

MeadowsPark



Meadows Park

8601 - 8633 AA Highway, Maysville, Kentucky 41056 - Mason County



Property Details

Type of space: Vacant Land
Min Size: 180 acres
Max Size: 180 acres
Last Updated: 10/28/2020

State Contact

Company: Kentucky Cabinet for Economic Development
Contact Name: Amy Bowman
Address: 300 West Broadway, Frankfort, KY 40601
City: Frankfort
State: Kentucky
Phone: 502-564-7670
Email: EconDev@ky.gov

ED Contact

Company: Maysville-Mason County Industrial Development Authority
Contact Name: Owen McNeill
Address: 219 Stanley Reed Court Street
City: Maysville
State: Kentucky
Phone: 606-564-2510
Email: owenmcneill@maysvilleky.net
Website: www.cityofmaysville.com

General Information

Total Acres: 180
Construction Status: Meadows Park, located in Eastern Mason County and bordering the Ohio River, constitutes a 180 acre prime shovel ready industrial site. While all utilities are currently to the site, the majority of the acreage is flat, raw land and prepared for development. Only minutes from Northern Kentucky/Cincinnati, Lexington, Morehead and Ashland as well as centrally located between larger urban centers such as Indianapolis, IN, Columbus, OH, and Charleston WV. The site has project-ready topography with very little earth moving prep needed. Endless configurations can support any sector.
Property Description: Meadows Park, located in Eastern Mason County and bordering the Ohio River, is a shovel ready 180 acre, development capable of supporting any sector: heavy manufacturing, Agri-tech, etc. Fronting the AA Highway / KY10, a three lane highway, the site is served by Fleming Mason Energy, Western Mason Lewis Water and access to high speed broadband. Topography of the site enables very efficient development with minimal earth moving preparation needed.

Availability

Featured Property Description: Maysville-Mason County Industrial Development Authority
For Sale: 606 564 2511

Additional Contact

Company: Meadows Park
Fax: Yes
Website: www.thinkmaysville.com
City: Maysville, Kentucky 41056

Description

Meadows Park, located in Eastern Mason County and bordering the Ohio River, constitutes a 180 acre prime shovel ready industrial site with superb highway and logistical access as well as superior utilities within the site, including natural gas, RECC Fleming Mason Electricity, Western Mason Lewis Water (plant adjacent to park) and access to high speed broadband. Fully fronting the AA Highway/KY9, the site is 5 minutes from Maysville, Kentucky and only 40 minutes to larger, urban centers such as Northern Kentucky (I-275 / I-75), Lexington (I-64), Ashland and Morehead (I-64). Additionally, the site is located in Northeastern Kentucky, within a one day drive of 2/3rds of the US population.

With a project-ready topography, the site represents endless configurations and can support any sector: heavy manufacturing, logistics, etc. Additionally, the east to west orientation of the site makes it perfect for all Agri-tech operations.

While privately owned acreage, Meadows Park is marketed by The Maysville-Mason County Industrial Development Authority.

Site Details

Zoning: Agricultural Transition A-1

Location: Transition (A-1). The A-1 districts have been established to provide for areas that are within or adjacent to the Urban Area and are either in transition to urban type uses, or have a high potential for urban uses in the near future, as infrastructure becomes available. Agricultural Transition A-1 Defined: https://librarystage.municode.com/ky/maysville/codes/code_of_ordinances?nodeId=CD_ORD_TITXXIIIZORE_CH320LAUSMA_ARTIVTHUSLAST_S320.406.1LAUSAF
Mason County Land Use Map:

<http://www.arcgis.com/home/webmap/viewer.html?webmap=cced6792a60a4a1986c7020af07d466c&extent=-83.9562,38.5178,-83.601>

Largest Possible Tract: 180

Divisible: Yes

Ownership: Private

Incentives

Shovel-ready: Yes

Opportunity Zone Y/N: Yes

Transportation

Nearest Airport: Fleming Mason Regional Airport

Airport Access Description: Kentucky Regional Airport

Nearest Interstate: I-75

Highway Access Description: AA Highway / KY 10

Distance to Interstate (miles): 22

Rail Company: CSX

Nearest Riverport: Port of Cincinnati

Distance to Riverport (miles): 22

Utilities

Electricity on Site: RECC Fleming Mason Energy

Phase: 3 Phase

Natural Gas: Columbia Gas of Kentucky

Gas Line: 12

Natural Gas 2: Transgas

Gas Line 2: 24"

Water: Western Mason-Lewis Water Company

Water Line: 10

Broadband: Gig High Speed Broadband Fiber

Electric Y/N: Yes

3-Phase Available: Yes

DSL: Yes

Electric Service Provider: RECC Fleming Mason Energy

Agent Contact

Agent Company: Maysville-Mason County Industrial Development Authority

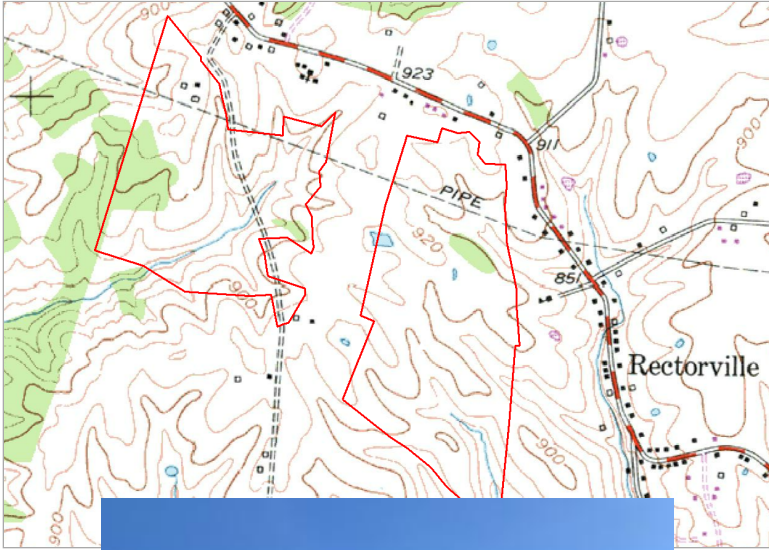
Agent Address: 219 Stanley Reed Crt St. Maysville KY 41056

Agent email: owenmcneill@maysvilleky.net

Agent name: Owen McNeill Executive Director

Agent phone: 606 564 2510

Agent mobile: 606 584 6534



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