

# DAN EVANS INDUSTRIAL PARK II

Bidwell, Gallia County



**SiteOhio authenticated** means construction ready day one. Dan Evans Industrial Park II, which has been deemed among Ohio's top sites, has all utilities reaching to the park boundaries, all due diligence studies completed with clear findings, and access to a large regional labor force. Gallia County Economic Development and OhioSE collaborated to inventory the site's compelling features that make it ideal for business.

## The industrial park:

is within one mile of US-35. | has flat topography. | is community owned.



PROPERTY DETAILS	
Physical address	3351 State Route 850
City	Bidwell
County	Gallia
Zip code	45614
Type of space	Industrial, Vacant Land
Ownership	Gallia County Community Improvement Corporation
Min size	3 acres
Max size	77 acres
Price per acre	\$25,000/acre
Industrial park	Yes
Enterprise zone	Yes
Date available	Immediate

### WHAT DOES "DAY ONE" MEAN TO COMPANIES?

"Day one" is the promise that all sites authenticated by SiteOhio are construction ready the very first day. When you see the SiteOhio seal, you know:

- All utilities are to park boundaries with adequate capacities.
- All due diligence studies are complete and clear of issues.
- The site has compatible uses, with no limitations or insurance liability based on surrounding property.

### CONTACT INFORMATION

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**Dan Evans Industrial Park II** underwent rigorous due diligence studies as a part of the usability audit designed to vet sites with companies in mind. All studies look to ensure strict criteria are met, as well as utilities and other site assets are to park boundaries with excess capacity and accessible for doing business.

## SITEOHIO DETAIL

Former use	Agricultural
Total acres	77
Divisible	Yes
Zoning	Unzoned, industrial covenants in place
Written covenants	Yes
Master development plan	Yes
Surrounding uses	Manufacturing, transportation, rural residential
Number of years park has been in existence	18 years
Number of companies in the park	Eight
Distance from residential	2.2 miles (low density)
Distance from schools	3.3 miles
Distance from public parks	9 miles
Distance from retirement centers	7.5 miles
Distance from correctional facilities	9.1 miles
Distance from cemeteries	0.1 miles (very small)
General site configuration	Rectangular
Topography/terrain	Flat
Percent slope of site	1.43%
Is the site in a 100-year floodplain?	No
Are there any bodies of water, creeks, wetlands, etc. that impact the constructible acreage?	Narrow 0.19 acre jurisdictional wetland extends into site from southern border. Small 0.06 acre jurisdictional wetland at northeast corner.
Does the site have evidence of sink holes, natural springs, etc.?	No
Are there any structures on site that will impact constructability?	No
Are there separately owned mineral rights that would not be sold with the site?	No
Easements/ROWs	None
Is site easily accessible?	Yes
Number of roads accessing the site	Four
Access controlled by traffic light?	No
Are road improvements necessary?	No
Distance to major 4-lane highway and/or interstate	1 mile to US-35
Can site be viewed from the highway or interstate?	No

Regional attainment status	
Eight-hour ozone	Yes
Particulate matter (PM 2.5)	Yes
Sulfur dioxide (1-Hour SO <sub>2</sub> )	Yes
Lead	Yes

\* The entire state of Ohio is attainment for nitrogen oxides and carbon monoxides

## UTILITIES

Utility information as of 2.06.2018

Utility capacities are subject to change over time. Please contact the site representative for the most recent information.

Electric to park boundaries		Yes
Name of provider	AEP Ohio	Buckeye Rural Electric Cooperative
Excess electric capacity	5 MW	2.5 MW
Distance to the electric substation	10,000 feet	3,600 feet
Type of feed	Single Feed- Single Substation	
Redundant	No	
Total sustained interruptions annually	2	4
Total momentary interruptions annually	2	0
Total outage duration (hours/year)	14.5 hours/year	5.97 hours/year

Natural gas to park boundaries		Yes
Name of provider	Columbia Gas of Ohio	
Excess gas capacity	15-30 MCF/hour	
Available pressure	15 PSI	
Gas line size	4 inch and 6 inch	

Water to park boundaries		Yes
Name of provider	Gallia County Rural Water	
Excess water capacity	0.5 - 0.75 MGD	
Total capacity of system	4.3 MGD	
Water line size	8 inch and 12 inch	

Sewer to park boundaries		Yes
Name of provider	City of Gallipolis	
Excess sewer capacity	0.45 MGD	
Total capacity of system	2 MGD	
Sewer line size	8 inch	

Fiber/telecom to park boundaries		Yes
Name of provider	Horizon	

## DUE DILIGENCE STUDIES AND REPORTS

Phase 1 environmental report complete and clear	Yes
Geotechnical study complete and clear	Yes
Wetlands delineation complete and clear	Yes
Archeological study complete and clear	Yes
Endangered species analysis complete and clear	Yes

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- Regional population within 45 miles: **726,573**
- Regional workforce within 45 miles: **348,984**

REGIONAL MAP

Dan Evans Industrial Park II



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For more information on Dan Evans Industrial Park II, please contact **Donna Hrezo** at [donna@ohiose.com](mailto:donna@ohiose.com) or **Melissa Clark** at [mclark@gallianet.net](mailto:mclark@gallianet.net)

TRANSPORTATION MAP

Dan Evans Industrial Park II

