

# LUCKYSTRIKE DEVELOPMENT

Developed Lots in a Variety of Sizes

High Growth Area

High Visibility from the Henry Ford Expressway



LAND INVESTMENT OPPORTUNITY

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## PRESENTED BY

### ■ BO BARRON, CCIM

#### **Managing Director**

**O:** 270.926.1101 x170

**C:** 270.313.2444

**E:** bo@wgbarron.com

### ■ TODD HUMPHREYS

#### **Advisor**

**O:** 270.926.1101 x120

**C:** 270.929.1236

**E:** todd@wgbarron.com

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE ALLOW 24-48 HOUR NOTICE IN SCHEUDLING YOUR SHOWING.



# 1 | PROPERTY INFORMATION

Executive Summary

Land Lots

Property Description

Complete Highlights

Additional Photos





### OFFERING SUMMARY

Sale Price:	\$80,100 - \$625,000
Available SF:	
Lot Size:	14.136 Acres
Price / Acre:	\$161,892
Zoning:	B-4 General Commercial
Market:	Owensboro
Submarket:	South Frederica St

### PROPERTY OVERVIEW

Fully developed lots ready to build and ideal for both retail and office. There are a variety of sizes to suit any need with outstanding visibility from the Henry Ford Expressway (Hwy 60 By-Pass).

### PROPERTY HIGHLIGHTS

- Developed Lots in a Variety of Sizes
- High Growth Area
- High Visibility from the Henry Ford Expressway
- Regional Retail/Dining District



# OF LOTS 15 | TOTAL LOT SIZE 0.89 - 5.0 ACRES | TOTAL LOT PRICE \$80,100 - \$625,000 | BEST USE RETAIL/OFFICE DEVELOPMENT

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	1		003-12-35-001-00-000	Retail	1.109 Acres	\$194,075	B-4 General Commercial
Available	2		003-12-35-001-A0-000	Retail	1.346 Acres	\$198,000	B-4 General Commercial
Available	5		003-12-35-005-00-000	Office	1.76 Acres	\$158,400	B-4 General Commercial
Available	7		003-12-35-014-00-000	Office	5 Acres	\$625,000	B-4 General Commercial
Available	8		003-12-35-003-00-000	Office	1.48 Acres	\$185,000	B-4 General Commercial
Available	15		003-12-35-021-00-000	Office	2.55 Acres	\$229,500	B-4 General Commercial
Available	19		003-12-35-004-00-000	Office	0.89 Acres	\$80,100	B-4 General Commercial





### PROPERTY DESCRIPTION

Fully developed lots ready to build and ideal for both retail and office. There are a variety of sizes to suit any need with outstanding visibility from the Henry Ford Expressway (Hwy 60 By-Pass).

### LOCATION DESCRIPTION

This development is an extension of the major North/South thoroughfare, JR Miller Blvd, and is highly visible from the Henry Ford Expressway (Hwy 60 By-Pass). There is a hard lighted corner at Salem Dr. and JR Miller Blvd which are the major cross streets of this development. Salem Dr turns into Veach Rd heading west and is a major secondary connector between Hwy 231 and Hwy 431.

### SITE DESCRIPTION

Fully developed and entitled lots that are ready to build - perfect for retail or office.



## LOCATION INFORMATION

Building Name	Luckystrike Development
Street Address	75 Salem Dr
City, State, Zip	Owensboro, KY 42303
County	Daviess
Market	Owensboro
Sub-market	South Frederica St
Cross-Streets	Salem Dr., JR Miller Blvd
Signal Intersection	Yes
Nearest Highway	Hwy 431 and Hwy 60 By-Pass (Henry Ford Expressway)

## BUILDING INFORMATION

Number of Lots	15
Best Use	Retail/Office Development
Free Standing	Yes

## PROPERTY HIGHLIGHTS

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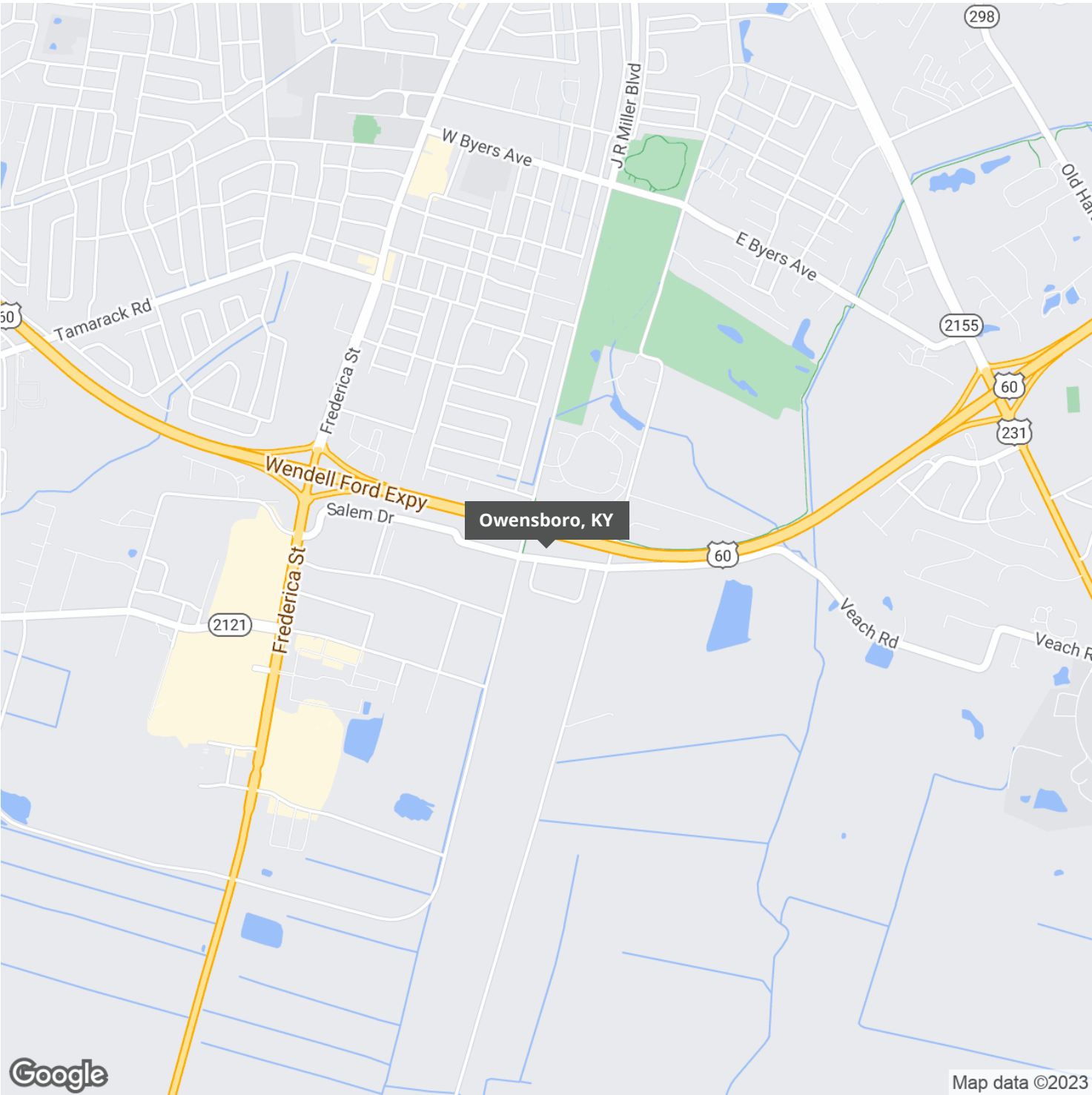
## 2 | LOCATION INFORMATION

Regional Map

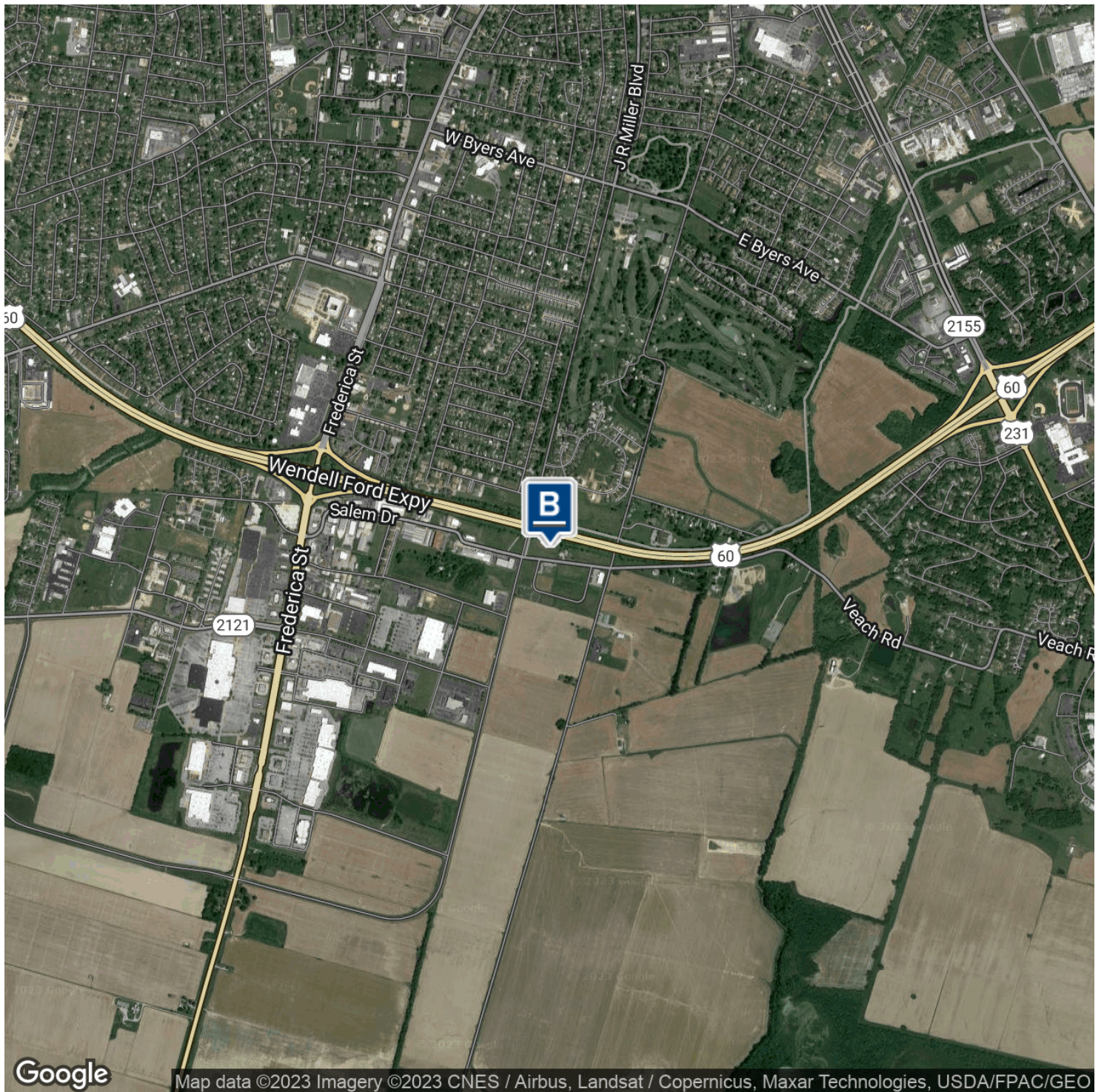
Location Maps

Aerial Maps

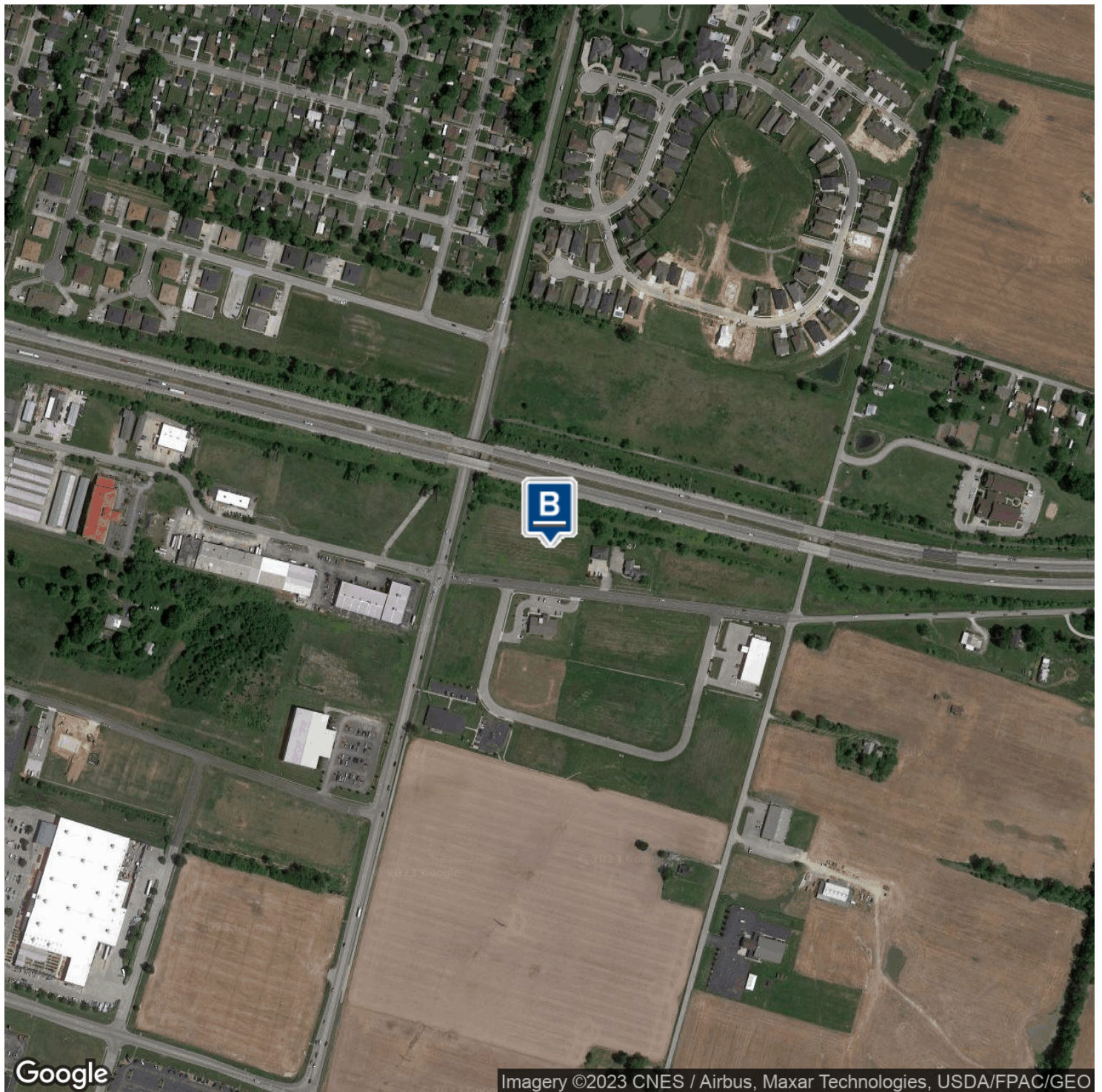
Site Plan



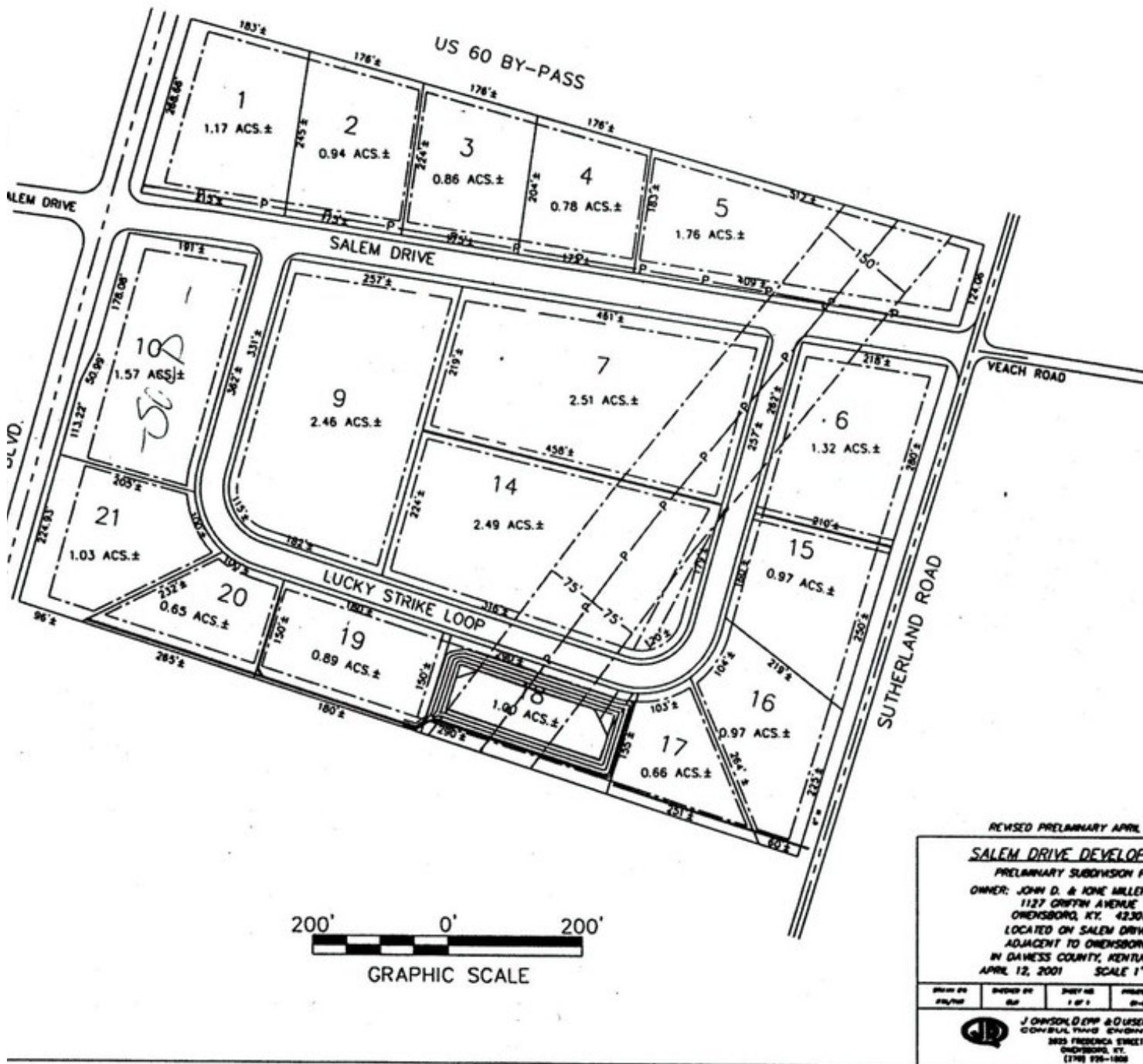












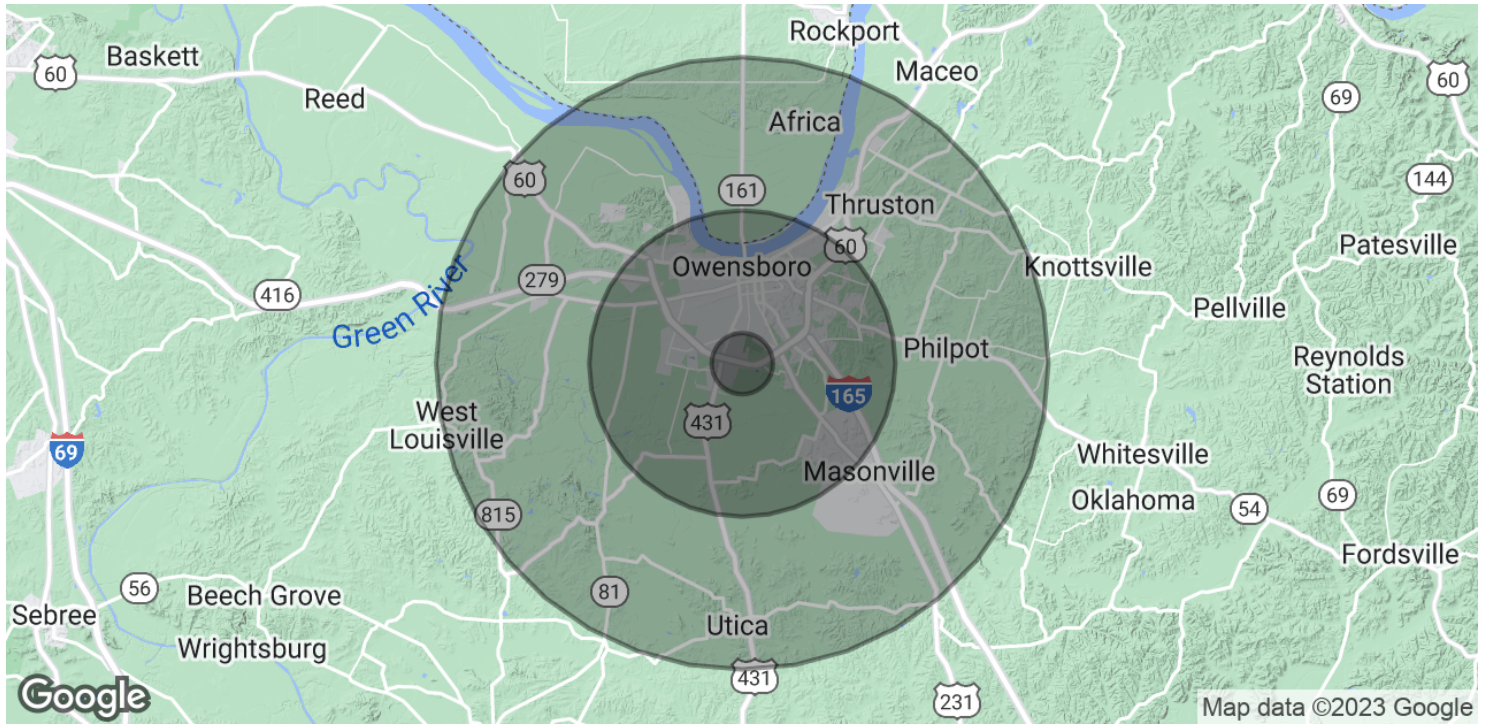
Note that Lots have changed



## 3 | DEMOGRAPHICS

Demographics Map & Report



**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	5,140	70,895	98,943
Median age	35.5	39.7	39.3
Median age (Male)	33.1	36.7	36.9
Median age (Female)	37.2	42.4	41.4

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	2,124	29,960	40,280
# of persons per HH	2.4	2.4	2.5
Average HH income	\$51,042	\$49,869	\$53,154
Average house value	\$157,817	\$118,322	\$130,352

\* Demographic data derived from 2020 ACS - US Census



## 4 | ADVISOR BIOS

### Advisor Bio 1



**BO BARRON, CCIM****Managing Director**

bo@wgbarron.com

**Direct:** 270.926.1101 x170 | **Cell:** 270.313.2444

KY #207674

## PROFESSIONAL BACKGROUND

In a world where the commercial real estate landscape is complex and ever-changing, Bo Barron, CEO of Barron Commercial Group, serves as a trusted guide. Bo understands the challenges and opportunities that clients face when navigating commercial real estate decisions. As a third-generation leader in the industry and a former Marine, Bo is on a mission to empower investors, owners, and users of commercial real estate.

The journey with Bo and his team at BCG begins with the understanding that success in the commercial real estate sector requires more than just transactions. It requires a strategic partner who can help clients overcome obstacles, seize opportunities, and achieve their financial goals. With a track record of increasing revenue by 397% since taking over the company, Bo has a proven strategy to help clients thrive.

In addition to his work at BCG, Bo and his brother Timmy co-host the podcast Commercially Speaking, turning complex real estate concepts into accessible and engaging discussions. Listeners are equipped with valuable insights, helping them make informed decisions about their investments.

Bo also contributes to the broader commercial real estate community as a Senior Instructor at the CCIM Institute. He educates aspiring professionals and serves on the CCIM Foundation Board, supporting veterans and minorities in their career development. By providing these resources, Bo helps others avoid the pitfalls he's learned to navigate.

Bo's vision for the future is ambitious but grounded in a proven strategy. This growth will be driven by attracting top talent, fostering a collaborative culture, and leveraging advanced technology. This strategy ensures that clients not only survive in the commercial real estate market but thrive.

Bo Barron is more than a leader in commercial real estate; he's a guide who empowers clients to reach their financial goals. His commitment to excellence, education, and client success positions him as an invaluable partner in your commercial real estate journey. With Bo and the Barron Commercial Group, you're not just investing in property; you're investing in a brighter, more prosperous future.

## EDUCATION

B.A. Organizational Communication - Murray State University

A.A Arabic Language - Defense Language Institute at the Presidio of Monterrey, California