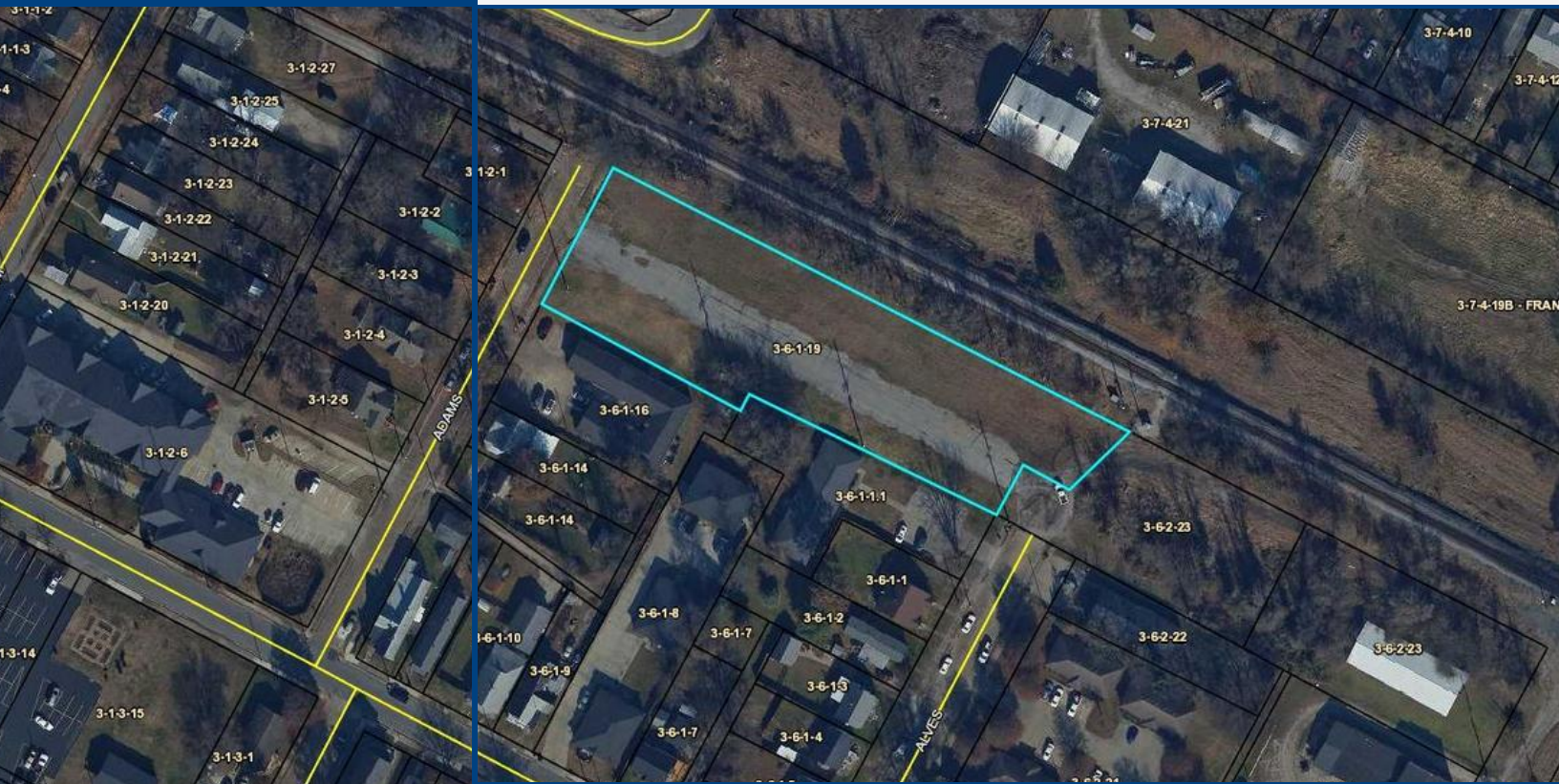


430 FOURTH STREET

1.38 acres of land
Light Industrial Zoned
Close to downtown Henderson



LAND INVESTMENT OPPORTUNITY

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The purpose of this analysis is to provide summary information to prospective investors and to establish a preliminary level of interest in the property. THE INFORMATION IS NOT A SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION BY THE PROSPECTIVE INVESTOR. Although the information contained herein has been secured by sources believed to be reliable, Barron Commercial Group. makes NO REPRESENTATION OF WARRANTY, EXPRESS OF IMPLIED, AS TO THE ACCURACY OF THE INFORMATION, including but not limited to number of legal units, income and expenses of the property; projected financial performance of the property; size and square footage of the property; presence or absence of contaminating substances, lead, PCB's or asbestos; compliance with the Americans with Disabilities Act; physical condition or age of the property or improvements' suitability for a prospective investors' intended use; or financial condition of occupancy plans of tenant. Barron Commercial Group. has not conducted an investigation for verified the information.

ALL POTENTIAL INVESTORS ARE RESPONSIBLE TO TAKE APPROPRIATE STEPS TO VERIFY ALL INFORMATION SET FORTH HEREIN AND CONDUCT THEIR OWN THOROUGH DE DILIGENCE BEFORE PURCHASING THE PROPERTY. Potential investors assume all risk for any inaccuracies or inconsistencies.

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





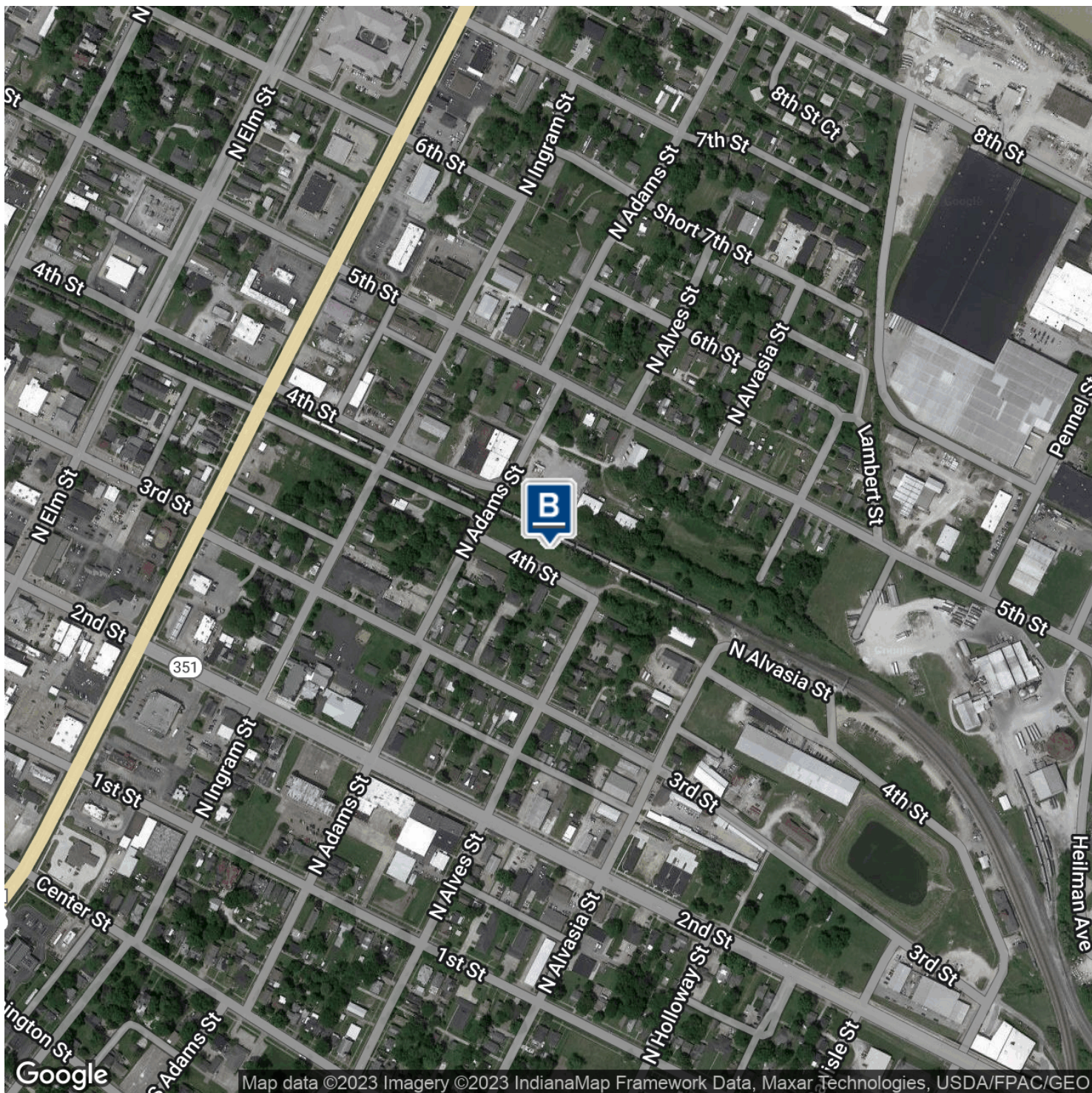
2 | LOCATION INFORMATION

Regional Map

Location Map

Aerial Map



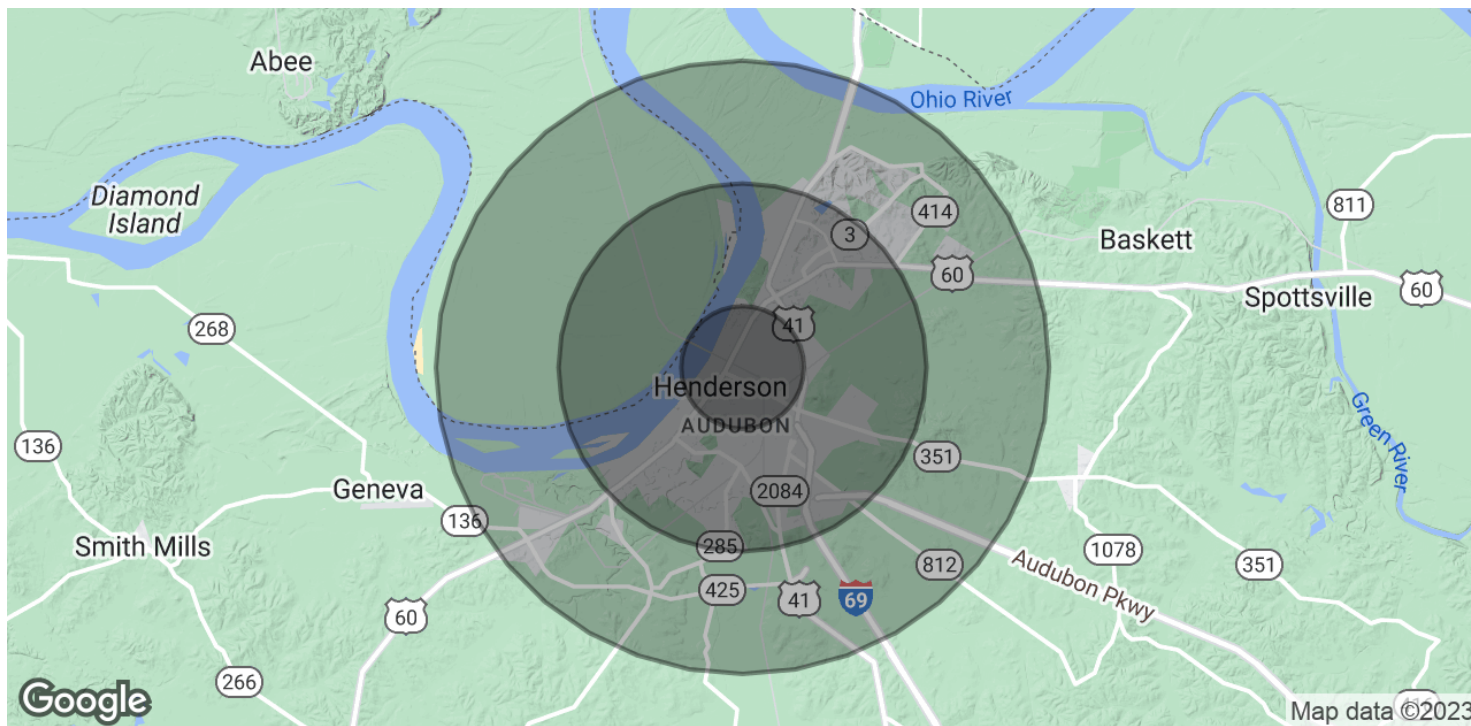






3 | DEMOGRAPHICS

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

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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

MEMBERSHIPS

Kids Football League, Co-founder & Past President, Coach (2013-2018)
 ODCYFL Football Coach (1992-2002, 2009-2012)
 Daviess 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 Daviess County High School Football (2018-present)

Barron Commercial Group

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