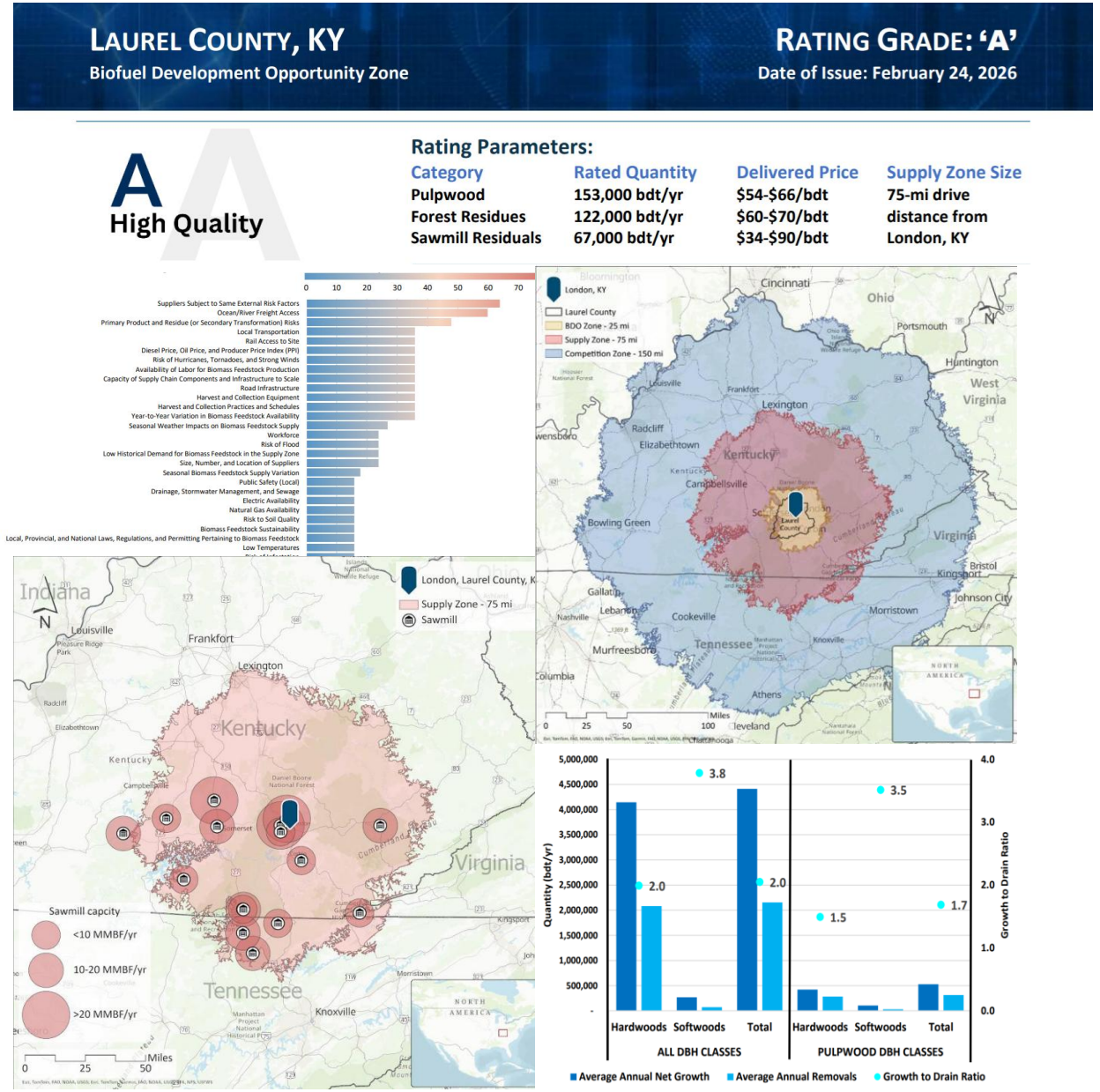
Laurel County, KY BDO Zone Rating: **'A'**

- ✓ Rating Parameters: 340,000 bdt/yr of wood fiber at delivered prices less than $90/bdt
- ✓ 275,000 bdt/yr of pulpwood and forest residue could be available for as low as $60/bdt
- ✓ Declining pulpwood demand and large surplus of standing timber
- ✓ State-certified network of professional logging contractors
- ✓ Potential project development site with natural gas, three-phase electric, high speed internet, and heavy industrial zoning

View and download the Laurel County, KY BDO Zone Rating **here**.



BD OZ | THE BIOFUEL DEVELOPMENT OPPORTUNITY ZONE INITIATIVE

LONDON-LAUREL CO.
ECONOMIC DEVELOPMENT AUTHORITY

ECOSTRAT
GOT FEEDSTOCK RISK? GET ECOSTRAT.

BD OZ | THE BIOFUEL DEVELOPMENT OPPORTUNITY ZONE INITIATIVE

BDO Zone 'A' Rating for London-Laurel County, KY

Maximizing Bioeconomic Potential in Southeastern Kentucky



Paula Thompson
Executive Director
London-Laurel County Economic Development Authority

July 8, 2026

LONDON-LAUREL CO.
ECONOMIC DEVELOPMENT AUTHORITY

LLCEDA Background:
LLCEDA is a city-county governmental entity created 55 years ago by City of London and Laurel County Fiscal Court.

LLCEDA Vision:
To help build sustainable, prosperous, and resilient communities.

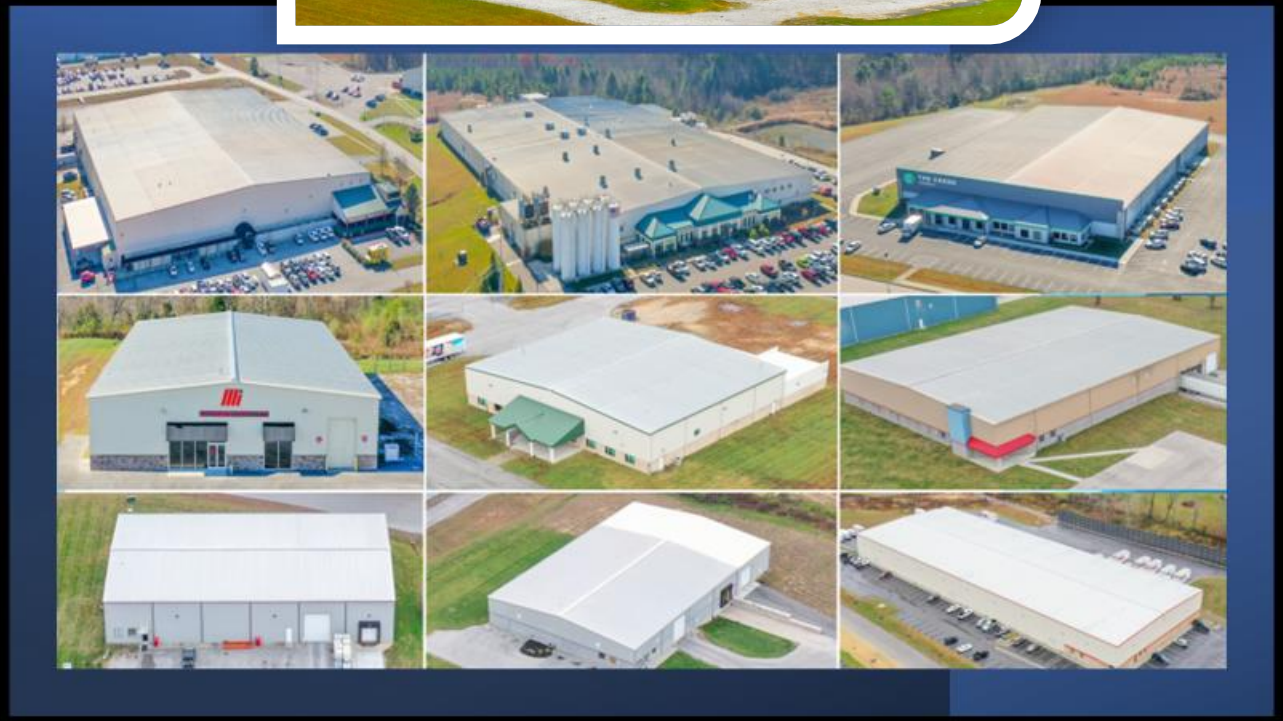
LLCEDA Mission:
To attract businesses to our community by recruiting and retaining businesses that create quality, good-paying jobs like manufacturing, technology businesses and food processing.

Why did you choose to pursue a BDO Zone rating?

LLCEDA chose to pursue a **BDO Zone Rating** because it acts as an internationally recognized, investment-grade stamp of readiness for biomanufacturing allowing London to gain attention at the international level to attract new biofuels manufacturing plants and catalyze investment, especially in our rural community.

LONDON-LAUREL CO.
ECONOMIC DEVELOPMENT AUTHORITY





London-Laurel Co. Economic Development Authority Industrial Parks

1. Otter Park
2. Walmart D.C.
3. Lily Industrial Park
4. Pennington Park
5. Karr Airpark
6. Fariston Park
7. Greer Park
8. Rowland Park
9. McDaniel Industrial Park – New!

Speculative Building Successes

Spec 1 - 1998 105,000 sf. in Charles Pennington Park - Senture

Spec 2 - 2000 79,450 sf. in Charles Pennington Park - ABC Automotive

Spec 3 - 2005 64,455 sf. in Charles Pennington Park - Creek-Begley

Spec 4 - 2008 12,500 sf. in Charles Pennington Park - Motion Industries

Spec 5 - 2012 12,000 sf. in Dennis Karr Airpark - Keurig - Dr. Pepper

Spec 6 - 2014 30,000 sf. in Fariston Industrial Park – Hearthside Foods

Spec 7 - 2015 12,000 sf. in Fariston Industrial Park - Jones Petroleum

Spec 8 - 2016 12,000 sf. in Fariston Industrial Park - Red Bull

Spec 9 - 2020 60,000 sf. in Greer Industrial Park - Fed Ex Ground

Spec 10 – 2023 105,000 sf in Lily Industrial Park – Now Available!

LONDON-LAUREL CO.
ECONOMIC DEVELOPMENT AUTHORITY

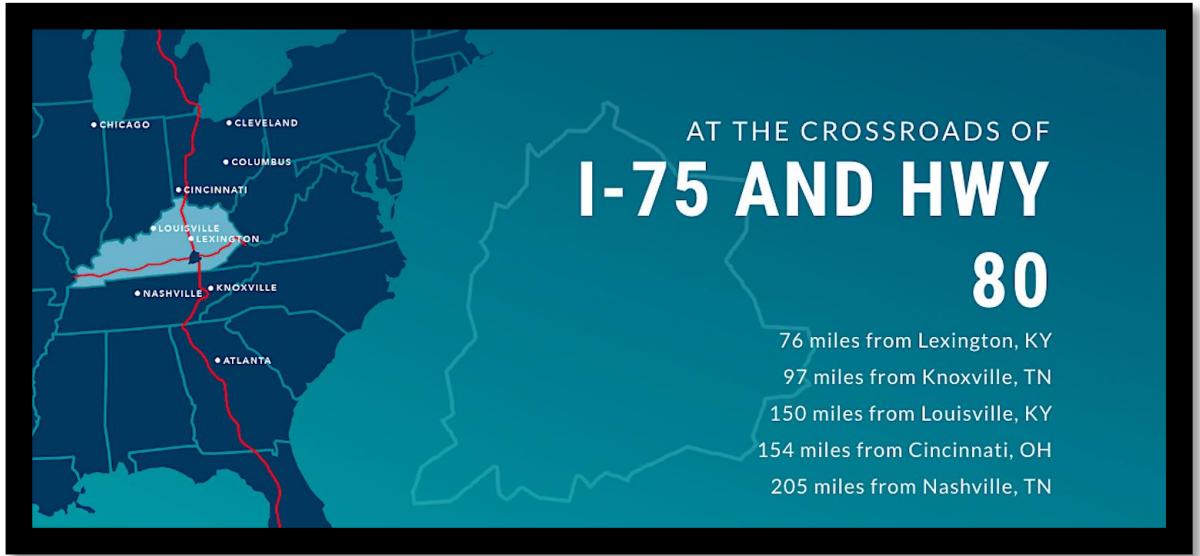
BD OZ | THE BIOFUEL DEVELOPMENT OPPORTUNITY ZONE INITIATIVE



New McDaniel Industrial Park – 180+ acre

- **Surrounded by the Daniel Boone National Park**
- **In mature industrial area – 3,500 industrial workers**
- **Crossroads location (I-75 North-South and W-80 East-West**
- **Strong commuting workforce (125K)**
- **Industrial Utilities being installed**
  - 4” Gas extension
  - 8” Water extension
  - 8” Gravity sewer
  - Fiber extension
  - 3MW Underground electric





LONDON-LAUREL CO.
ECONOMIC DEVELOPMENT AUTHORITY

Kentucky Proud

BD|THE BIOFUEL DEVELOPMENT
OZ|OPPORTUNITY ZONE INITIATIVE

Manufacturing
ABC Automotive
Aisin Automotive
BEAR Highlands Diversified
Flowers Bakery
Baxter's - North America
Bimbo Bakery
Maker's Pride Bakery

Agriculture/Agribusiness
Sazerac-Buffalo Trace
Borden Dairy
Cattle Farms
Cornett Farms - Produce
Mennonite Farms - Produce

Healthcare
CHI St. Joseph
Baptist Health
Grace Health
London Women's Care



SAF Potential:

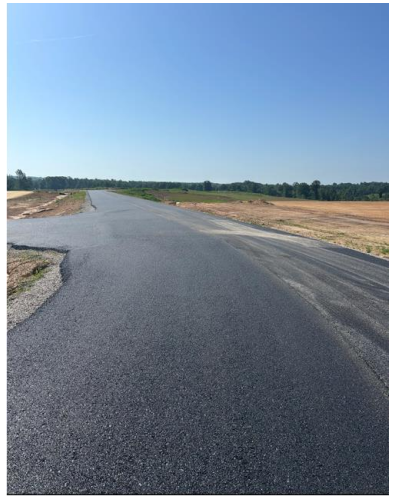
London, Kentucky, holds significant potential for **Sustainable Aviation Fuel (SAF)** production. Laurel County was officially issued a **BDO Zone 'A' rating** for woody biomass, indicating a low-risk environment for new bio-based plant operations. Furthermore, robust state-level legislation offers lucrative tax incentives to drive this emerging local industry. Corn and Soybeans



London, Kentucky

Site 1: Lot 1 – McDaniel Industrial Park

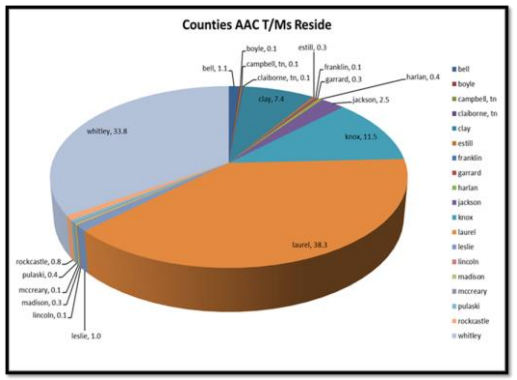
- 65 acres
- Underground three phase electric, gas, sewer, water and fiber stubbed into lot.
- New entrance road built
- Two building pads created
- $3M road widening project approved by state
- 0.9 miles from Hwy 80
- 35 minutes to public rail





Site 2: Lot 1 – McDaniel Industrial Park

- 99 acres
- Underground three phase electric, gas, sewer, water and fiber being extended.
- 0.9 miles from Hwy 80
- 35 minutes to public rail from rail





KENTUCKY
Work Ready
COMMUNITIES



Within a 30-mile radius of Laurel County, KY, the labor pool encompasses a civilian workforce of approximately **90,000 to 100,000 workers**, drawing from the neighboring counties of Pulaski, Whitley, Knox, Clay, and Jackson. The area's labor force participation is robust, bolstered by major logistical and manufacturing hubs.

•**Total Civilian Labor Pool (30-mile radius):** 105,000+

•**Regional Unemployment Rate:** State and regional averages fluctuate seasonally, generally hovering between 4.0% and 5.5%.

•**Location:** The Interstate-75 corridor allows for quick regional commuting.

•**Manufacturing & Logistics:** There is a high concentration of workers experienced in production, warehousing, and general labor due to local major employers.

•**Certified Work Ready:** Laurel County is historically recognized by the state as a Kentucky Work Ready Community, demonstrating a localized commitment to aligning the labor pool with modern employer needs.

•**Healthcare Hub:** Due to major medical centers like the 150 private room, CHI-St. Joseph Hospital, features a dense pool of healthcare and clinical professionals.

LONDON-LAUREL CO.
ECONOMIC DEVELOPMENT AUTHORITY

Local Incentives

BD|THE BIOFUEL DEVELOPMENT
OZ|OPPORTUNITY ZONE INITIATIVE

Include additional reference to local incentives, tax credits, opportunity zones

•**Local & State Tax Credits:** The **Kentucky Business Investment (KBI) Program** provides income tax credits and wage assessments for new and expanding businesses. For construction and equipment, the **Kentucky Enterprise Initiative Act (KEIA)** offers sales and use tax refunds.

•**Low Cost of Doing Business:** Laurel County offers some of the lowest tax base rates in the region, lower-than-average utility costs, and predictable flat building rates or reasonable set prices per acre for build-ready sites.

•**Workforce & Financing Resources:** Local businesses can tap into no-cost consulting from the Kentucky SBDC in London, KY and specialized programs offered through the Kentucky Career Center - Cumberlands.



LONDON-LAUREL CO.
ECONOMIC DEVELOPMENT AUTHORITY

Contact Us

London-Laurel County Economic Development Authority
611 Meyers Baker Road
London, KY 40741
w (606)864-8115
m (606)682-0223

