



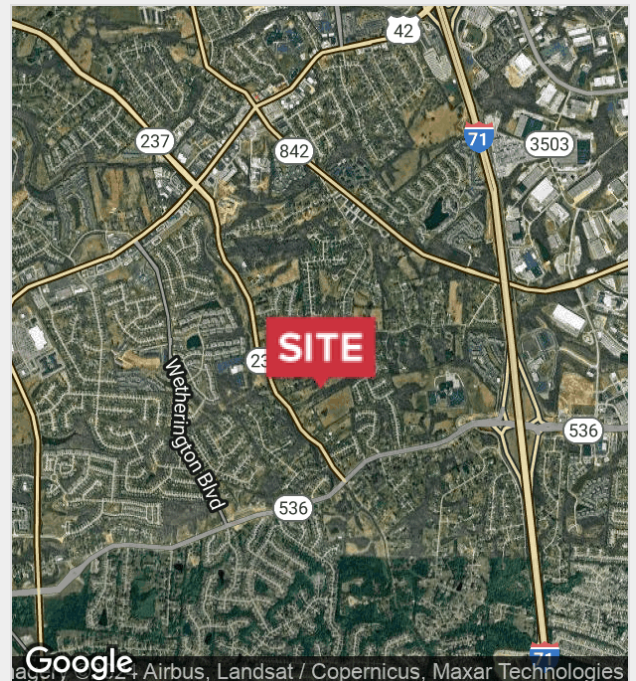
9600 & 9608 Gunpowder Road

Florence, Kentucky 41042

Property Features

- 16+/- Acres
- Includes two desirable houses and barn
- Acreage Suitable for additional residential development (subject to municipal planning and zoning approvals)
- Zoned SR-1
- Located in fast growing Boone County
- Easy accessibility to I-71 and I-75

Demographics	1 Mile	3 Miles	5 Miles
Total Population:	6,915	47,980	106,607
Average HH Income:	\$80,646	\$75,911	\$72,222



For more information:

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16 +/- Acres on Gunpowder Road

9600 Gunpowder Road



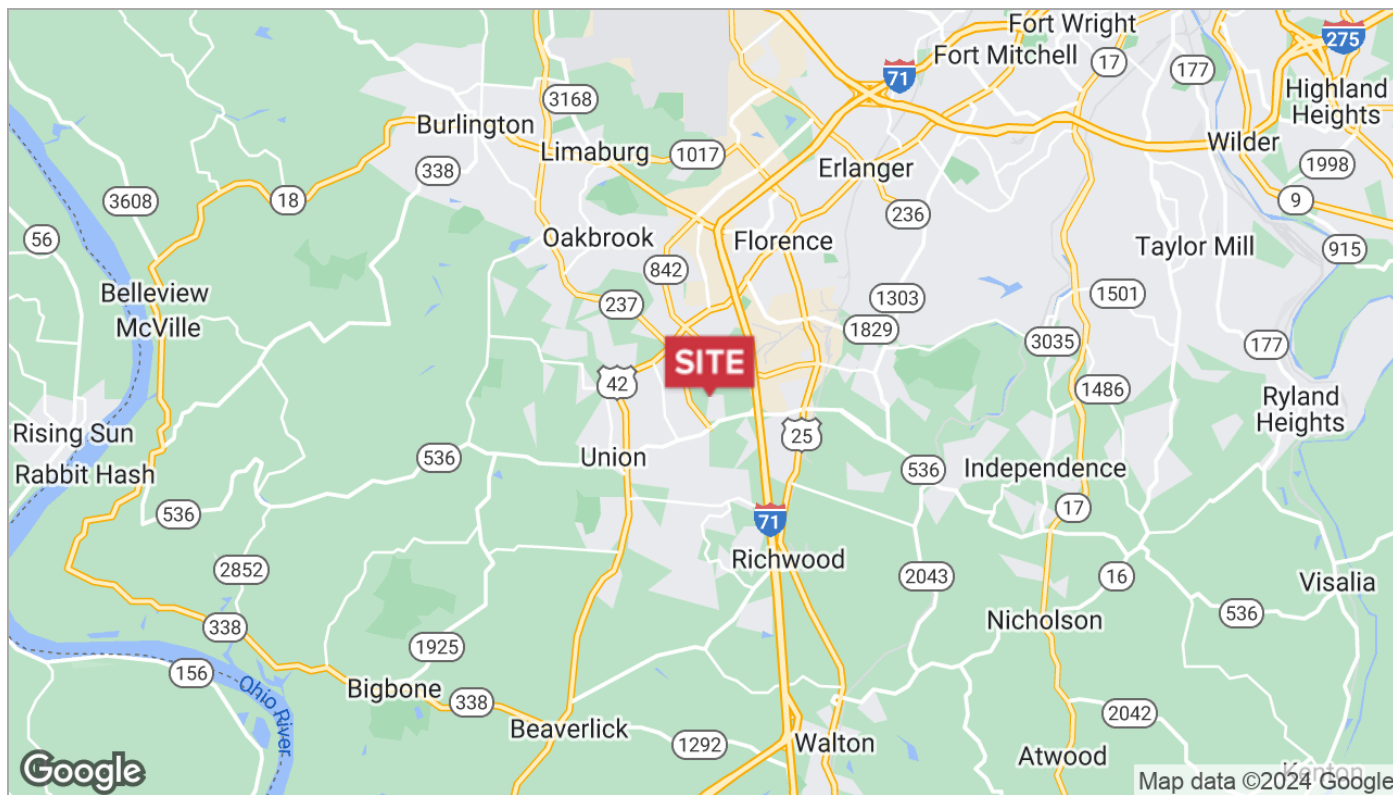
CONCEPTUAL DEVELOPMENT PLAN



CONCEPTUAL DEVELOPMENT PLAN

16 +/- Acres on Gunpowder Road

9600 Gunpowder Road



9600 Gunpowder Road



Lat/Lon: 38.9589/-84.6519

RS1

9600 Gunpowder Rd Florence, KY 41042-9621		1 mi radius	3 mi radius	5 mi radius	10 mi radius
POPULATION	2017 Estimated Population	8,083	57,344	116,297	261,393
	2022 Projected Population	8,533	60,393	121,389	270,289
	2010 Census Population	7,512	52,258	106,942	246,387
	2000 Census Population	3,774	37,239	82,024	208,109
	Projected Annual Growth 2017 to 2022	1.1%	1.1%	0.9%	0.7%
	Historical Annual Growth 2000 to 2017	6.7%	3.2%	2.5%	1.5%
	2017 Median Age	34.7	36.2	36.1	36.9
HOUSEHOLDS	2017 Estimated Households	3,031	21,366	43,728	99,220
	2022 Projected Households	3,232	22,726	46,107	103,581
	2010 Census Households	2,782	19,450	39,911	92,283
	2000 Census Households	1,381	13,906	30,701	77,360
	Projected Annual Growth 2017 to 2022	1.3%	1.3%	1.1%	0.9%
	Historical Annual Growth 2000 to 2017	7.0%	3.2%	2.5%	1.7%
RACE AND ETHNICITY	2017 Estimated White	86.7%	87.7%	88.8%	91.2%
	2017 Estimated Black or African American	3.3%	3.7%	3.9%	3.2%
	2017 Estimated Asian or Pacific Islander	6.5%	4.0%	2.9%	2.2%
	2017 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%	0.2%
	2017 Estimated Other Races	3.3%	4.4%	4.3%	3.2%
	2017 Estimated Hispanic	4.8%	5.3%	4.9%	3.4%
INCOME	2017 Estimated Average Household Income	\$88,722	\$85,923	\$79,672	\$82,571
	2017 Estimated Median Household Income	\$81,565	\$77,246	\$70,278	\$71,732
	2017 Estimated Per Capita Income	\$33,264	\$32,016	\$29,987	\$31,420
EDUCATION (AGE 25+)	2017 Estimated Elementary (Grade Level 0 to 8)	2.3%	3.3%	2.9%	2.5%
	2017 Estimated Some High School (Grade Level 9 to 11)	2.9%	4.8%	6.0%	5.6%
	2017 Estimated High School Graduate	25.0%	25.7%	27.9%	28.7%
	2017 Estimated Some College	21.1%	23.5%	24.0%	23.0%
	2017 Estimated Associates Degree Only	11.9%	8.8%	8.9%	9.3%
	2017 Estimated Bachelors Degree Only	22.8%	20.7%	19.6%	19.8%
	2017 Estimated Graduate Degree	13.9%	13.1%	10.9%	11.1%
BUSINESS	2017 Estimated Total Businesses	49	2,042	3,891	9,160
	2017 Estimated Total Employees	481	30,406	50,891	136,344
	2017 Estimated Employee Population per Business	9.9	14.9	13.1	14.9
	2017 Estimated Residential Population per Business	166.5	28.1	29.9	28.5

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