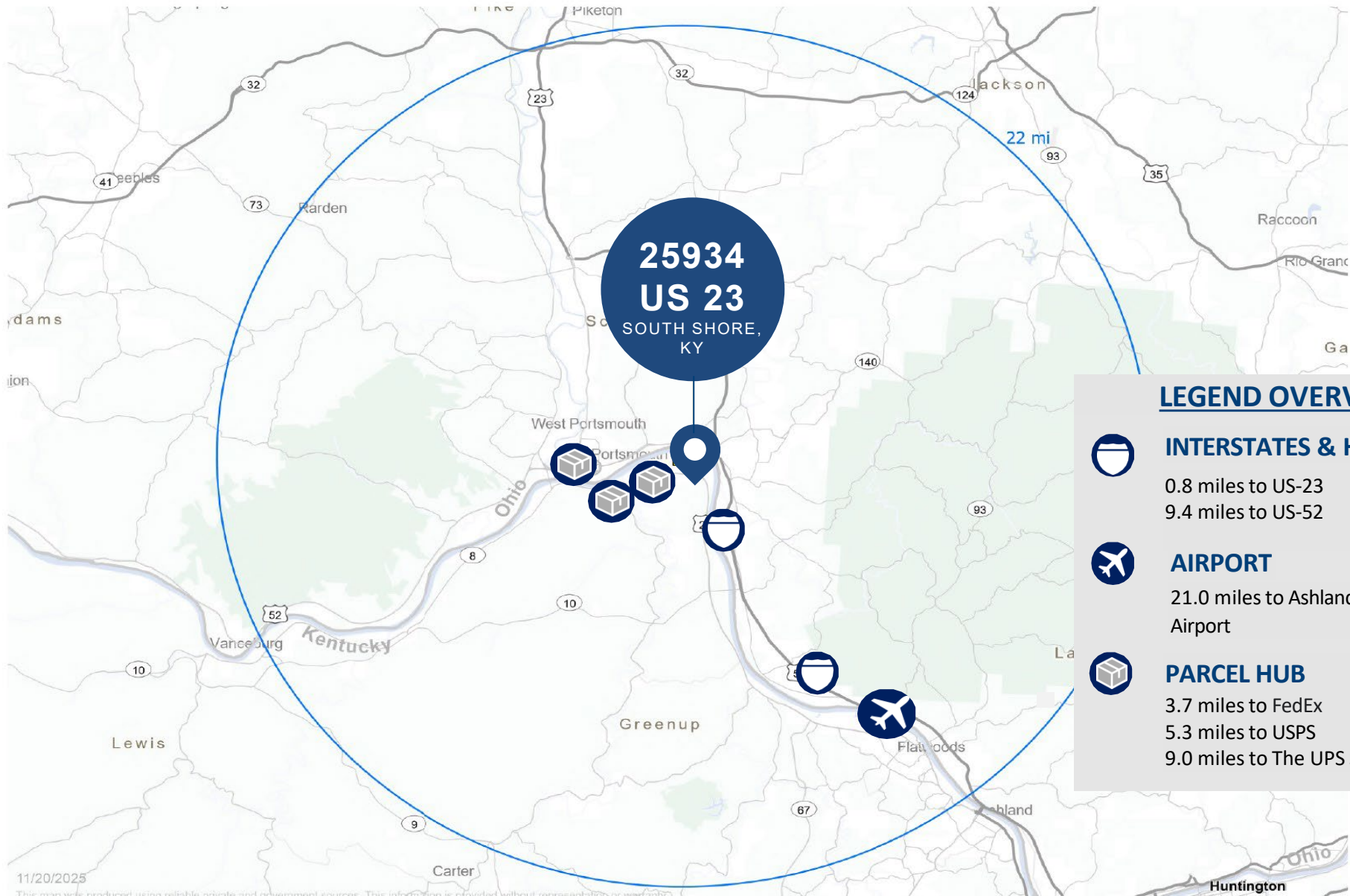


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SOUTH SHORE, KENTUCKY

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LOCAL MAP



ABOUT NEWMARK

We transform untapped potential into limitless opportunity.

At Newmark, we don't just adapt to what our partners need—we adapt to what the future demands. Since 1929, we've faced forward, predicting change and pioneering ideas. Almost a century later, the same strategic sense and audacious thinking still guide our approach. Today our integrated platform delivers seamlessly connected services tailored to every type of client, from owners to occupiers, investors to founders, and growing startups to leading companies.

Tapping into smart tech and smarter people, Newmark brings ingenuity to every exchange and transparency to every relationship. We think outside of boxes, buildings and business lines, delivering a global perspective and a nimble approach. From reimagining spaces to engineering solutions, we have the vision to see what's next and the tenacity to get there first.

\$3.1B+
Revenues
Trailing 12 Months

8,500
Professionals

~170
Office Locations

~\$1.1T
Transaction volume
(2024)

96
Years in business
Founded in 1929

Prepared by:

Bart Hardison, SIOR

Senior Managing Director

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NORTH AMERICA

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United States

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Puerto Rico

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Italy
Netherlands
Poland
Portugal
Romania
Russia
Spain
Switzerland
United
Kingdom

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Cambodia
China
India
Indonesia
Japan
Malaysia
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Philippines
Singapore
South Korea
Taiwan
Thailand

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MIDDLE EAST

Saudi Arabia
United Arab
Emirates

Atlanta

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nmrk.com

Newmark has implemented a proprietary database, and our tracking methodology has been revised. With this expansion and refinement in our data, there may be adjustments in historical statistics including availability, asking rents, absorption and effective rents. Newmark Research Reports are available at ngkf.com/research.

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