

Ohio

Dan Evans Industrial Park - Lot O

3351 State Route 850, Bidwell, Ohio 45614 - Gallia County



Property Details

Latitude/Longitude: 38.8917, -82.2978
Type of space: Vacant Land, Build to Suit
Min Size: 2.60 acres
Max Size: 67 acres
Last Updated: 5/7/2026

Availability

For Sale: Yes
Sale Price: \$182,000
Sale Price per acre: 70,000
Ownership: Community Improvement Corporation of Gallia County
Ownership Type: Public-private partnership
Number of Owners: 1

Contact Information

Company: University of Rio Grande and Rio Grande Community College
Contact Name: Taylor Stepp
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Contact Information

Company: OhioSE

Contact Name: Donna Hrezo

City: Steubenville

State: Ohio

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Description

*SITEOHIO AUTHENTICATED SITE

Located just one mile North of US 35 / SR850 interchange between Rio Grande and Gallipolis in Southern Ohio. This area is poised for major growth in the coming years, with \$17 billion in new industrial investments and nearly 5,000 new full-time jobs coming within 60 miles of the site in steel (Nucor), automotive (Kenworth & Toyota), food & beverage production (General Mills, Bellisio Foods, Herr Foods & Speyside Bourbon Cooperage) and clean energy projects (Fidelis New Energy Blue Hydrogen plant & ARCH2 Federal Hydrogen Hub). Site has a rare combination of federal incentives, including Opportunity Zone, New Markets Tax Credit, Justice40, and Energy Community.

Site dual served by AEP and Buckeye Rural Electric Cooperative. Excess sewer and water capacity, along with Columbia Gas service with capacity and up to 1 Gbps fiber available.

University of Rio Grande, Rio Grande Community College, and Buckeye Hills Career Center are all within 7 miles of the site, churning out nearly 1,000 qualified and credentialed graduates each Spring to fill workforce pipelines.

Completed Due Diligence Studies Include: Phase 1 Environmental Review, Archeological Study, Geotechnical Study, Wetland Determination, Wetland Delineation, Threatened & Endangered Species.

Site Details

Parcel ID #(s): 02800170401

Industrial Park: Yes

Industrial Park Name: Dan Evans Industrial Park

Lot Size: 2.60 acres

Total Acres: 67 acres

Total Developable Acres: 77 acres

Maximum Contiguous Developable Acres: 200 acres

Divisible: Yes

Total Number of Buildings: 0

Current Use: Agricultural

Former Use: Agricultural

Zoning: No zoning

Attainment: NOX: Attainment

Attainment: CO: Attainment

Business Near Site: Ohio Valley Trackwork, Silver Bridge Coffee Company, Southern Cabinetry, Holzer Health System (back office operations) Thompson Trucking, Foster Sales & Delivery, MPW Services

Description of Buildings on Site: 0

Noise Restrictions: None
Taxes: No municipal taxes
Expansion Land: Yes
Build to Suit Opportunity: Yes
Certified: Yes
Certification Type: Site Ohio
Topography: Flat
Industrial Park Platted: Yes

Incentives

Coal Closure Energy Communities: Yes
Justice40 Disadvantaged Communities: Yes
Enterprise Zone: Yes
Foreign Trade Zone: Yes
HUB Zone: Yes
Incentive URL: <https://growgallia.com/incentives-financing/>
Local Incentive Comments: Numerous incentives are available from both the local and state-level.
Incentive Areas: Yes

Utilities

Electric at Site: Yes
Distance to Nearest Distribution Electric Line (<69KV): 0 feet
Nearest Distribution Electric Line Size (KVA): 12.47 KVA
Electric Provider: AEP Ohio
Electric Volts: 12.47 V
Power Phases: Triple
Distance to the electric substation: 0.60 miles
Additional Electric Details: End-users on site could be served by either AEP Ohio or Buckeye Rural Electric Cooperative 3-Phase 12.47kV lines, dependent on location of the electric load center on the property.
Gas at Site: Yes
Distance to Natural Gas Distribution Line: 0 feet
Gas Provider: Columbia Gas of Ohio
Gas Line Size: 6 in
Natural Gas Distribution Line Pressure : 15 PSIG
Additional Gas Details: 15 PSIG Prior to regulation; Available capacity 15-30 MCFH
Water at Site: Yes
Distance to water: 0 feet
Water Provider: Gallia Rural Water
Water Line Size: 8 in
Total Water Capacity at Site: 500000 GPD
Sewer at Site: Yes
Distance to Sewer Line: 0 feet
Sewer Provider: City of Gallipolis
Excess Sewer Capacity at Site: 450000 GPD
Fiber Service to Site: Yes
Distance to Fiber Line: 0 feet
Fiber Provider: Glo Fiber
Maximum Data Bandwidth: 10 GB
Telecom: Yes
Telecom Provider: Glo Fiber

Site Due Diligence

Phase I Environmental Site Assessment Completed: Yes
Phase I ESA Date: 2014

Geotechnical Study Completed: Yes
Geotechnical Study Date: 2017
Wetlands Delineation Completed: Yes
Wetlands Delineation Study Date: 2018
Wetlands Percentage of Site: 0 %
Jurisdictional Determination Complete (Y/N): N
Archeological Study Completed: Yes
Archeological Study Type: Phase I Cultural Resources Study
Archeological Study Date: 2018
Endangered Species Study Completed: Yes
Endangered Species Study Date: 2018

Transportation

Nearest Highway: US 35
Distance to Nearest Highway: 1 miles
Access Road Number of Lanes: 4
Access Road Name: SR-850
4 Lane: Yes
Highway 2: SR-32
Distance to Highway 2: 22 miles
Nearest Interstate: I-64
Distance to Nearest Interstate: 47 miles
Interstate 2: I-77
Distance to Interstate 2: 58 miles
Nearest Airport: Gallia Meigs Regional Airport
Distance to Nearest Airport: 9 miles
Airport 2: Huntington Tri-State Airport (HTS)
Distance to Airport 2: 59 miles
Airport 3: Rickenbacker International Airport
Distance to Airport 3: 100 miles
Nearest International Airport: John Glenn Columbus International Airport
Distance to International Airport: 109 miles
Nearest International Airport: John Glenn Columbus International Airport