

CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	6
DEMOGRAPHICS	10
ADVISOR BIOS	12

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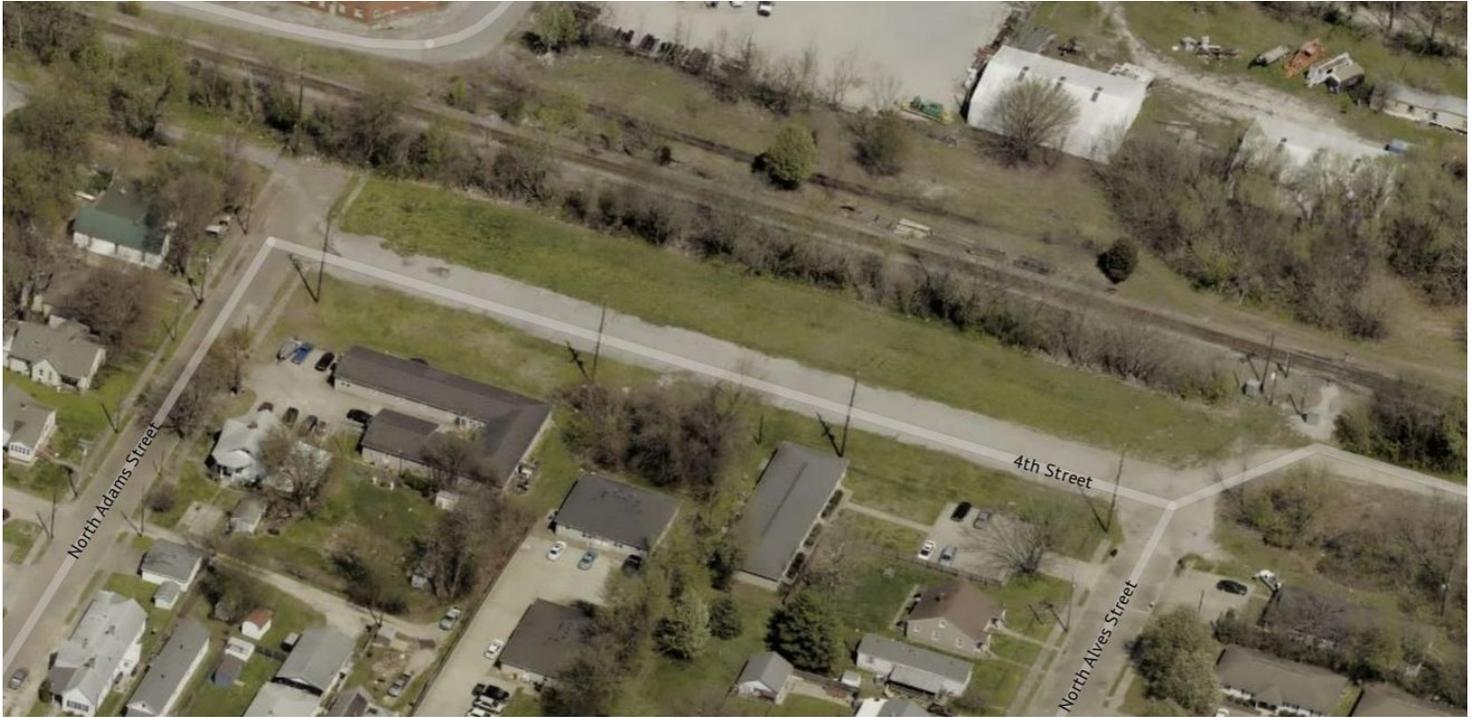
ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE ALLOW 24-48 HOUR NOTICE IN SCHEUDLING YOUR SHOWING.



1 | PROPERTY INFORMATION

[Executive Summary](#)

[Additional Photos](#)



OFFERING SUMMARY

Sale Price:	\$149,900
Lot Size:	1.38 Acres
Price / Acre:	\$108,623
Zoning:	M-1 Light Industrial

PROPERTY OVERVIEW

This parcel is approximately 1.38 acres. This location is zoned Light Industrial and is an excellent site for a warehouse or a possible location for a construction company, HVAC contractor, plumber, or auto mechanic shop.

LOCATION OVERVIEW

This 1.38 acre vacant lot is located near downtown Henderson, KY. Formerly a warehouse site, this property is zoned M-1 (Light Industrial). Access currently is from Adams Street which is on the west end of the property.

PROPERTY HIGHLIGHTS

- 1.38 acres of land
- Light Industrial Zoned
- Close to downtown Henderson





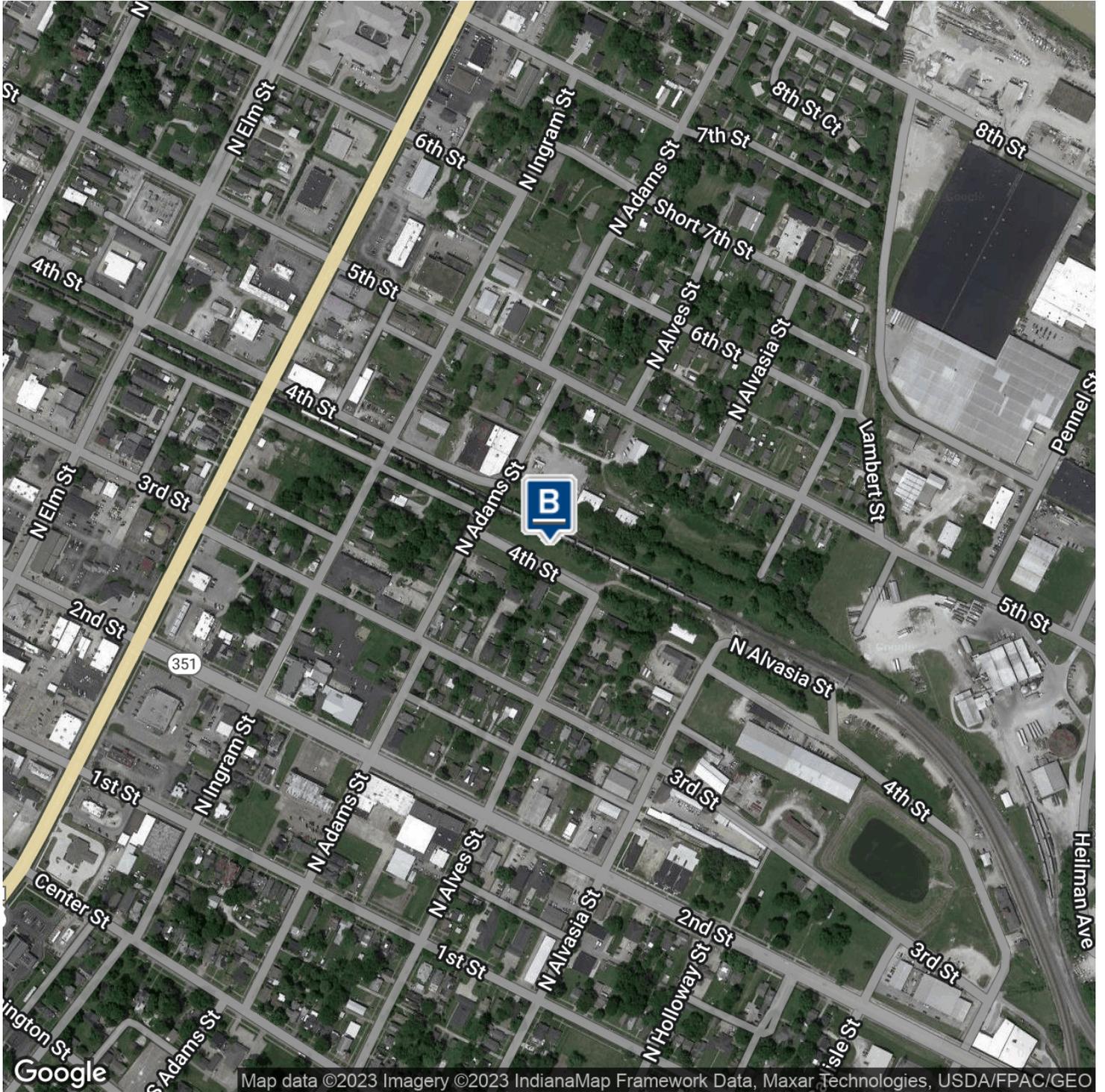
2 | LOCATION INFORMATION

Regional Map

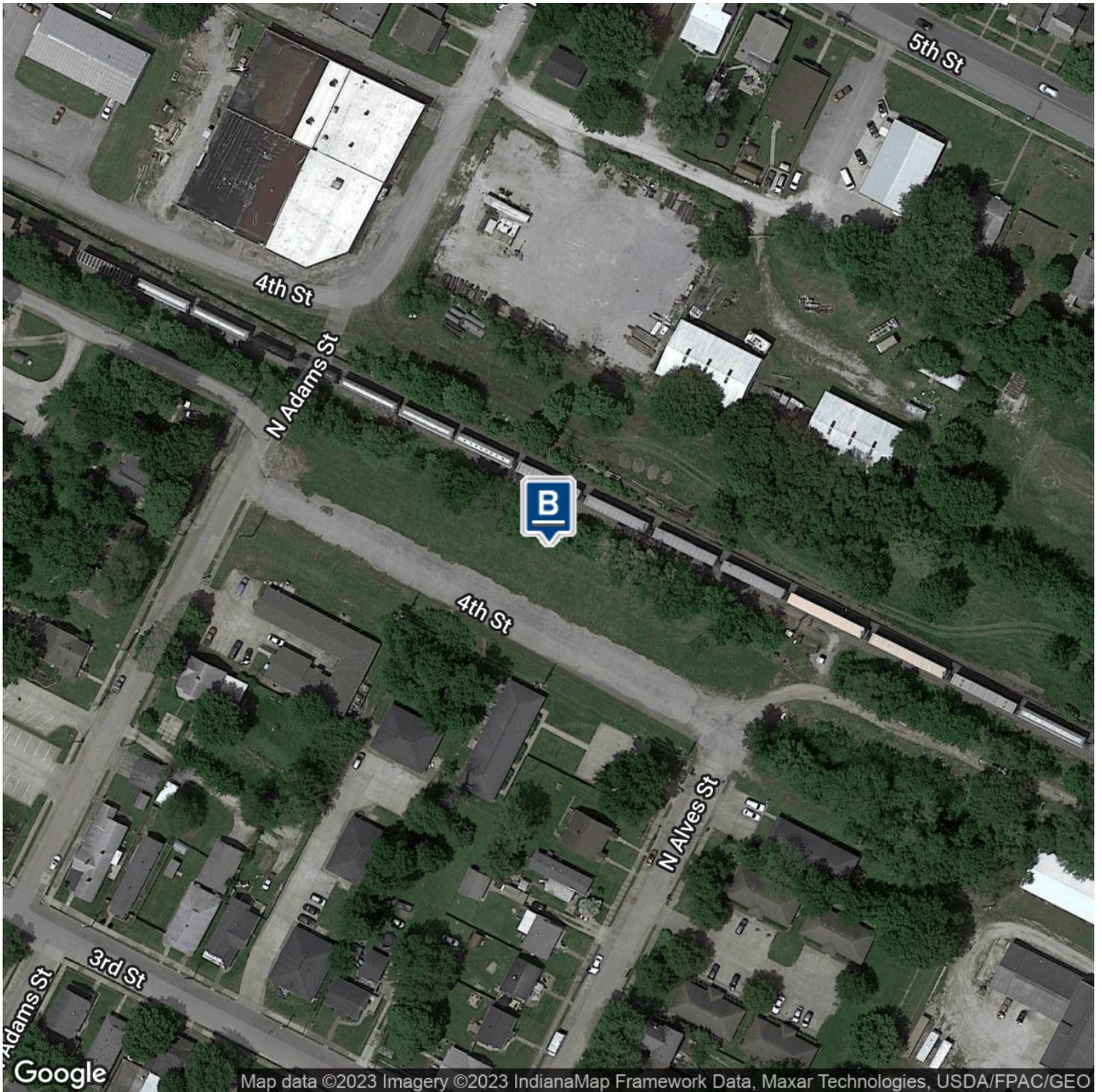
Location Map

Aerial Map





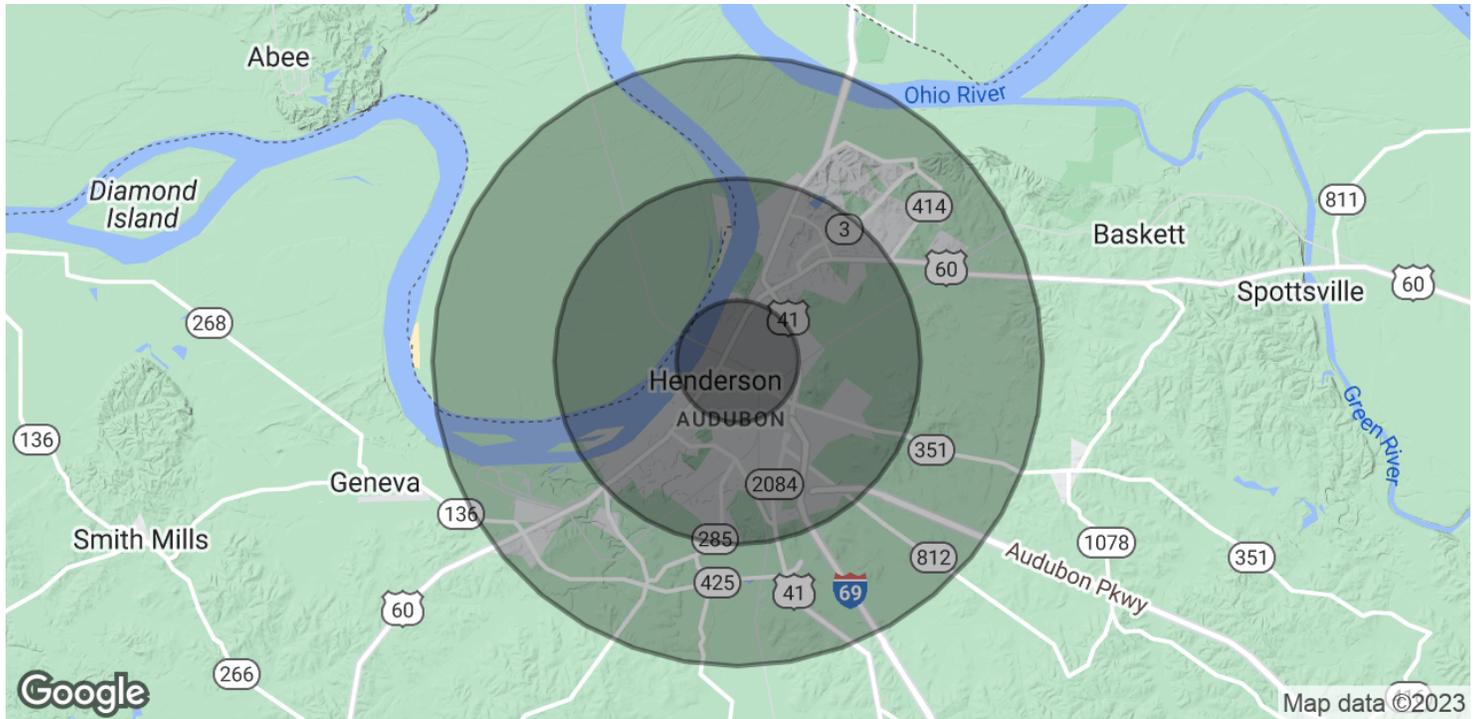
Map data ©2023 Imagery ©2023 IndianaMap Framework Data, Maxar Technologies, USDA/FPAC/GEO





3 DEMOGRAPHICS

Demographics Map & Report

**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	7,358	26,459	33,887
Average Age	36.9	37.8	37.0
Average Age (Male)	36.6	36.2	35.8
Average Age (Female)	35.9	39.6	38.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,241	11,317	14,086
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$33,959	\$41,600	\$44,659
Average House Value	\$56,724	\$74,720	\$76,790

* Demographic data derived from 2020 ACS - US Census



4 | ADVISOR BIOS

Advisor Bio 2



TODD HUMPHREYS

Advisor

todd@wgbarron.com

Direct: 270.926.1101 x120 | **Cell:** 270.929.1236

KY #222972

PROFESSIONAL BACKGROUND

Todd began his career in 1986 as a retail sales manager for Kinney Shoe Corporation. He moved over to finance after 5 years in retail sales management to work for ITT Financial as a Branch Manager.

Moving from a finance company to a bank after 2 years, Todd performed many positions at three different banks over a 20 year period. He was a branch manager, mortgage loan officer, Business Banking Officer overseeing 10 branches to finally a Vice President of Commercial Lending his last 5 years of his banking career.

Then, in 2009, Todd entered real estate development and property management with Gateway Commercial Properties. Gateway developed 7 acres adjacent to Walmart on highway 54 in Owensboro, KY building two retail strip centers that Todd fully leased. He still manages the properties today as president of Gateway Property Management and Leasing. Gateway Commercial also sold land to Goodwill Industries as well as sold land and built offices for Kentucky Farm Bureau and Davita Dialysis.

In 2020, Todd joined forces with Owensboro's only dedicated Commercial Real Estate brokerage firm, Barron Commercial Group. Barron has deep roots in Owensboro with over a 50 year history in commercial real estate sales and leasing, development, and property management as well as tenant representation. Barron has developed a network of commercial real estate relationships extending to every major market in the United States. Whether the need is local or national, we have the experience and expertise, the tools, and the people to get the job done.

EDUCATION

Studied Business at Western Kentucky University

Barron Commercial Group

3238 Kidron Valley Way
Owensboro, KY 42303
270.926.1101

MEMBERSHIPS

Kids Football League, Co-founder & Past President, Coach (2013-2018)
ODCYFL Football Coach (1992-2002, 2009-2012)
Daviness County Middle School Football Coach (2016)
EDC Little League Baseball Coach (2012-2016)
Southern Little League Baseball Coach (1994-1999)
Highland Playground Softball Coach (2000-2003)
Meadowlands Playground Baseball Coach (2008-2011)
Junior Achievement, Instructor (1997-2014)
Boulware Center, Fundraising Committee (2006-2007)
Habitat for Humanity Owensboro, Fundraising Chairman (1998-2001)
Community Coordinator for Daviness County High School Football (2018-present)