



More than just shovel-ready.

Kentucky is Build-Ready.

A Build-Ready site allows companies the opportunity to bypass much of the red tape required when establishing a new location by addressing needs and concerns before they arise. This proactive preparation of sites allows for quick decision site selection.

Build-Ready certification is proof to a company that unknown obstacles have been removed, that the site due diligence has been performed and the project implementation timeline has been significantly accelerated. With a Build-Ready site, much of the work, other than actual construction, has already been completed. That includes control of the land to be developed, archaeological, environmental and geotechnical studies performed, construction of a building pad, preliminary design work (complete with project cost and construction timeframes clearly defined), approved site plan permits and necessary infrastructure in place. On a Build-Ready site, construction can begin immediately.

With a Build-Ready site, the local community has eliminated much of your “red tape” by acting in advance to:

- Identify a site
- Construct a pad of at least 50,000 square-feet, expandable to 100,000 square-feet or more
- Ensure proper zoning is in place
- Resolve all environmental issues
- Provide an engineer-approved plat of the property and develop site and building plans
- Extend utilities to the site or establish plans to do so
- Plan road access to the site
- Outline project costs and construction timeline

More and more local Kentucky communities are preparing Build-Ready sites to accomplish the following:

1. Drastically **reduce time** that companies take to build new buildings and locate on a site.
2. **Eliminate risk**, giving Kentucky a competitive advantage in the site selection process. The risk is greatly reduced by the proactive planning and pad construction required to be a Build-Ready site.
3. Qualify for **more projects** and attract more industry.

Build-Ready sites are a win-win for both businesses and communities because they provide a method to start operations more quickly, which, in turn, creates local jobs faster.