



Smith Farm - Shovel-Ready Site

Southeast of the South Main Street/South Vienna Road - East Lovers Lane Intersection, Scottsburg, Indiana 47170 - Scott County



Property Details

Latitude/Longitude: 38.6691, -85.7677

Type of space: Heavy Mfg, Industrial, Light Mfg, Whse/Dist

Min Size: 10 acres

Max Size: 155 acres

Last Updated: 7/23/2021

Availability

For Sale: Yes

Sale Terms: Negotiable

Contact Information

Company: One Southern Indiana

Contact Name: Anne Keller

Address: 4100 Charlestown Road

City: New Albany

State: Indiana

Phone: 812-945-0266

Email: ScottCounty@1si.org

Documents

[Scott - Scottsburg - Smith Farm Property - State Site Certification Fact Sheet.pdf](#)

[Scott - Scottsburg - Smith Farm Property - REVISED Flyer - 7-2021.pdf](#)

Description

This 155-acre property lies southeast of the intersection of South Main Street/South Vienna Road and East Lovers Lane in Scottsburg, Ind.

The property was the first certified "Gold Site" in the state's Shovel-Ready Program. See the accompanying 'State Site Certification Fact Sheet' to learn more.

The property includes the following features:

- **Electric service:** A dedicated primary circuit directly out of the substation, primary located on the property; 69,000-volt transmission located across the road; 20MVA station, current peak load is 7 MVA; dual-feed service available from substation 1 mile away; site also receives power from IMPA-owned 7MVA solar field; an Economic Development Rider is available and may be applicable to certain, qualified projects.
- **Water service:** An 8" line runs along the property on the west side of South Main Street/South Vienna Road; the system generally provides 60 - 70 psi; the capacity is 10,000 - 36,000+ gallons per day.
- **Sewer service:** A 15" line lies within 200' of the property.
- **Fiber service:** A fiber runs the entire length of the property with two splice points available; additional information available.
- A **rail spur** lies on the west side of South Main Street/South Vienna Road and may be extended east across the road to the site.
- The property is **zoned industrial**.



Smith-Farm-Image-2-By Becky
Ellenburg - 7-2021 .jpg

Site Details

Total Acres: 155 acres

Zoning: Industrial

Shovel Ready: Yes

Featured Site Description: Shovel Ready Gold

Is the area located within a municipal jurisdiction?: Yes

Contiguous Acres Available for Development: 155

Zoning Authority: Scottsburg Area Planning Commission

Transportation

Interstate Name: Interstate 65

Distance to Interstate: 3 miles

Highway Description: Interstate 65, a significant north-south thoroughfare, lies approximately two miles west of the property. Interstate 65 provides access to Indianapolis, Indiana, approximately 84 miles to the north, and to Louisville, Kentucky, approximately 31 miles to the south. Regarding regional airports, the Scott County Airport is approximately 2.5 miles from the site, and it's a privately owned grass runway with fuel and hangars available. There are plans to extend the runway from 2,500' to 3,500'. The airport is capable of handling single- and twin-engine planes and helicopters, and military and corporate aircraft use it. The Clark County Regional Airport (KJVV) is

approximately 21 miles due south on Interstate 65 in Sellersburg, Indiana, and it has a 7,000' runway capable of handling large corporate jets. The airport also has all the latest safety and lighting features. The Freeman Field Municipal Airport lies approximately 24 miles to the north in Seymour. Further, a rail spur lies on the west side of South Main Street/South Vienna Road that borders the Smith Farm property. The rail spur could easily be extended across the road and into the site.

Nearby Highway: U.S. Highway 31

Distance to Nearest Highway: .5 miles

Nearest International Airport: Louisville International Airport (SDF)

Distance to Nearest Airport: 36 miles

Regional Airport Name: Clark County Regional Airport (KJVY)

Distance to Regional Airport: 21 miles

Regional Airport Runway Length: 7,000 ft

Rail Adjacent Site/Building: Yes

Distance to Rail: .1

Rail Provider: Louisville & Indianapolis Railroad

Closest Port: Port of Indiana - Jeffersonville

Distance to Port: 26 miles

Utilities

Electric: Yes

Distance to Electric: On-site

Electric Provider: Scottsburg Municipal Electric Utility

Natural Gas: Yes

Distance to Natural Gas: On-site

Natural Gas Provider: Midwest Natural Gas

Natural Gas Line Size: 6"

Natural Gas Pressure: 50

Sewer: Yes

Distance to Sewer: On-site

Sewer Provider: Scottsburg Municipal Sewer

Sewer Line: 15"

Water: Yes

Distance to Water: On-site

Water Provider: Scottsburg Municipal Water

Water Line: 8"

Water Main Pressure: 60 - 70

Telecom: Yes

Distance to Telecom: On-site

Telecom Provider: Scottsburg Electric Commercial Fiber

Internet Connection: Yes

Distance to Internet: On-site

ISP: Citizens Communication Corporation

Internet Service Type: Broadband/Fiber

Other

Ownership: City of Scottsburg

Tax District Name: Vienna Township

Incentives

Tax Increment Financing Area (TIF): Yes

Contacts

Alternate Contact Name: Mayor Terry Amick

Alternate Contact Company: City of Scottsburg

Alternate Contact Phone: 812-722-5039

Alternate Email Address: TAmick@CityofScottsburg.com