

# THACKER BUILDING

Downtown Office Building on a corner lot

Four private parking spaces

Large Executive office, a second private office, reception area with built in reception desk



OFFICE INVESTMENT OPPORTUNITY

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## CONFIDENTIALITY & DISCLAIMER

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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](#)

[Additional Photos](#)



### OFFERING SUMMARY

Sale Price:	\$375,000
Building Size:	1,264 SF
Lot Size:	2,520 SF
Price / SF:	\$296.68
Year Built:	1971

### PROPERTY OVERVIEW

Downtown Executive office situated at the intersection of 2nd Street and St. Ann. The heart of beautiful Downtown Owensboro. This property is the perfect location for an attorney's office, insurance agent, real estate office, or even a retail boutique. A message from Tracy Thacker (the seller): "When Debra and I bought this building in 1996, downtown Owensboro was awfully quiet. We have been privileged to be a part of the resurgence of downtown and will miss the festivals and the families. We have moved to our new location on Frederica Street and are now ready to sell this beautiful building."

### LOCATION OVERVIEW

This property is located in downtown Owensboro and is just a block from the beautiful Owensboro Riverfront. It is in close proximity to the Daviess County Court House, downtown shopping and restaurants.

### PROPERTY HIGHLIGHTS

- Downtown Office Building on a corner lot
- Four private parking spaces
- Large Executive office, a second private office, reception area with built in reception desk





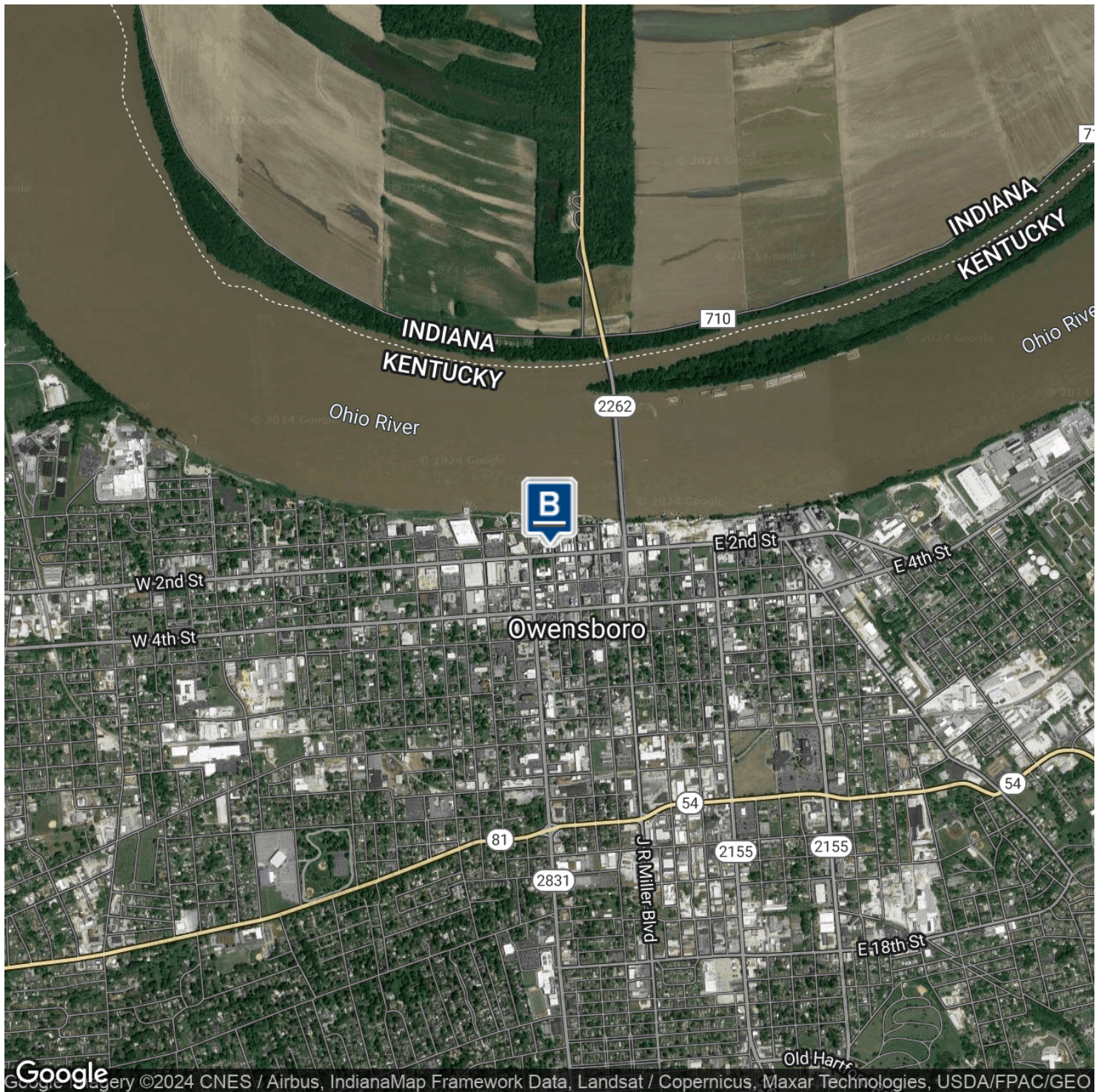


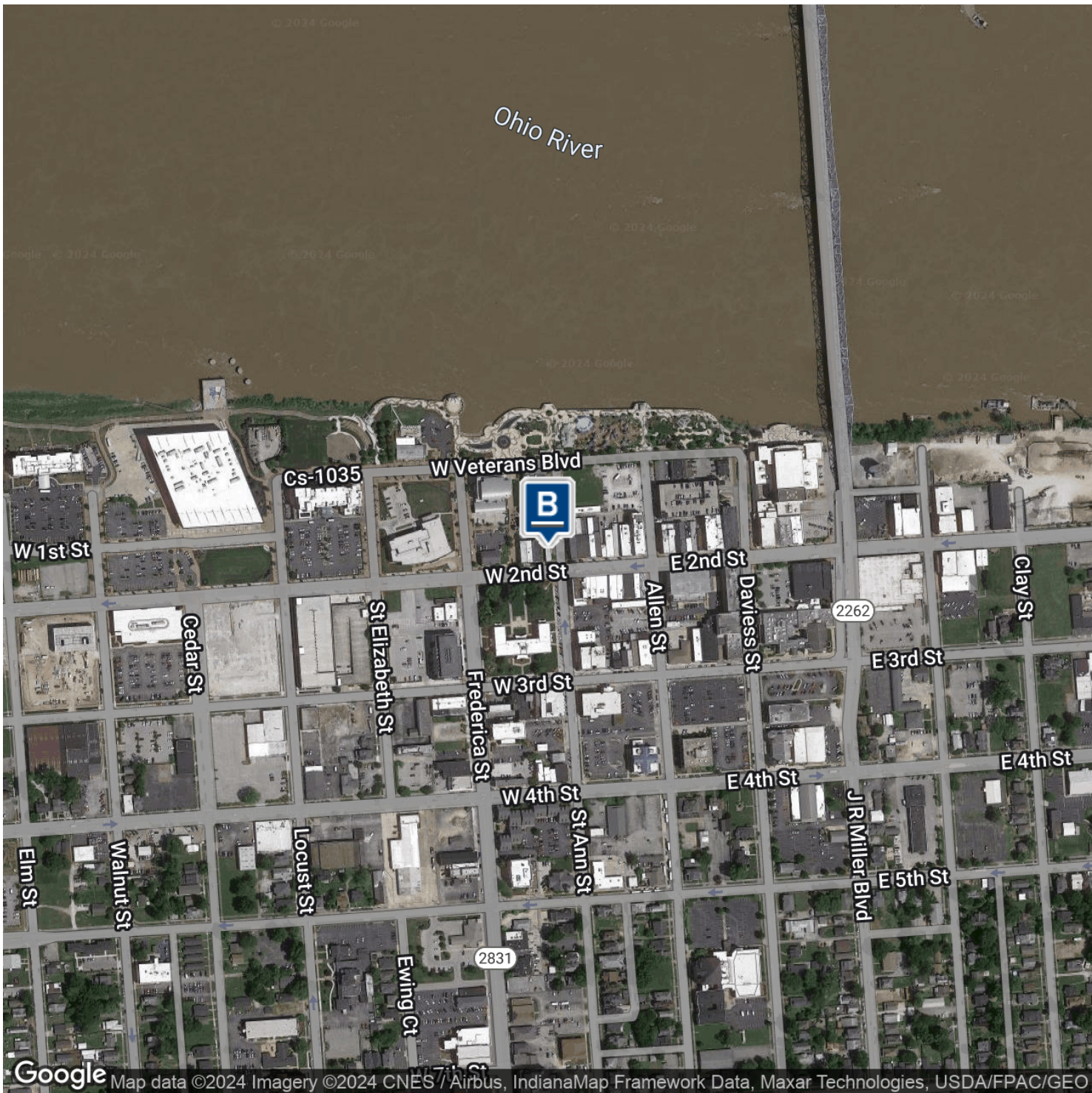
## 2 | LOCATION INFORMATION

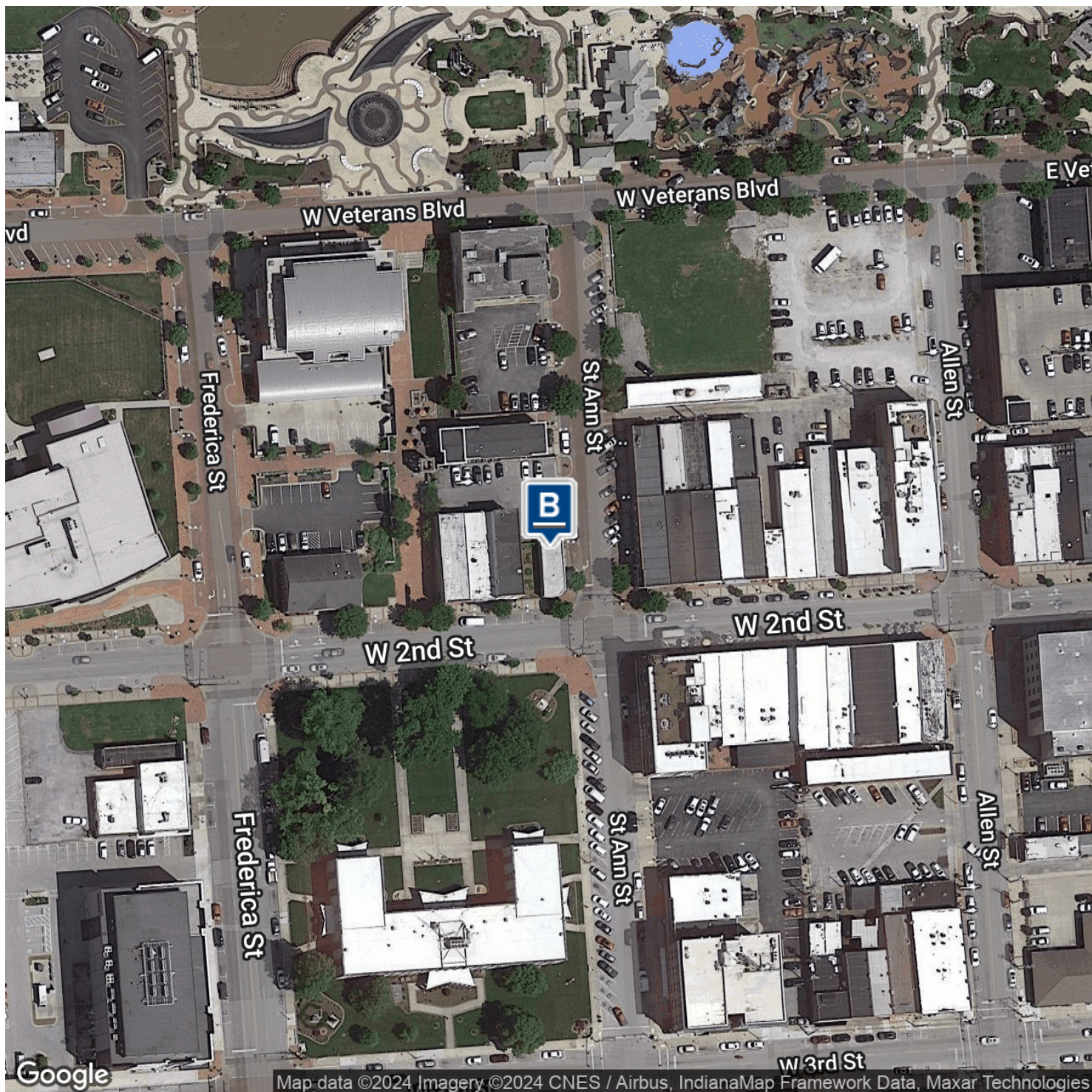
Regional Map

Location Map

Aerial Map



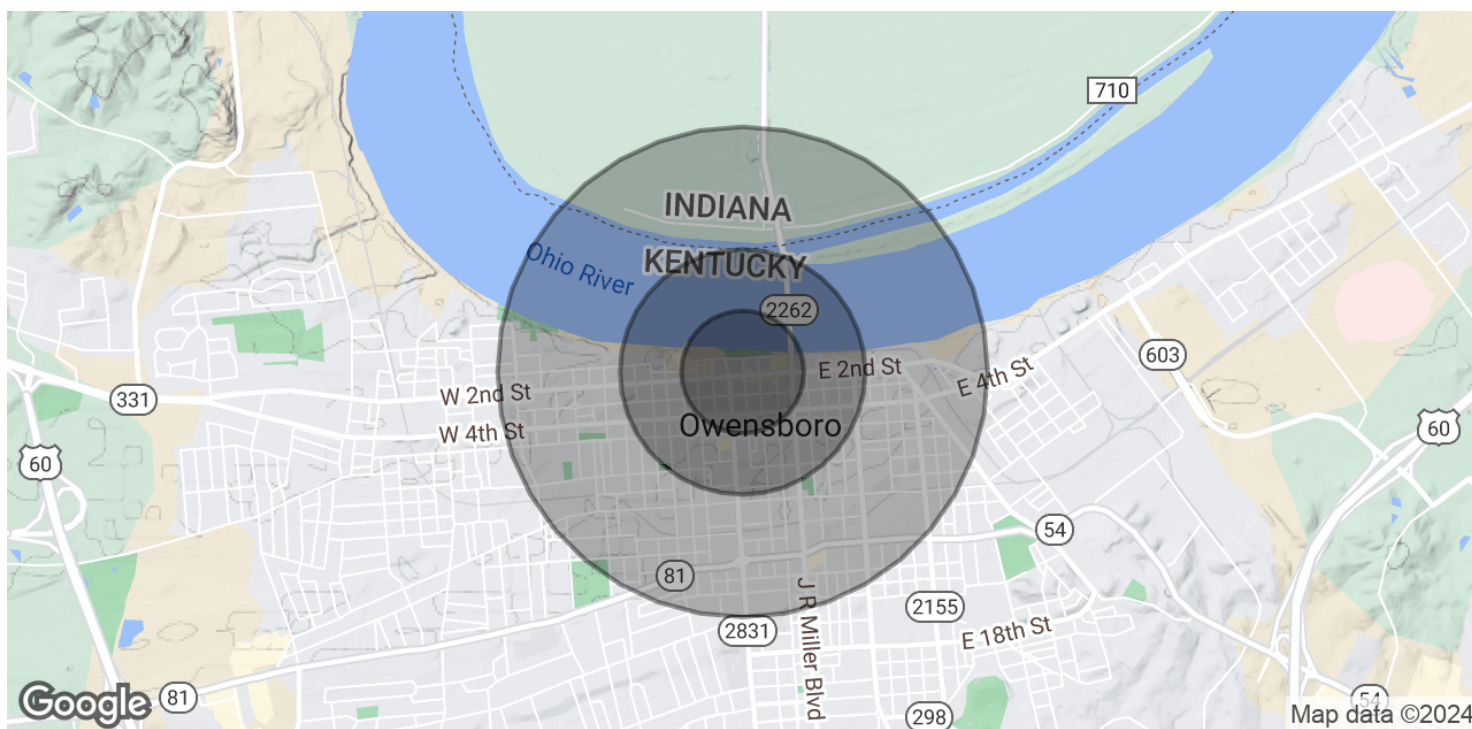






# 3 | DEMOGRAPHICS

Demographics Map & Report

**POPULATION**

	0.25 MILES	0.5 MILES	1 MILE
Total Population	438	1,699	6,185
Average Age	45.0	37.9	37.0
Average Age (Male)	38.1	34.2	34.0
Average Age (Female)	52.1	41.5	38.5

**HOUSEHOLDS & INCOME**

	0.25 MILES	0.5 MILES	1 MILE
Total Households	208	726	2,678
# of Persons per HH	2.1	2.3	2.3
Average HH Income	\$25,218	\$32,281	\$39,581
Average House Value	\$88,849	\$87,262	\$87,733

\* Demographic data derived from 2020 ACS - US Census



## 4 | ADVISOR BIOS

Todd Humphreys

Bo Barron, CCIM

**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)

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

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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