



## Coal Fields Regional Industrial Park (AEPKY)

**Available Acres: 388**

### Address:

Trus Joist Lane  
Chavies, KY 41701 (Perry)

### Property and Area Description:

This AEP Quality Site was reviewed for development by engineering experts at Burgess and Niple, and a detailed site review and completed Phase I environmental report are available upon request. Large industrial site with excess electricity, natural gas, water, and sewer. Utilities are located along road; ready for expansion. Site has 21 conceptual lots ranging from 5.38 to 15.86 acres. Property has level topography. Zoned Industrial. Phase I Environmental Study is complete.



### Site Details:

|                      |                             |
|----------------------|-----------------------------|
| Available Acres: 388 | Adjacent Avail. Acres: 0    |
| Topography: Level    | Setting: Industrial Park    |
| Zoning: Industrial   | Within City Limits: Unknown |

### Transportation:

|   |                       |
|---|-----------------------|
| Nearest Interstate: I-75                                    | Distance (miles): 67  |
| Nearest 4-Lane Highway: SR 15                               | Distance (miles): 0.1 |
| Nearest Commercial Airport:<br>Huntington Tri-State Airport | Distance (miles): 116 |
| Rail Served: No   |                       |

### Utilities:

Electric Distribution: AEP - Kentucky Power Company  
Natural Gas Distribution: City of Hazard  
Water: City of Hazard  
Sewer: City of Hazard  
Local Telecommunications Service: Windstream

### Contact:

Brad N. Hall  
AEP - Kentucky Power Company  
855 Central Avenue  
Ashland, KY 41101  
Phone: 606-327-2604  
E-Mail: [bnhall@aep.com](mailto:bnhall@aep.com)  
Web site: <http://www.aeped.com>

Tonita Goodwin  
Hazard-Perry County Economic Development  
Alliance  
Phone: 606-439-6963  
E-Mail: [tgoodwin@windstream.net](mailto:tgoodwin@windstream.net)  
Web site: <http://www.perrycounty.ky.gov>

### Offering:

Sale Price: \$10,000 - \$20,000 per acre  
Lease Rate (Sq. Ft./Per Year): Negotiable