

## Dan Evans Industrial Park II Site

3351 State Route 850, Bidwell, Ohio 45614 - Gallia County



### Property Details

**Latitude/Longitude:** 38.8947, -82.2988

**Type of space:** Industrial, Vacant Land, Build to Suit

**Min Size:** 3 acres

**Max Size:** 77 acres

**Last Updated:** 7/10/2025

### Contact Information

**Company:** University of Rio Grande and Rio Grande Community College

**Contact Name:** Taylor Stepp

**Phone:** 7402457223

**Cell:** 7403957656

**Email:** [tstepp@rio.edu](mailto:tstepp@rio.edu)

### Availability

**SiteOhio Authenticated:** Yes

**For Sale:** Yes

**Sale Price:** \$3,465,000

**Ownership:** Gallia Community Improvement Corporation

**Ownership Type:** Public

**Number of Owners:** 1

**Date Property is Available:** Currently Available

**Property Description:** \*SITEOHIO AUTHENTICATED SITE Located just one mile North of US 35 / SR850 interchange between Rio Grande and Gallipolis in Southern Ohio. This area is poised for major growth in the coming years, with \$15.4 billion in new industrial investments and nearly 5,000 new full-time jobs coming within 60 miles of the site in steel (Nucor), automotive (Kenworth & Toyota), food & beverage production (General Mills, Bellisio Foods, & Speyside Bourbon Cooperage) and clean energy projects (Fidelis New Energy Blue Hydrogen plant & ARCH2 Federal Hydrogen Hub). Site has a rare combination of federal incentives, including Opportunity Zone, New Markets Tax Credit, Justice40, and Energy Community. Site dual served by AEP and Buckeye Rural Electric Cooperative. Excess sewer and water capacity, along with Columbia Gas service and up to 1 Gbps fiber available. Site can be considered divisible, minimum 3 acres. University of Rio Grande, Rio Grande Community College, and Buckeye Hills Career Center are all within 7 miles of the site, churning out nearly 1,000 qualified and credentialed graduates each Spring to fill workforce pipelines. Completed Due Diligence Studies Include: Phase 1 Environmental Review, Archeological Study, Geotechnical Study, Wetland Determination, Wetland Delineation, Threatened & Endangered Species.

### Building Details

**Air Condition Main Y/N:** Yes

### Site Details

**Parcel ID #(s):** 2800171400, 02800170401

**Industrial Park:** Yes

**Industrial Park Name:** Dan Evans Industrial Park

**Lot Size:** 77 acres

**Total Acres:** 77 acres

**Total Developable Acres:** 77 acres

**Maximum Contiguous Developable Acres:** 77 acres

**Divisible:** Yes

**Current Use:** Agricultural

**Former Use:** Agricultural

**Zoning:** Unzoned, however Site has Industrial Protective Covenants

**Flood Plain:** No

**Flood Plain Comments:** Site is entirely outside 100-year floodplain.

**Attainment: NOX:** Attainment

## Documents

[Dan Evans Industrial Park II Flyer](#)  
[Dan Evans Industrial Park Utility Map](#)  
[Gallia County Transportation Map](#)  
[Gallia County Drive Time Map](#)  
[Phase 1 Environmental Site Assessment](#)  
[USACE Preliminary Jurisdictional Determination](#)  
[Wetland Determination Study](#)  
[Approved Jurisdictional Determination from USACE](#)  
[Phase I Archaeological Survey](#)  
[Wetland Delineation Report](#)  
[Threatened and Endangered Species Study](#)  
[SHPO Concurrence Letter](#)  
[Wetland Determination Study Map](#)  
[Geotechnical Report](#)  
[Topo Map](#)  
[FEMA Flood Map](#)  
[Soil Report](#)  
[Site Tax Map](#)  
[Gallia County Highway Map](#)  
[Ohio Highway Interstate Map](#)  
[Site Boundary Survey](#)  
[Utility Map Dan Evans Industrial Park](#)  
[Protective Covenants & Restrictions](#)

**Attainment: CO:** Attainment

**Separate Mineral Rights:** No

**Separate Mineral Rights Description:** NA

**Business Near Site:** Ohio Valley Trackwork, Silver Bridge Coffee Company, Southern Cabinetry, Holzer Health System (back office operations) Thompson Trucking, Foster Sales & Delivery, MPW Services

**Topography:** Flat

**Industrial Park Platted:** Yes

## Incentives

**Coal Closure Energy Communities:** Yes

**Justice40 Disadvantaged Communities:** Yes

**Opportunity Zone:** Yes

**Enterprise Zone:** Yes

**Foreign Trade Zone:** Yes

## Transportation

**Nearest Highway:** US 35

**Distance to Nearest Highway:** 1 miles

**4 Lane:** Yes

**Highway 2:** US 32

**Distance to Highway 2:** 22 miles

**Nearest Interstate:** I-64

**Distance to Nearest Interstate:** 47 miles

**Interstate 2:** I-77

**Distance to Interstate 2:** 58 miles

**Nearest Airport:** Gallia Meigs Regional Airport (GAS)

**Distance to Nearest Airport:** 9 miles

**Airport 2:** Huntington Tri-State Airport (HTS)

**Distance to Airport 2:** 59 miles

**Airport 3:** Rickenbacker International Airport (LCK)

**Distance to Airport 3:** 100 miles

**Nearest International Airport:** John Glenn Columbus International Airport (CMH)

**Distance to International Airport:** 109 miles

**Port Name:** Port of South Point

**Distance to Port:** 55 miles

**Rail at Property:** No

**Rail Spur at Property:** No

## Utilities

**Electric at Site:** Yes

**Distance to Nearest Distribution Electric Line (<69KV):** 0 feet

**Nearest Distribution Electric Line Size (KVA):** 12.47 KVA

**Electric Provider:** AEP Ohio

**Electric Volts:** 12.47kV V

**Power Phases:** 3

**Distance to the electric substation:** 0.60 miles

**Redundant Power:** No

**Additional Electric Details:** End-users on site could be served by either AEP Ohio or Buckeye Rural Electric Cooperative 3-Phase 12.47kV lines, dependent on location of the electric load center on the property.

**Distance to Natural Gas Distribution Line:** 0 feet

**Gas Provider:** Columbia Gas

**Gas Line Size:** 6 in

**Natural Gas Distribution Line Pressure :** Medium

**Additional Gas Details:** 15 PSIG Prior to regulation; Available capacity 15-30 MCFH

**Water at Site:** Yes

**Distance to water:** 0 feet

**Water Provider:** Gallia County Rural Water

**Water Line Size:** 8 in

**Excess Water Capacity at Site:** 500000 GPD

**Water Excess Capacity As of Date:** 11/2016

**Water Details:** Gallia Rural Water presently has the capacity to serve this site with 500,000 gallons per day (GPD) with an estimated maximum of 750,000 GPD with no major infrastructure improvements. Current excess treatment plant capacity is approximately 1,800,000 GPD.

**Sewer at Site:** No

**Distance to Sewer Line:** 525 feet

**Sewer Provider:** City of Gallipolis

**Excess Sewer Capacity at Site:** 450000 GPD

**Sewer Excess Capacity As of Date:** 4/2020

**Sewer Line Size:** 8 in

**Waste Water Treatment Provider:** City of Gallipolis

**Sewer Details:** Sewer line extension project is underway along the eastern site boundary, with expected installation by mid-2025. Upgraded line will be 12-inch. The industrial sewer system has the capacity to add approximately 450,000 gallons per day with no additional infrastructure improvements. The Gallipolis City Wastewater Treatment Plant has a current excess capacity of 1 MGD.

**Fiber Service to Site:** Yes

**Distance to Fiber Line:** 0 feet

**Fiber Provider:** Glo Fiber

**Maximum Data Bandwidth:** 10 Gb

**Telecom:** Yes

**Telecom Provider:** Glo Fiber

**Utility Comments:** Glo Fiber's fiber is located along SR 850. Glo Fiber can provide point to point, point to multipoint and dedicated internet access at bandwidth levels from 10 Mbps to 10 Gbps. Ethernet- E-LAN & E-Line 10 Mbps to 10 Gbps.

## Site Due Diligence

**Phase I ESA Date:** 2014

**Phase II ESA Completed:** Not required

**Environmental Study Comments:** No RECs found. No further investigation needed.

**Geotechnical Study Completed:** Yes

**Geotechnical Study Date:** 2017

**Wetlands Delineation Completed:** Yes

**Wetlands Delineation Study Date:** 2018

**Wetlands Percentage of Site:** 1 %

**Jurisdictional Determination Complete (Y/N):** 6 Months

**Wetlands/Jurisdictional Comments:** .003% of wetland on site. .06 ac Wetland in Northeast corner of site. .19 ac wetland transects from southern border of site. Both are determined to be jurisdictional waters of the United States.

**Archeological Study Completed:** Yes

**Archeological Study Type:** Phase I Cultural Resources Study

**Archeological Study Date:** 2018

**Endangered Species Study Completed:** Yes

**Endangered Species Study Date:** 2017

## Description

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