

1967

Industrial Resources - Daviess County

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152

KENTUCKY
ACRES

FOR INDUSTRY

GAS

RAIL

WATER

ELECTRICITY

HIGHWAY

SEWERAGE



OWENSBORO
INDUSTRIAL
FOUNDATION

KENTUCKY DEPARTMENT OF COMMERCE

This copy has been prepared by the Kentucky Department of Commerce,
Division of Research, and the cost of printing paid from state funds.

OWENSBORO-DAVIESS COUNTY INDUSTRIAL FOUNDATION, INC.

The Owensboro-Daviess County Industrial Foundation, Inc., a nonprofit organization, owns a fully developed Industrial Park. Of the original 225-acre tract, 152 acres remain available.

The Industrial Park has 24-foot paved access roads, and all utilities: water, natural gas, sewers, electricity, and telephone. Any portion of the park may be provided rail service.

Five industries, occupying 55.47 acres, have located in this park and an option has been taken on another 25 acres.

Please refer to the aerial photo, property survey plat, and the topographic site map for details.

We also include the Deed Covenant for your review.

For further information, contact the Kentucky Department of Commerce or the Owensboro-Daviess County Industrial Foundation, Inc., Owensboro-Daviess County Airport, Owensboro, Kentucky 42301, Phone - Area Code 502 683-0441.

LEGEND:

UTILITIES AVAILABLE

W - WATER

G - GAS

E - ELECTRICITY

S - SEWERAGE

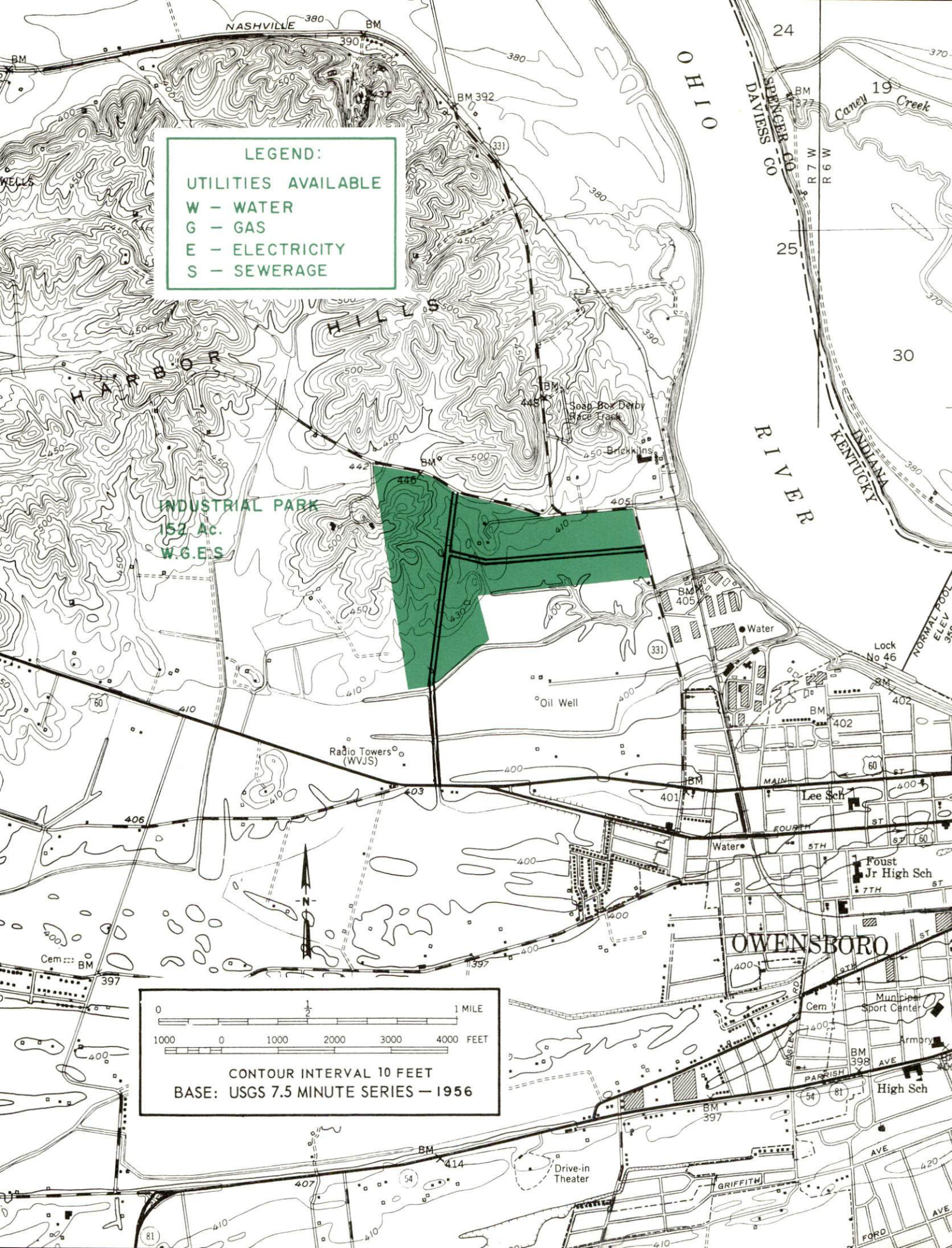
INDUSTRIAL PARK
152 Ac.
W.G.E.S.

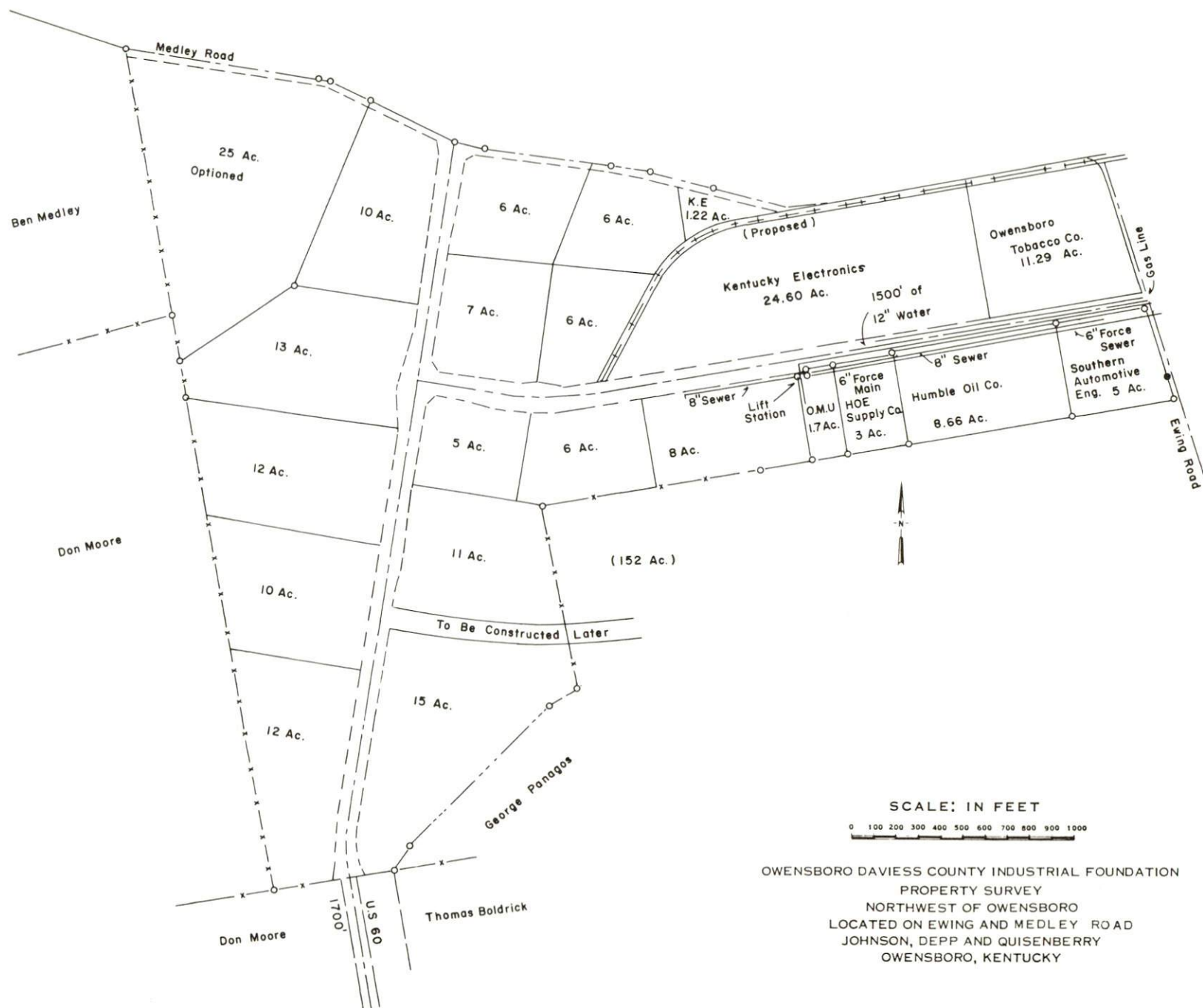
0 1/2 1 MILE

1000 0 1000 2000 3000 4000 FEET

CONTOUR INTERVAL 10 FEET

BASE: USGS 7.5 MINUTE SERIES - 1956





OWENSBORO-DAVIESS COUNTY INDUSTRIAL PARK # 1
SITE SURVEY INFORMATION

SITE DESCRIPTION:

Total Acreage: 152 acres

Location: Northwest of city and adjoining city limits

Distance from city limits: Adjacent; Type neighborhood: Industrial

Proximity to residential property: One-half mile; Zoning: Industrial

Ownership: Owensboro-Daviess County Industrial Foundation, Inc.

Cost: Averages \$4,500 per acre with all improvements

Terrain: Generally flat

Elevation: 40 5' average; Highest known high water: 394'

Estimated Grading Cost: Very little required

Transportation: Rail - Highway - Air; 3-miles Owensboro River-
Rail Terminal

Roadway access: Industrial access road, 1,700 feet to U.S. 60

Type road, surface, width, etc.: 24' bituminous surface

Distance from arterial street or highway: 1,700 feet to U.S. 60

Railroads serving: Louisville & Nashville

Location of line: Industrial lead track on property

Cost of extending to site: Included in cost per acre

Waterways: Ohio River - one-half mile

Channel stage: 18.9

Distance to commercial airport: 2 miles

(Continued)

SITE SURVEY INFORMATION
PAGE 2

Public transportation: Present bus line - one-half mile

Type Soil: Clay; Drainage: Good

Utilities:

Water:

Company: Owensboro Municipal Utilities

Location & size mains: 12" main in St.

Pressure: 58; Cost of extending to site: Included in cost
per acre

Gas:

Company: Western Kentucky Gas Company

Location of nearest lines: At the site

Size: 4" & 6"; Pressure: 50 lb. and up as necessary

Source (Transmission Line): Texas Gas Transmission
Corporation

Cost of extending to site: Included in cost per acre

Electricity:

Company serving: Owensboro Municipal Utilities

Sewerage: New substation with 2-way feed serves the property

Storm: Surface drainage; Sanitary: Collector system & pump
to city system; Size mains: 8"

Prevailing Winds: Northwest

PLOT PLAN OF SITES: Attached

OWENSBORO INDUSTRIAL PARK

This is an aerial photograph of an industrial park. A dashed line outlines the park's perimeter. Inside the park, there are several large industrial buildings, including a prominent white-roofed structure in the center and several dark-roofed buildings at the bottom. There are also open lots, some with piles of material, and a road running through the park. The surrounding area consists of agricultural fields and some wooded areas.

OWENSBORO, KENTUCKY

LOCATION:

Owensboro is a second-class city located in the northwest portion of Kentucky. Owensboro is 323 miles south of Chicago, 205 miles east of St. Louis, 384 miles north of Atlanta, and 123 miles west of Louisville.

POPULATION:

1960	Owensboro - 42,471	Daviess County - 70,588
1965 (Est.)	Owensboro - 48,941	Daviess County - 81,176

TRANSPORTATION:

Railroads: Owensboro is served by the Louisville & Nashville Railroad and the Illinois Central Railroad. There are eight local freights daily.

Air: The Owensboro-Daviess County Airport, located 3.5 miles west-southwest of Owensboro, is served by Ozark Airlines with six flights daily. The airport has two paved landing strips, one is 5,000 by 150 feet and the other is 3,700 by 100 feet. The airport has an elevation of 407 feet above sea level.

Highways: Owensboro is served by U.S. Routes 60, 231, and 431, and Kentucky Highways 54, 56, and 81.

Trucks: Owensboro is provided both interstate and intrastate common carrier service by ten trucking firms. Of these ten firms, five have terminal facilities located in Owensboro. Trucking firms serving Owensboro are listed below:

<u>Firm</u>	<u>Home Office</u>	<u>Service</u>
A & H Truck Line, Inc.*	Evansville, Indiana	Interstate
D-C International, Inc.	Denver, Colorado	Interstate-
		Intrastate
Durrett Transfer, Inc.*	Springfield, Tennessee	Interstate-
		Intrastate
Interstate Motor Freight System*		
	Grand Rapids, Michigan	Interstate
Able Express, Inc.	Louisville, Kentucky	Interstate-
		Intrastate
McLean Trucking Co.	Winston-Salem, North Carolina	Interstate-
		Intrastate
Meade Transport, Inc.	Owensboro, Kentucky	Interstate-
		Intrastate

Roadway Express, Inc.	Akron, Ohio	Interstate
Schrecker Freight Line*	Owensboro, Kentucky	Interstate - Intrastate
Transport Motor Express, Inc.*	Fort Wayne, Indiana	Interstate

Water: Owensboro, located on the Ohio River, is served by the Owensboro River-Rail Terminal. Excellent facilities are available.

Bus Lines: Five bus lines serve Owensboro. Inter-city service is provided by the Owensboro City Bus Line.

HIGHWAY DISTANCES: From Owensboro, Kentucky, to:

Town	Miles	Town	Miles
Atlanta, Ga.	384	Lexington, Ky.	180
Birmingham, Ala.	345	Louisville, Ky.	123
Chicago, Ill.	323	Nashville, Tenn.	127
Cincinnati, Ohio	266	New York, N. Y.	874
Detroit, Mich.	448	Pittsburgh, Pa.	516
Knoxville, Tenn.	314	St. Louis, Mo.	205

UTILITIES:

Electricity: Electricity in the Owensboro area is supplied by Owensboro Municipal Utilities, Kentucky Utilities Company, and Green River Rural Electric Cooperative Corporation. The systems are interconnected.

Natural Gas: Owensboro is served by the Western Kentucky Gas Company, whose source of supply is the Texas Gas Transmission Corporation.

Water: Finished water is provided by the Owensboro Municipal Utilities, whose source is 22 deepwells. The capacity of the system is 20,000,000 gallons per day with a present surplus of approximately 10,000,000 gallons.

Sewerage: A modern sewerage disposal plant and collection system serves the entire city. Daily capacity is 16 million gallons; daily flow averages 7.2 million gallons.

Telephone: Southern Bell Telephone and Telegraph Company serves Owensboro and Daviess County.

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*Have terminal facilities located in Owensboro, Kentucky.

LABOR SUPPLY:

The Owensboro labor supply area includes Daviess and the adjoining counties of Henderson, McLean, Hancock and Ohio. Estimated number of workers available for industrial jobs in the labor supply area: 4,450 to 4,950 men and 2,150 to 2,650 women. Number of workers available from Daviess County: 2,200 to 2,300 men and 500 to 600 women.

HEALTH:

Owensboro has two completely equipped hospitals having a total capacity of 474 beds and 64 bassinets. A public health program is provided by the Daviess County Health Department.

EDUCATION:

The Owensboro Independent School District consists of twelve elementary, three junior high, and one high school. The Owensboro parochial system has seven elementary and one high school. The Daviess County School System consists of one senior high school, two junior high schools, and thirteen elementary schools.

Owensboro is served by the Owensboro Area Vocational School located within the city. Courses offered include: auto mechanics, cosmetology, drafting, electronics, general industrial electricity, machine shop, printing, radio, television, and woodworking and carpentry.

Brescia College, with an enrollment of 1,077, and Kentucky Wesleyan College, with an enrollment of 1,256, both coeducational, are located within the city limits of Owensboro.

RECREATION:

The Owensboro Recreation Commission maintains municipal parks, golf courses and the Sportscenter Complex, which includes swimming pool, ice rink and auditorium-arena. The seven-man board is also responsible for the operation of year-round recreation programs for youngsters and adults.

The Owensboro Memorial Recreation Center, better known as the Sportscenter, includes the auditorium-arena, with a capacity of 7,000; the 750,000 gallon capacity swimming pool, one of the largest in the nation; and the 200 by 85 foot ice rink, the newest and largest artificial ice rink in Kentucky used for recreation skating.

The 300-acre layout will include picnic areas, equipped playgrounds, camping areas for tents and trailers, hiking trails, bridal paths, baseball diamonds, basketball and tennis courts, a lake for boating and fishing, a lodge for group meetings and activities, and an amphitheater for outdoor presentations.

Municipal golf courses include the new Ben Hawes championship course, an 18-hole, 140-acre layout, and the 9-hole, 65-acre Hillcrest course.

The Owensboro Country Club has an 18-hole golf course, tennis courts, and swimming pool. The new Windridge Country Club has an 18-hole golf course and swimming pool.

Excellent boating and fishing are available on the Ohio River, where both private and public dock facilities are provided.

Owensboro has two bowling alleys with a total of 36 lanes.

There are two downtown movie theaters and three drive-in theaters.

EXISTING INDUSTRY:*

<u>Name</u>	<u>No. of Employees</u>
The American Tobacco Company	672
V. E. Anderson Manufacturing Co.	225
Can-Tex Industries	119
Dewey & Almy Chemical Division	174
Field Packing Company, Inc.	250
The Fleischmann Distilling Corp.	154
General Electric Company	4,250
Glenmore Distilleries Company	253
Green River Steel Corporation	723
Hodge Tobacco Company	165
Kentucky Electronics, Inc.	520
Medley Distilling Company	170
Modern Welding Company, Inc.	112
Murphy-Miller, Inc.	740
Owensboro Publishing Company	110
Owensboro Tobacco Company	350
Westinghouse Electric Corp.	103

*Includes firms having 100 or more employees.

OWENSBORO-DAVIESS COUNTY INDUSTRIAL FOUNDATION, INC.

THIS DEED OF DEDICATION AND RESTRICTION entered into on this the 29th day of June, 1965, by the OWENSBORO-DAVIESS COUNTY INDUSTRIAL FOUNDATION, INC., a corporation organized under the laws of the Commonwealth of Kentucky, with its principal office at 210 West Fourth Street, Owensboro, Kentucky, hereinafter referred to as the "FOUNDATION."

WITNESSETH

WHEREAS, Foundation is a nonprofit corporation organized for the purpose of promoting the industrial development of Owensboro and Daviess County, Kentucky, and has acquired and now owns the lands described in Exhibit 1 attached hereto, which said lands Foundation proposes to develop as an industrial subdivision, and

WHEREAS, Foundation wishes to establish certain restrictions for the protection of persons and firms purchasing, or otherwise acquiring sites within the said industrial subdivision, which said restrictions shall bind all persons thus purchasing or acquiring sites therein, and their respective successors and assigns,

NOW, THEREFORE, the Foundation does hereby restrict the lands described in Exhibit 1 hereto as follows:

(1) The said lands shall be used only for industrial or commercial purposes.

(2) All plans for the construction or alteration of any buildings on the said property, and for the use of the said property, or any change therein, and all streets, roadways, alleys, landscaping and other plans for the use of the said property shall be subject to the prior written approval of at least two of the three members of the Planning Committee composed of the following persons as they may be selected and acting in such capacity from time to time, those making an appointment to have the power to replace their appointee:

- (a) The President or such other officer as may be designated by the Owensboro-Daviess County Industrial Foundation, Inc. If the Industrial Foundation ceases to exist as a corporate body, the owners of at least fifty-one per cent (51%) of the total acreage in the industrial park described in Exhibit 1 may select such other person to serve in place of the official of the Industrial Foundation.

- (b) A representative of the owners of the property in the industrial subdivision to be appointed by written nomination of the owners of at least fifty-one per cent (51%) of the total acreage in the industrial park.
- (c) A representative of the Owensboro-Daviess County Planning and Zoning Commission.

(3) No owner of any site within the said industrial subdivision shall do any construction or other work upon such site except in accordance with the plans approved by the Planning Committee, as evidenced by a written certificate signed and acknowledged by at least two of the three members of the Planning Committee, and recorded in the Daviess County, Kentucky, Court Clerk's Office. Such plans shall not hereafter be changed except upon the recording in said Clerk's Office of a subsequent or amended certificate by the said Planning Committee.

(4) All buildings constructed in the said industrial subdivision shall be of masonry construction or industrial curtain wall construction, or such equivalent as shall be approved by at least two of the three members of the said Planning Committee.

(5) The restrictive covenants herein described shall be binding upon all owners of property within the said industrial subdivision, and upon their heirs, devisees, personal representatives, successors and assigns, down to July 1, 1984. Prior to July 1, 1984, the owners of seventy-five per cent (75%) of the total acreage contained in the said industrial subdivision may continue these restrictive covenants in whole or in part, and for such additional term as they agree upon and is evidenced by an instrument executed and recorded in the said County Court Clerk's Office by the said owners.

(6) Any violation of the restrictions herein contained or of the plans approved by the Planning Committee may be enforced by any person, firm or corporation owning any property in the said industrial subdivision or by the said Planning Committee, acting upon a majority vote thereof.

IN TESTIMONY WHEREOF the Foundation has executed this Deed of Dedication and Restriction as of the date first herein written.

MAJOR HIGHWAY NETWORK IN KENTUCKY

Compiled By
KENTUCKY DEPARTMENT
OF
COMMERCE
Frankfort, Kentucky
SEPT. 1966

LEGEND

INTERSTATE and PARKWAYS

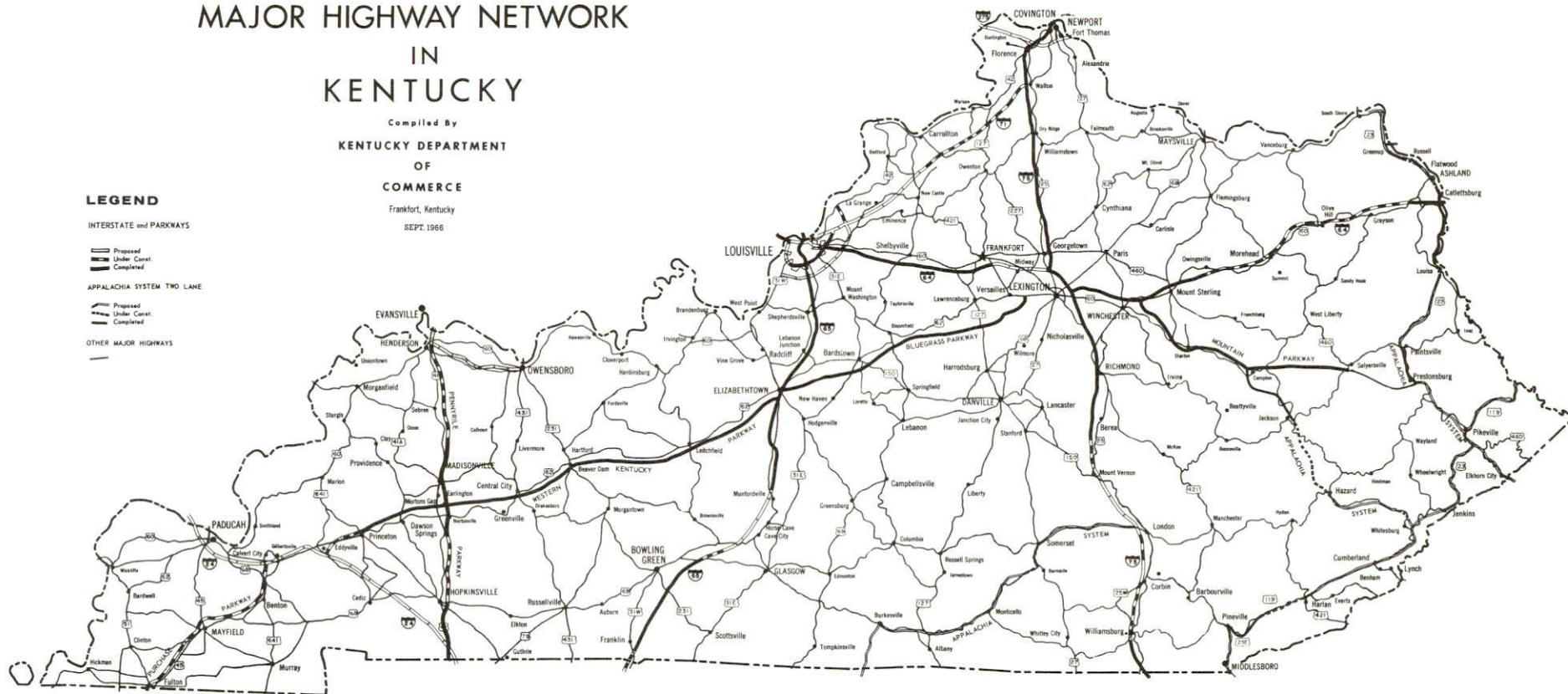
Proposed
Under Const.
Completed

APPALACHIA SYSTEM TWO-LANE

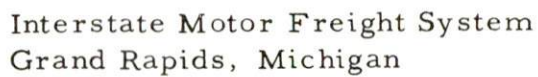
Proposed
Under Const.
Completed

OTHER MAJOR HIGHWAYS

MAJOR HIGHWAY NETWORK

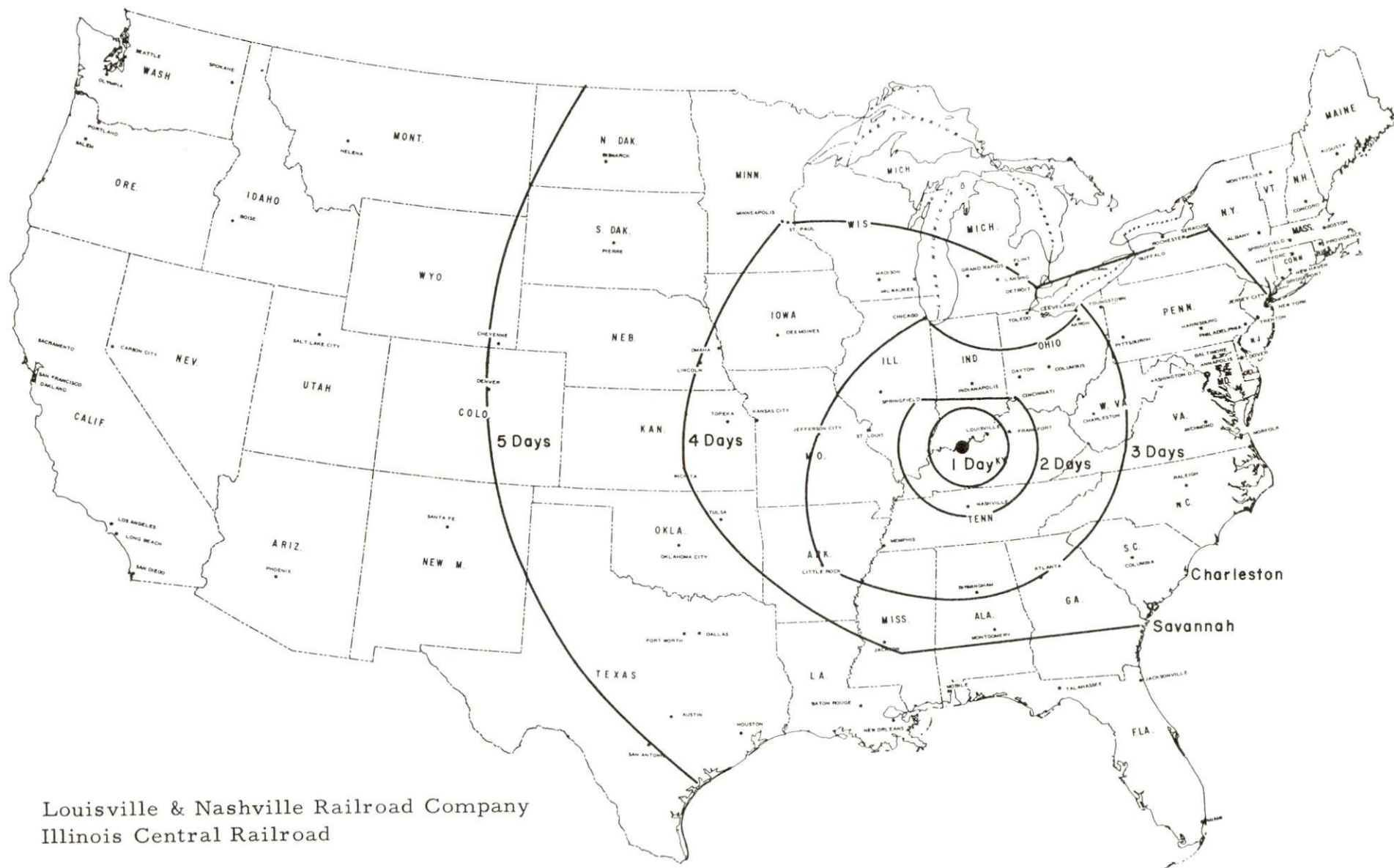


TRUCK TRANSIT TIME OF TL SHIPMENTS FROM OWENSBORO, KENTUCKY, TO:



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RAILWAY TRANSIT TIME FOR CL SHIPMENTS FROM OWENSBORO, KENTUCKY, TO:



Louisville & Nashville Railroad Company
Illinois Central Railroad

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For detailed information concerning Owensboro,
please request publication "Industrial Resources,
Owensboro, Kentucky. "

1967