

922 TRIPLETT

2,124 Square Feet

3-5 offices with opportunity to add more office space

3 restrooms



OFFICE INVESTMENT OPPORTUNITY

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1 | PROPERTY INFORMATION

[Executive Summary](#)

[Additional Photos](#)

[Additional Photos](#)



OFFERING SUMMARY

| | |
|----------------|----------|
| Sale Price: | \$99,900 |
| Building Size: | 2,124 SF |
| Lot Size: | 1,344 SF |
| Price / SF: | \$47.03 |
| Year Built: | 1987 |
| Zoning: | B-4 |

PROPERTY OVERVIEW

Seize the opportunity to own a move in ready office building at an affordable price. This building is a perfect location to open a medical office, counseling center, beauty salon or spa, insurance agency, and attorney's office just to name a few.

The main floor features a welcoming lobby with a receptionist window. There are two spacious private offices, an additional smaller office, a conference room that could easily become a third downstairs office, and two restrooms.

Upstairs, you'll find a breakroom, an additional private office, and a third bathroom. Moreover, this property has an additional unfinished space currently used for storage that can be developed to accommodate two more offices.

PROPERTY HIGHLIGHTS

- 2,124 Square Feet
- 3-5 offices with opportunity to add more office space
- 3 restrooms
- 2 HVAC units replaced in 2014
- Condo - All exterior covered by Condo fees: Roof, snow and ice removal, mowing, landscaping, parking lot maintenance





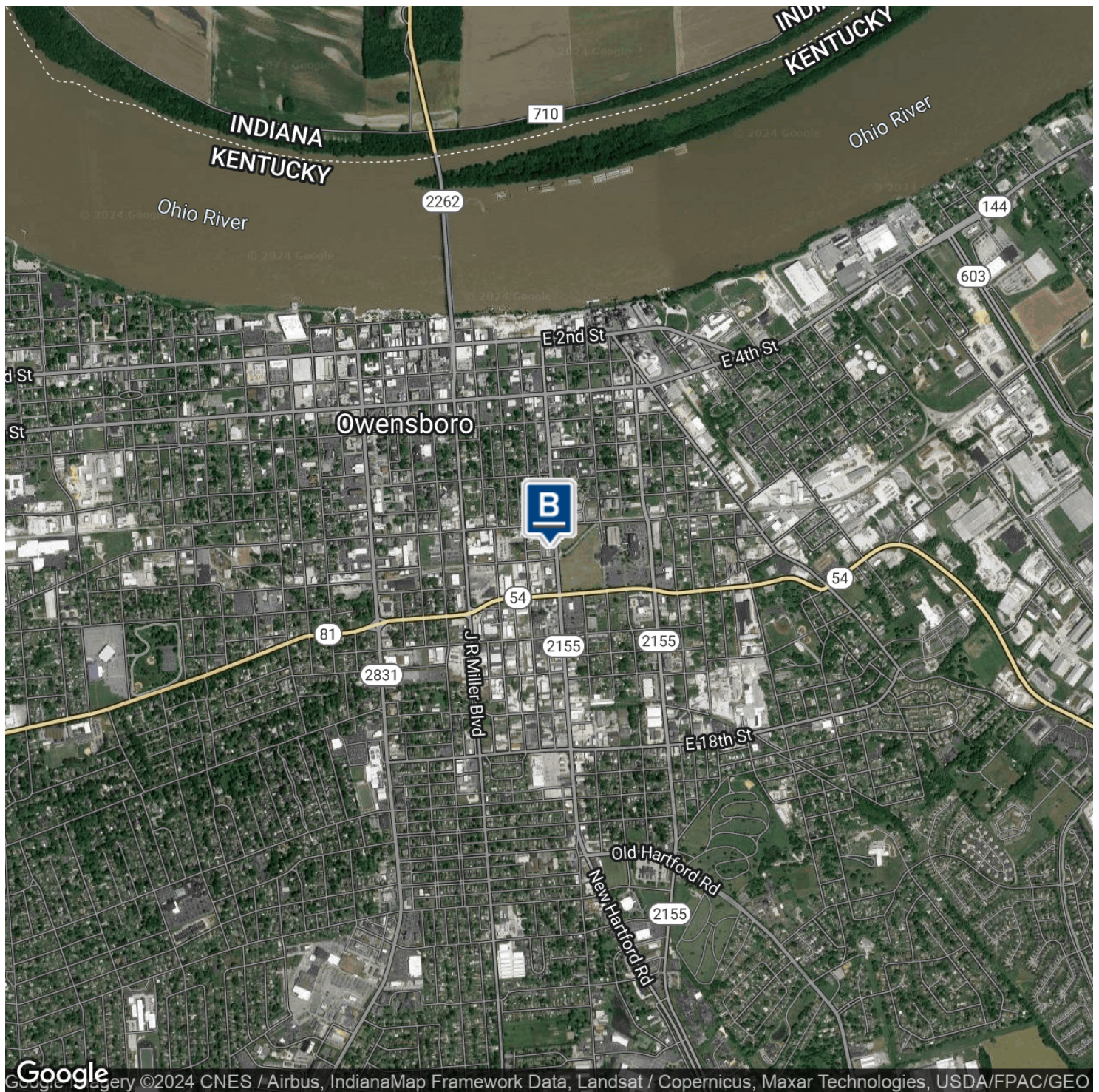


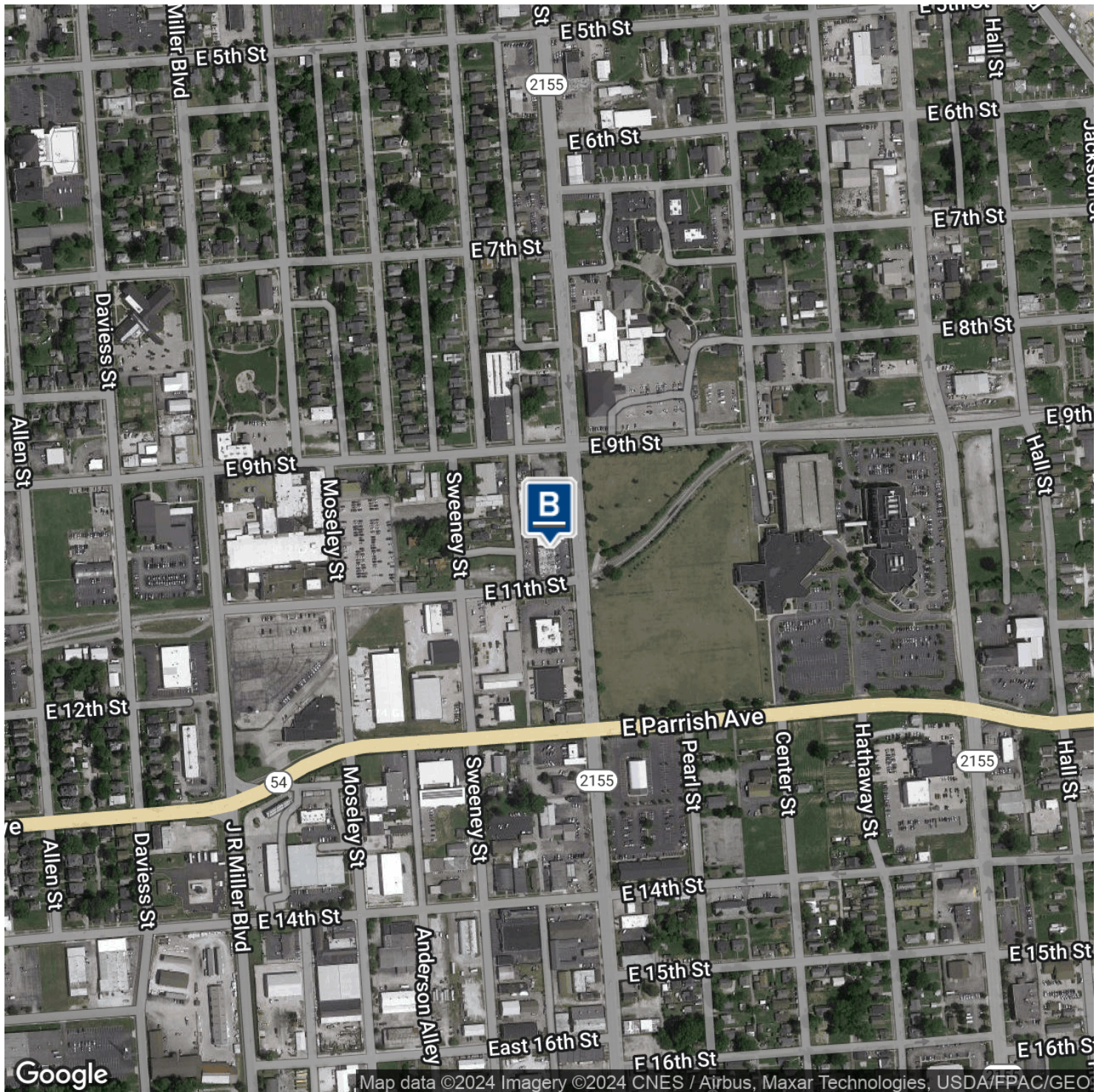
2 | LOCATION INFORMATION

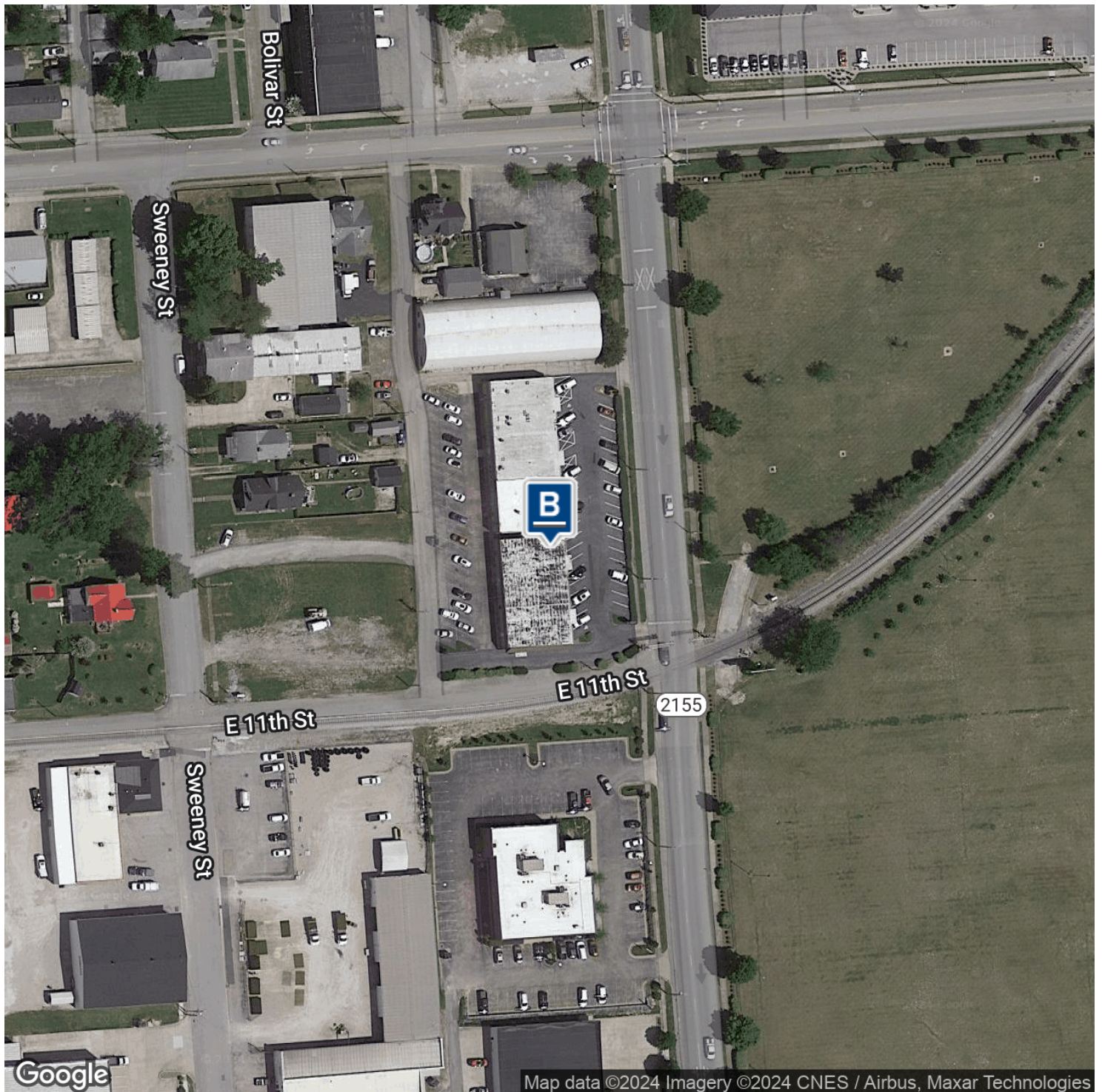
Regional Map

Location Map

Aerial Map









3 | DEMOGRAPHICS

Executive Summary

Business Summary

Tapestry Profile

Executive Summary

922 Triplett St, Owensboro, Kentucky, 42303
Drive time: 5, 10, 15 minute radii

Prepared by Bo Barron, CCIM

Latitude: 37.76662
Longitude: -87.10396

| | 5 minutes | 10 minutes | 15 minutes |
|------------------------|-----------|------------|------------|
| Population | | | |
| 2010 Population | 18,839 | 60,280 | 78,478 |
| 2020 Population | 19,102 | 63,855 | 84,501 |
| 2023 Population | 19,113 | 64,703 | 85,670 |
| 2028 Population | 18,964 | 65,171 | 86,415 |
| 2010-2020 Annual Rate | 0.14% | 0.58% | 0.74% |
| 2020-2023 Annual Rate | 0.02% | 0.41% | 0.42% |
| 2023-2028 Annual Rate | -0.16% | 0.14% | 0.17% |
| 2023 Male Population | 48.5% | 48.4% | 48.8% |
| 2023 Female Population | 51.5% | 51.6% | 51.2% |
| 2023 Median Age | 39.1 | 41.1 | 40.9 |

In the identified area, the current year population is 85,670. In 2020, the Census count in the area was 84,501. The rate of change since 2020 was 0.42% annually. The five-year projection for the population in the area is 86,415 representing a change of 0.17% annually from 2023 to 2028. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 40.9, compared to U.S. median age of 39.1.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2023 White Alone | 78.2% | 81.1% | 82.9% |
| 2023 Black Alone | 7.5% | 6.6% | 5.7% |
| 2023 American Indian/Alaska Native Alone | 0.5% | 0.3% | 0.3% |
| 2023 Asian Alone | 3.2% | 3.4% | 3.0% |
| 2023 Pacific Islander Alone | 0.0% | 0.1% | 0.1% |
| 2023 Other Race | 3.1% | 2.4% | 2.2% |
| 2023 Two or More Races | 7.5% | 6.2% | 5.9% |
| 2023 Hispanic Origin (Any Race) | 6.2% | 5.0% | 4.8% |

Persons of Hispanic origin represent 4.8% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 36.8 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|-------|--------|--------|
| 2023 Wealth Index | 49 | 67 | 69 |
| 2010 Households | 7,880 | 25,393 | 32,238 |
| 2020 Households | 7,963 | 26,617 | 34,340 |
| 2023 Households | 7,990 | 27,055 | 34,949 |
| 2028 Households | 7,991 | 27,432 | 35,485 |
| 2010-2020 Annual Rate | 0.10% | 0.47% | 0.63% |
| 2020-2023 Annual Rate | 0.10% | 0.50% | 0.54% |
| 2023-2028 Annual Rate | 0.00% | 0.28% | 0.30% |
| 2023 Average Household Size | 2.28 | 2.31 | 2.39 |

The household count in this area has changed from 34,340 in 2020 to 34,949 in the current year, a change of 0.54% annually. The five-year projection of households is 35,485, a change of 0.30% annually from the current year total. Average household size is currently 2.39, compared to 2.40 in the year 2020. The number of families in the current year is 21,536 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.

Executive Summary

922 Triplett St, Owensboro, Kentucky, 42303
Drive time: 5, 10, 15 minute radii

Prepared by Bo Barron, CCIM

Latitude: 37.76662

Longitude: -87.10396

| | 5 minutes | 10 minutes | 15 minutes |
|-------------------------------------|-----------|------------|------------|
| Mortgage Income | | | |
| 2023 Percent of Income for Mortgage | 18.7% | 18.9% | 18.9% |
| Median Household Income | | | |
| 2023 Median Household Income | \$42,741 | \$55,128 | \$58,644 |
| 2028 Median Household Income | \$46,740 | \$62,618 | \$67,299 |
| 2023-2028 Annual Rate | 1.80% | 2.58% | 2.79% |
| Average Household Income | | | |
| 2023 Average Household Income | \$64,357 | \$78,539 | \$81,286 |
| 2028 Average Household Income | \$72,724 | \$89,035 | \$92,284 |
| 2023-2028 Annual Rate | 2.47% | 2.54% | 2.57% |
| Per Capita Income | | | |
| 2023 Per Capita Income | \$27,166 | \$32,564 | \$33,087 |
| 2028 Per Capita Income | \$30,917 | \$37,164 | \$37,814 |
| 2023-2028 Annual Rate | 2.62% | 2.68% | 2.71% |
| GINI Index | | | |
| 2023 Gini Index | 46.8 | 43.4 | 42.1 |

Households by Income

Current median household income is \$58,644 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$67,299 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$81,286 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$92,284 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$33,087 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$37,814 in five years, compared to \$47,525 for all U.S. households

| | | | |
|------------------------------------|-------|--------|--------|
| Housing | | | |
| 2023 Housing Affordability Index | 128 | 128 | 128 |
| 2010 Total Housing Units | 8,767 | 27,335 | 34,566 |
| 2010 Owner Occupied Housing Units | 4,027 | 15,567 | 20,816 |
| 2010 Renter Occupied Housing Units | 3,848 | 9,825 | 11,422 |
| 2010 Vacant Housing Units | 887 | 1,942 | 2,328 |
| 2020 Total Housing Units | 8,749 | 28,549 | 36,655 |
| 2020 Vacant Housing Units | 786 | 1,932 | 2,315 |
| 2023 Total Housing Units | 8,787 | 29,080 | 37,369 |
| 2023 Owner Occupied Housing Units | 4,156 | 16,702 | 22,786 |
| 2023 Renter Occupied Housing Units | 3,834 | 10,353 | 12,163 |
| 2023 Vacant Housing Units | 797 | 2,025 | 2,420 |
| 2028 Total Housing Units | 8,809 | 29,440 | 37,863 |
| 2028 Owner Occupied Housing Units | 4,225 | 17,195 | 23,486 |
| 2028 Renter Occupied Housing Units | 3,766 | 10,237 | 11,999 |
| 2028 Vacant Housing Units | 818 | 2,008 | 2,378 |
| Socioeconomic Status Index | | | |
| 2023 Socioeconomic Status Index | 41.9 | 46.6 | 47.1 |

Currently, 61.0% of the 37,369 housing units in the area are owner occupied; 32.5%, renter occupied; and 6.5% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 36,655 housing units in the area and 6.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.60%. Median home value in the area is \$184,791, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 4.53% annually to \$230,592.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.

Business Summary

922 Triplett St, Owensboro, Kentucky, 42303
Drive time: 5, 10, 15 minute radii

Prepared by Bo Barron, CCIM
Latitude: 37.76662
Longitude: -87.10396

| Data for all businesses in area | | | | 5 minutes | | 10 minutes | | | | 15 minutes | | | |
|---|------------|---------|-----------|-----------|------------|------------|-----------|---------|------------|------------|-----------|---------|--|
| Total Businesses: | | | | 1,443 | | 2,991 | | | | 3,340 | | | |
| Total Employees: | | | | 17,856 | | 42,615 | | | | 47,713 | | | |
| Total Residential Population: | | | | 19,113 | | 64,703 | | | | 85,670 | | | |
| Employee/Residential Population Ratio (per 100 Residents) | | | | 93 | | 66 | | | | 56 | | | |
| by SIC Codes | Businesses | | Employees | | Businesses | | Employees | | Businesses | | Employees | | |
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent | Number | Percent | Number | Percent | |
| Agriculture & Mining | 21 | 1.5% | 196 | 1.1% | 59 | 2.0% | 444 | 1.0% | 86 | 2.6% | 557 | 1.2% | |
| Construction | 66 | 4.6% | 970 | 5.4% | 163 | 5.4% | 2,327 | 5.5% | 197 | 5.9% | 2,626 | 5.5% | |
| Manufacturing | 45 | 3.1% | 1,974 | 11.1% | 72 | 2.4% | 2,957 | 6.9% | 91 | 2.7% | 4,198 | 8.8% | |
| Transportation | 25 | 1.7% | 382 | 2.1% | 68 | 2.3% | 719 | 1.7% | 90 | 2.7% | 1,118 | 2.3% | |
| Communication | 4 | 0.3% | 9 | 0.1% | 26 | 0.9% | 239 | 0.6% | 27 | 0.8% | 241 | 0.5% | |
| Utility | 4 | 0.3% | 445 | 2.5% | 9 | 0.3% | 601 | 1.4% | 12 | 0.4% | 625 | 1.3% | |
| Wholesale Trade | 65 | 4.5% | 830 | 4.6% | 105 | 3.5% | 1,387 | 3.3% | 121 | 3.6% | 1,629 | 3.4% | |
| | | | | | | | | | | | | | |
| Retail Trade Summary | 230 | 15.9% | 1,917 | 10.7% | 632 | 21.1% | 9,881 | 23.2% | 697 | 20.9% | 11,036 | 23.1% | |
| Home Improvement | 27 | 1.9% | 299 | 1.7% | 50 | 1.7% | 704 | 1.7% | 52 | 1.6% | 716 | 1.5% | |
| General Merchandise Stores | 9 | 0.6% | 44 | 0.2% | 35 | 1.2% | 1,413 | 3.3% | 42 | 1.3% | 1,499 | 3.1% | |
| Food Stores | 19 | 1.3% | 125 | 0.7% | 62 | 2.1% | 1,037 | 2.4% | 68 | 2.0% | 1,072 | 2.2% | |
| Auto Dealers & Gas Stations | 36 | 2.5% | 204 | 1.1% | 90 | 3.0% | 973 | 2.3% | 102 | 3.1% | 1,045 | 2.2% | |
| Apparel & Accessory Stores | 10 | 0.7% | 49 | 0.3% | 27 | 0.9% | 374 | 0.9% | 30 | 0.9% | 491 | 1.0% | |
| Furniture & Home Furnishings | 17 | 1.2% | 106 | 0.6% | 40 | 1.3% | 434 | 1.0% | 44 | 1.3% | 441 | 0.9% | |
| Eating & Drinking Places | 43 | 3.0% | 667 | 3.7% | 160 | 5.3% | 3,477 | 8.2% | 174 | 5.2% | 3,826 | 8.0% | |
| Miscellaneous Retail | 68 | 4.7% | 424 | 2.4% | 168 | 5.6% | 1,469 | 3.4% | 186 | 5.6% | 1,947 | 4.1% | |
| | | | | | | | | | | | | | |
| Finance, Insurance, Real Estate Summary | 152 | 10.5% | 1,593 | 8.9% | 326 | 10.9% | 3,407 | 8.0% | 348 | 10.4% | 3,494 | 7.3% | |
| Banks, Savings & Lending Institutions | 23 | 1.6% | 782 | 4.4% | 78 | 2.6% | 2,028 | 4.8% | 83 | 2.5% | 2,052 | 4.3% | |
| Securities Brokers | 28 | 1.9% | 147 | 0.8% | 49 | 1.6% | 204 | 0.5% | 50 | 1.5% | 206 | 0.4% | |
| Insurance Carriers & Agents | 40 | 2.8% | 244 | 1.4% | 76 | 2.5% | 443 | 1.0% | 81 | 2.4% | 465 | 1.0% | |
| Real Estate, Holding, Other Investment Offices | 61 | 4.2% | 419 | 2.3% | 122 | 4.1% | 732 | 1.7% | 134 | 4.0% | 771 | 1.6% | |
| | | | | | | | | | | | | | |
| Services Summary | 623 | 43.2% | 7,664 | 42.9% | 1,175 | 39.3% | 17,969 | 42.2% | 1,280 | 38.3% | 19,365 | 40.6% | |
| Hotels & Lodging | 8 | 0.6% | 80 | 0.4% | 24 | 0.8% | 352 | 0.8% | 27 | 0.8% | 399 | 0.8% | |
| Automotive Services | 39 | 2.7% | 233 | 1.3% | 77 | 2.6% | 441 | 1.0% | 83 | 2.5% | 459 | 1.0% | |
| Movies & Amusements | 38 | 2.6% | 260 | 1.5% | 73 | 2.4% | 532 | 1.2% | 81 | 2.4% | 589 | 1.2% | |
| Health Services | 156 | 10.8% | 2,483 | 13.9% | 284 | 9.5% | 6,786 | 15.9% | 292 | 8.7% | 7,057 | 14.8% | |
| Legal Services | 39 | 2.7% | 218 | 1.2% | 57 | 1.9% | 292 | 0.7% | 60 | 1.8% | 304 | 0.6% | |
| Education Institutions & Libraries | 20 | 1.4% | 969 | 5.4% | 59 | 2.0% | 3,209 | 7.5% | 69 | 2.1% | 3,776 | 7.9% | |
| Other Services | 323 | 22.4% | 3,421 | 19.2% | 601 | 20.1% | 6,357 | 14.9% | 668 | 20.0% | 6,781 | 14.2% | |
| | | | | | | | | | | | | | |
| Government | 103 | 7.1% | 1,729 | 9.7% | 143 | 4.8% | 2,495 | 5.9% | 152 | 4.6% | 2,632 | 5.5% | |
| | | | | | | | | | | | | | |
| Unclassified Establishments | 106 | 7.3% | 146 | 0.8% | 212 | 7.1% | 189 | 0.4% | 240 | 7.2% | 193 | 0.4% | |
| | | | | | | | | | | | | | |
| Totals | 1,443 | 100.0% | 17,856 | 100.0% | 2,991 | 100.0% | 42,615 | 100.0% | 3,340 | 100.0% | 47,713 | 100.0% | |

Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

September 29, 2023

Business Summary

922 Triplett St, Owensboro, Kentucky, 42303
Drive time: 5, 10, 15 minute radii

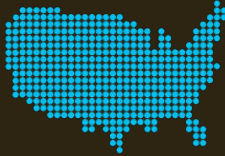
Prepared by Bo Barron, CCIM
Latitude: 37.76662
Longitude: -87.10396

| by NAICS Codes | Businesses | | Employees | | Businesses | | Employees | | Businesses | | Employees | |
|---|------------|---------|-----------|---------|------------|---------|-----------|---------|------------|---------|-----------|---------|
| | Number | Percent | Number | Percent | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| Agriculture, Forestry, Fishing & Hunting | 4 | 0.3% | 13 | 0.1% | 16 | 0.5% | 101 | 0.2% | 28 | 0.8% | 163 | 0.3% |
| Mining | 6 | 0.4% | 102 | 0.6% | 9 | 0.3% | 121 | 0.3% | 10 | 0.3% | 126 | 0.3% |
| Utilities | 0 | 0.0% | 0 | 0.0% | 3 | 0.1% | 80 | 0.2% | 4 | 0.1% | 91 | 0.2% |
| Construction | 70 | 4.9% | 1,003 | 5.6% | 174 | 5.8% | 2,415 | 5.7% | 210 | 6.3% | 2,752 | 5.8% |
| Manufacturing | 47 | 3.3% | 1,843 | 10.3% | 88 | 2.9% | 3,218 | 7.6% | 108 | 3.2% | 4,463 | 9.4% |
| Wholesale Trade | 63 | 4.4% | 818 | 4.6% | 103 | 3.4% | 1,374 | 3.2% | 119 | 3.6% | 1,616 | 3.4% |
| Retail Trade | 178 | 12.3% | 1,204 | 6.7% | 445 | 14.9% | 5,939 | 13.9% | 495 | 14.8% | 6,741 | 14.1% |
| Motor Vehicle & Parts Dealers | 29 | 2.0% | 183 | 1.0% | 68 | 2.3% | 877 | 2.1% | 77 | 2.3% | 926 | 1.9% |
| Furniture & Home Furnishings Stores | 7 | 0.5% | 60 | 0.3% | 22 | 0.7% | 248 | 0.6% | 23 | 0.7% | 250 | 0.5% |
| Electronics & Appliance Stores | 12 | 0.8% | 65 | 0.4% | 20 | 0.7% | 243 | 0.6% | 22 | 0.7% | 252 | 0.5% |
| Building Material & Garden Equipment & Supplies Dealers | 26 | 1.8% | 280 | 1.6% | 49 | 1.6% | 684 | 1.6% | 51 | 1.5% | 696 | 1.5% |
| Food & Beverage Stores | 20 | 1.4% | 110 | 0.6% | 59 | 2.0% | 823 | 1.9% | 67 | 2.0% | 1,086 | 2.3% |
| Health & Personal Care Stores | 14 | 1.0% | 118 | 0.7% | 44 | 1.5% | 370 | 0.9% | 46 | 1.4% | 384 | 0.8% |
| Gasoline Stations & Fuel Dealers | 7 | 0.5% | 21 | 0.1% | 22 | 0.7% | 96 | 0.2% | 25 | 0.7% | 119 | 0.2% |
| Clothing, Clothing Accessories, Shoe and Jewelry Stores | 11 | 0.8% | 52 | 0.3% | 34 | 1.1% | 405 | 1.0% | 38 | 1.1% | 525 | 1.1% |
| Sporting Goods, Hobby, Book, & Music Stores | 33 | 2.3% | 194 | 1.1% | 74 | 2.5% | 645 | 1.5% | 86 | 2.6% | 867 | 1.8% |
| General Merchandise Stores | 19 | 1.3% | 120 | 0.7% | 54 | 1.8% | 1,549 | 3.6% | 61 | 1.8% | 1,636 | 3.4% |
| Transportation & Warehousing | 23 | 1.6% | 709 | 4.0% | 54 | 1.8% | 1,063 | 2.5% | 74 | 2.2% | 1,456 | 3.1% |
| Information | 14 | 1.0% | 299 | 1.7% | 42 | 1.4% | 607 | 1.4% | 45 | 1.3% | 621 | 1.3% |
| Finance & Insurance | 98 | 6.8% | 1,195 | 6.7% | 214 | 7.2% | 2,704 | 6.3% | 223 | 6.7% | 2,752 | 5.8% |
| Central Bank/Credit Intermediation & Related Activities | 28 | 1.9% | 797 | 4.5% | 86 | 2.9% | 2,051 | 4.8% | 91 | 2.7% | 2,075 | 4.3% |
| Securities & Commodity Contracts | 30 | 2.1% | 153 | 0.9% | 51 | 1.7% | 210 | 0.5% | 52 | 1.6% | 212 | 0.4% |
| Funds, Trusts & Other Financial Vehicles | 40 | 2.8% | 244 | 1.4% | 76 | 2.5% | 443 | 1.0% | 81 | 2.4% | 465 | 1.0% |
| Real Estate, Rental & Leasing | 63 | 4.4% | 403 | 2.3% | 145 | 4.8% | 806 | 1.9% | 160 | 4.8% | 873 | 1.8% |
| Professional, Scientific & Tech Services | 114 | 7.9% | 980 | 5.5% | 211 | 7.1% | 1,554 | 3.6% | 228 | 6.8% | 1,641 | 3.4% |
| Legal Services | 39 | 2.7% | 218 | 1.2% | 60 | 2.0% | 301 | 0.7% | 64 | 1.9% | 315 | 0.7% |
| Management of Companies & Enterprises | 5 | 0.3% | 36 | 0.2% | 9 | 0.3% | 56 | 0.1% | 11 | 0.3% | 62 | 0.1% |
| Administrative, Support & Waste Management Services | 51 | 3.5% | 513 | 2.9% | 84 | 2.8% | 1,502 | 3.5% | 105 | 3.1% | 1,565 | 3.3% |
| Educational Services | 25 | 1.7% | 966 | 5.4% | 70 | 2.3% | 3,194 | 7.5% | 80 | 2.4% | 3,761 | 7.9% |
| Health Care & Social Assistance | 215 | 14.9% | 3,814 | 21.4% | 387 | 12.9% | 8,827 | 20.7% | 402 | 12.0% | 9,170 | 19.2% |
| Arts, Entertainment & Recreation | 39 | 2.7% | 287 | 1.6% | 67 | 2.2% | 522 | 1.2% | 75 | 2.2% | 576 | 1.2% |
| Accommodation & Food Services | 52 | 3.6% | 754 | 4.2% | 187 | 6.3% | 3,857 | 9.1% | 205 | 6.1% | 4,252 | 8.9% |
| Accommodation | 8 | 0.6% | 80 | 0.4% | 24 | 0.8% | 352 | 0.8% | 27 | 0.8% | 399 | 0.8% |
| Food Services & Drinking Places | 44 | 3.0% | 673 | 3.8% | 163 | 5.4% | 3,504 | 8.2% | 177 | 5.3% | 3,853 | 8.1% |
| Other Services (except Public Administration) | 167 | 11.6% | 1,028 | 5.8% | 324 | 10.8% | 1,978 | 4.6% | 365 | 10.9% | 2,195 | 4.6% |
| Automotive Repair & Maintenance | 31 | 2.1% | 157 | 0.9% | 55 | 1.8% | 297 | 0.7% | 60 | 1.8% | 312 | 0.7% |
| Public Administration | 105 | 7.3% | 1,742 | 9.8% | 145 | 4.8% | 2,509 | 5.9% | 154 | 4.6% | 2,646 | 5.5% |
| Unclassified Establishments | 106 | 7.3% | 146 | 0.8% | 212 | 7.1% | 189 | 0.4% | 240 | 7.2% | 193 | 0.4% |
| Total | 1,443 | 100.0% | 17,856 | 100.0% | 2,991 | 100.0% | 42,615 | 100.0% | 3,340 | 100.0% | 47,713 | 100.0% |

Source: Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

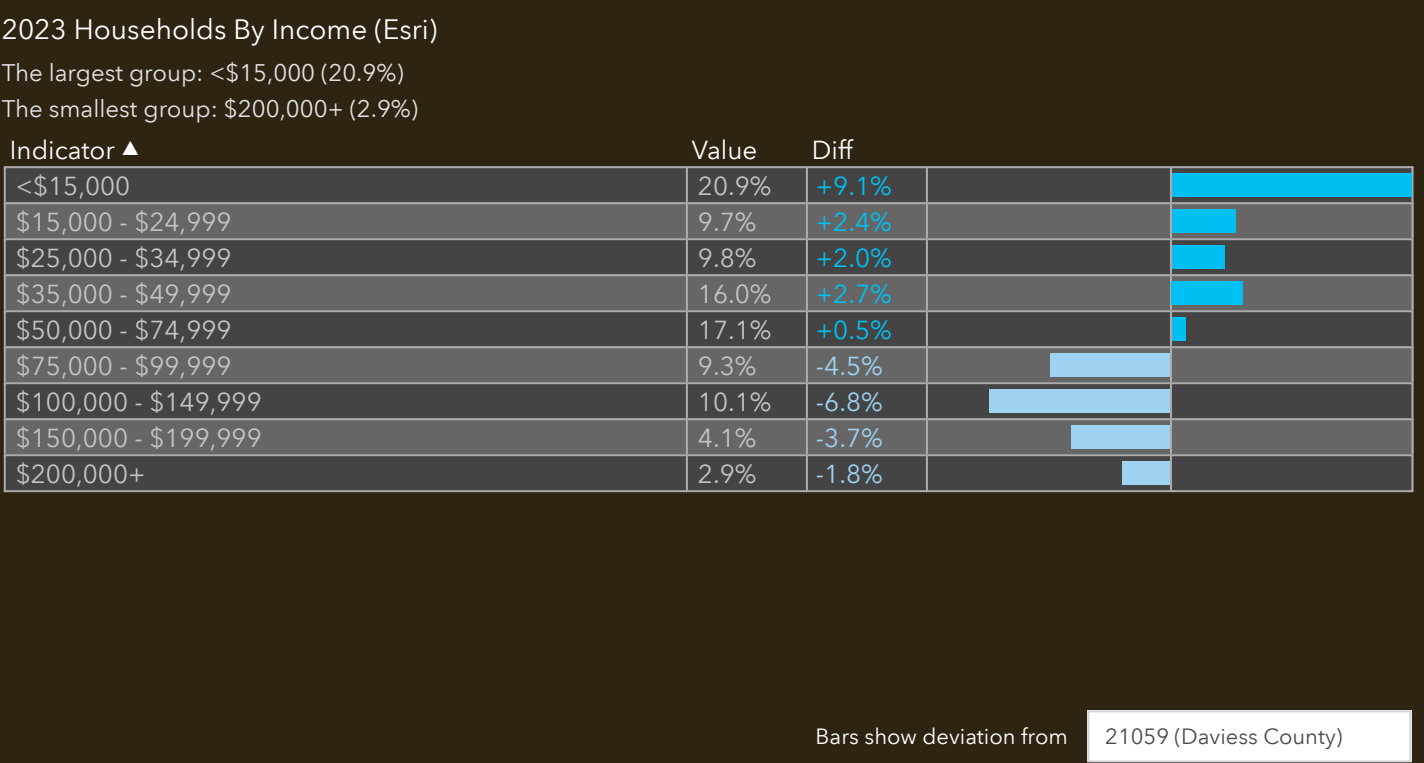
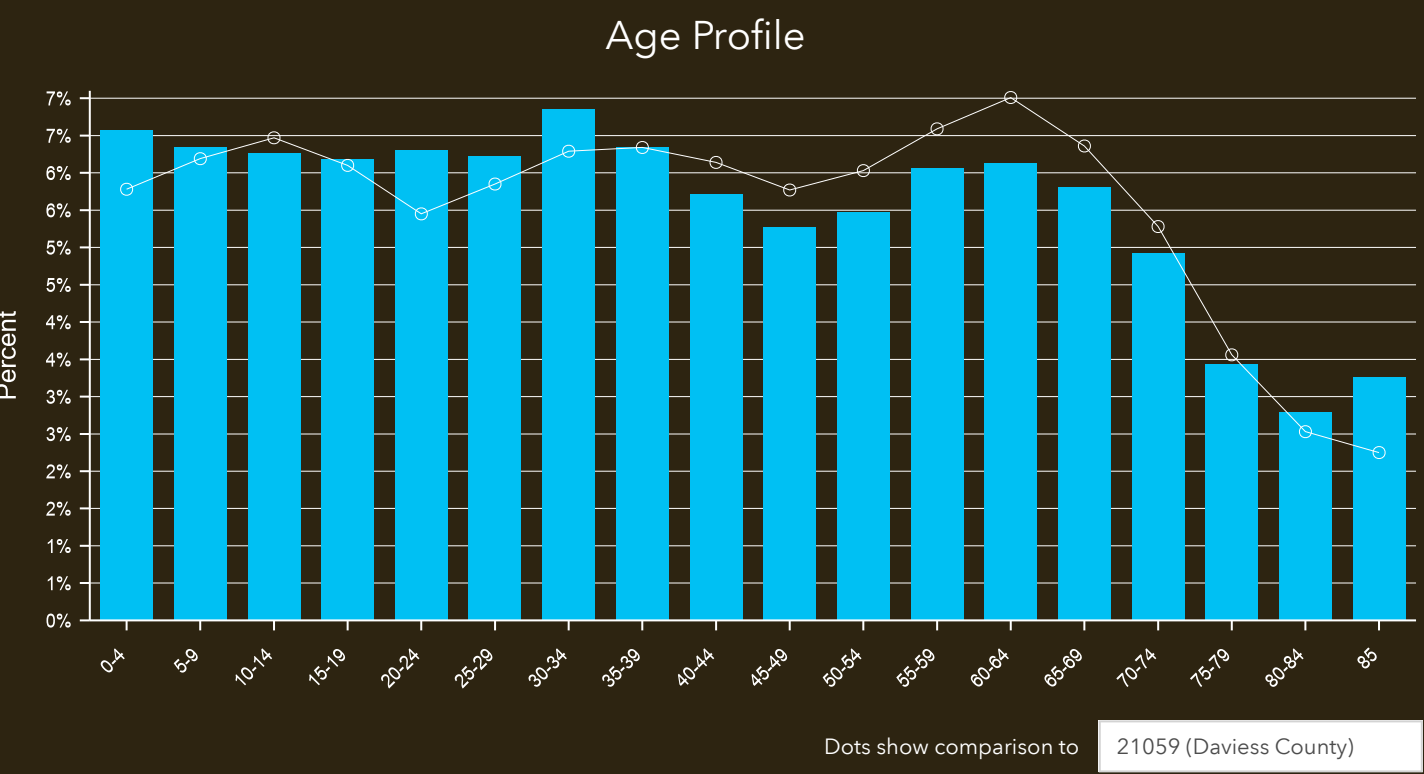
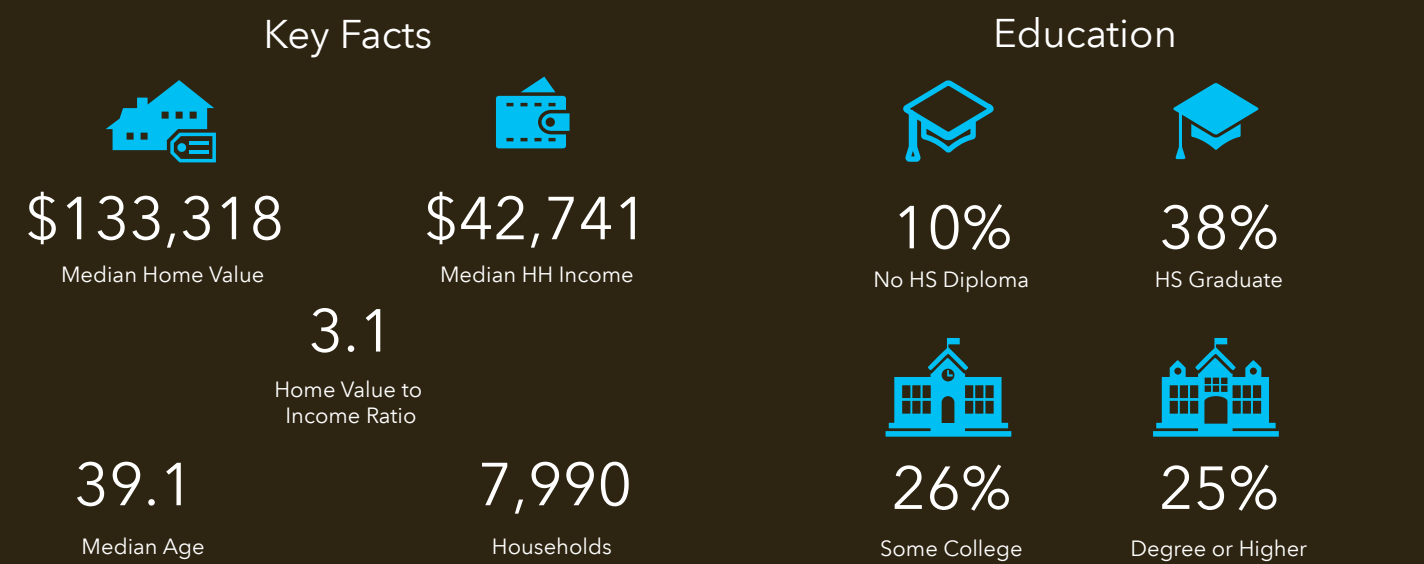
September 29, 2023



TAPESTRY SEGMENTATION




The Fabric of America's Neighborhoods

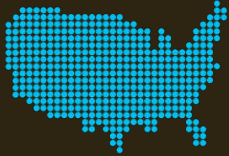
| Tapestry LifeMode | | | | |
|-----------------------------|------------|--------|----------|-------|
| | Households | HHs % | % US HHs | Index |
| Affluent Estates (L1) | 0 | 0.00% | 10.00% | 0 |
| Upscale Avenues (L2) | 0 | 0.00% | 5.55% | 0 |
| Uptown Individuals (L3) | 0 | 0.00% | 3.58% | 0 |
| Family Landscapes (L4) | 0 | 0.00% | 7.63% | 0 |
| GenXurban (L5) | 1,266 | 15.84% | 11.26% | 141 |
| Cozy Country Living (L6) | 467 | 5.84% | 12.06% | 48 |
| Sprouting Explorers (L7) | 0 | 0.00% | 7.20% | 0 |
| Middle Ground (L8) | 2,479 | 31.03% | 10.79% | 288 |
| Senior Styles (L9) | 460 | 5.76% | 5.80% | 99 |
| Rustic Outposts (L10) | 0 | 0.00% | 8.30% | 0 |
| Midtown Singles (L11) | 800 | 10.01% | 6.16% | 163 |
| Hometown (L12) | 2,518 | 31.51% | 6.01% | 524 |
| Next Wave (L13) | 0 | 0.00% | 3.78% | 0 |
| Scholars and Patriots (L14) | 0 | 0.00% | 1.61% | 0 |



922 Triplett St, Owensboro, Kentucky, 42303
Drive time of 5 minutes




| Tapestry Segments | | |
|---|---|-------------------------------|
|  | Small Town Sincerity 2,057 households | 25.7% of Households |
|  | Hometown Heritage 1,794 households | 22.5% of Households |
|  | Set to Impress 800 households | 10.0% of Households |



TAPESTRY SEGMENTATION


The Fabric of America's Neighborhoods

| Tapestry LifeMode | | | | |
|-----------------------------|------------|--------|----------|-------|
| | Households | HHs % | % US HHs | Index |
| Affluent Estates (L1) | 536 | 1.98% | 10.00% | 20 |
| Upscale Avenues (L2) | 0 | 0.00% | 5.55% | 0 |
| Uptown Individuals (L3) | 0 | 0.00% | 3.58% | 0 |
| Family Landscapes (L4) | 1,550 | 5.73% | 7.63% | 75 |
| GenXurban (L5) | 6,399 | 23.65% | 11.26% | 210 |
| Cozy Country Living (L6) | 4,435 | 16.39% | 12.06% | 136 |
| Sprouting Explorers (L7) | 0 | 0.00% | 7.20% | 0 |
| Middle Ground (L8) | 5,346 | 19.76% | 10.79% | 183 |
| Senior Styles (L9) | 1,838 | 6.79% | 5.80% | 117 |
| Rustic Outposts (L10) | 0 | 0.00% | 8.30% | 0 |
| Midtown Singles (L11) | 800 | 2.96% | 6.16% | 48 |
| Hometown (L12) | 6,151 | 22.74% | 6.01% | 378 |
| Next Wave (L13) | 0 | 0.00% | 3.78% | 0 |
| Scholars and Patriots (L14) | 0 | 0.00% | 1.61% | 0 |




\$173,753

Median Home Value




\$55,128

Median HH Income



8%

No HS Diploma



34%

HS Graduate

3.2


Home Value to Income Ratio

41.1

Median Age


27,055

Households



30%

Some College



28%

Degree or Higher

Age Profile

| Age Group | Local Percent | 21059 (Davieess County) Percent |
|-----------|---------------|---------------------------------|
| 0-4 | 6.0% | 6.0% |
| 5-9 | 6.3% | 6.3% |
| 10-14 | 6.5% | 6.5% |
| 15-19 | 6.2% | 6.2% |
| 20-24 | 5.8% | 5.8% |
| 25-29 | 6.0% | 6.0% |
| 30-34 | 6.5% | 6.5% |
| 35-39 | 6.4% | 6.4% |
| 40-44 | 6.0% | 6.0% |
| 45-49 | 5.8% | 5.8% |
| 50-54 | 6.0% | 6.0% |
| 55-59 | 6.4% | 6.4% |
| 60-64 | 6.8% | 6.8% |
| 65-69 | 6.4% | 6.4% |
| 70-74 | 5.8% | 5.8% |
| 75-79 | 3.8% | 3.8% |
| 80-84 | 3.0% | 3.0% |
| 85+ | 2.8% | 2.8% |

Dots show comparison to 21059 (Davieess County)

2023 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (15.9%)

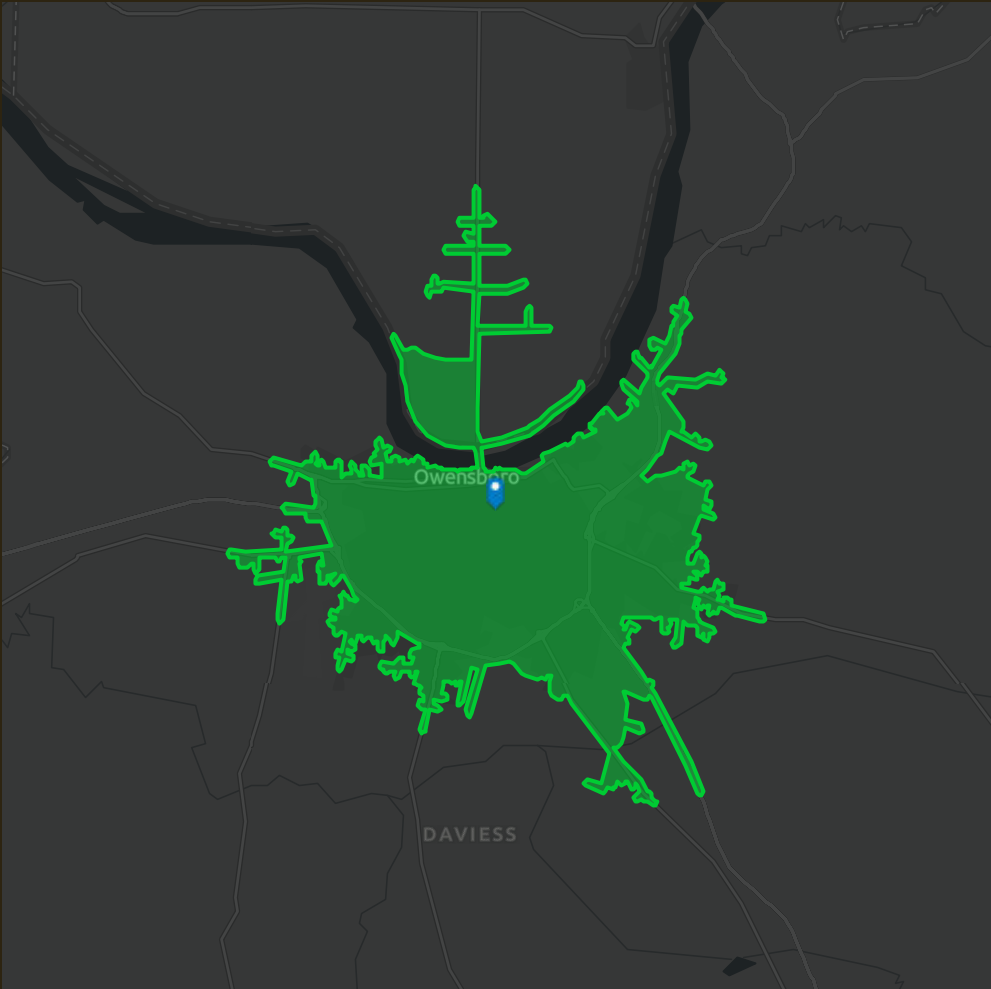
The smallest group: \$200,000+ (4.1%)

| Indicator ▲ | Value | Diff |
|-----------------------|-------|-------|
| <\$15,000 | 14.4% | +2.6% |
| \$15,000 - \$24,999 | 8.5% | +1.2% |
| \$25,000 - \$34,999 | 8.8% | +1.0% |
| \$35,000 - \$49,999 | 14.0% | +0.7% |
| \$50,000 - \$74,999 | 15.9% | -0.7% |
| \$75,000 - \$99,999 | 13.0% | -0.8% |
| \$100,000 - \$149,999 | 15.2% | -1.7% |
| \$150,000 - \$199,999 | 6.1% | -1.7% |
| \$200,000+ | 4.1% | -0.6% |


Bars show deviation from 21059 (Davieess County)

922 Triplett St, Owensboro, Kentucky, 42303

Drive time of 10 minutes



Tapestry Segments




12C

Small Town Sincerity

4,819 households

17.8%

of Households




5E

Midlife Constants

3,234 households

12.0%

of Households



8F

Old and Newcomers

2,064 households

7.6%

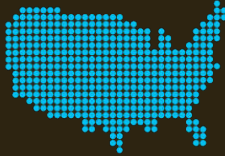
of Households

Source: Esri. The vintage of the data is 2023.

BARRON

COMMERCIAL GROUP

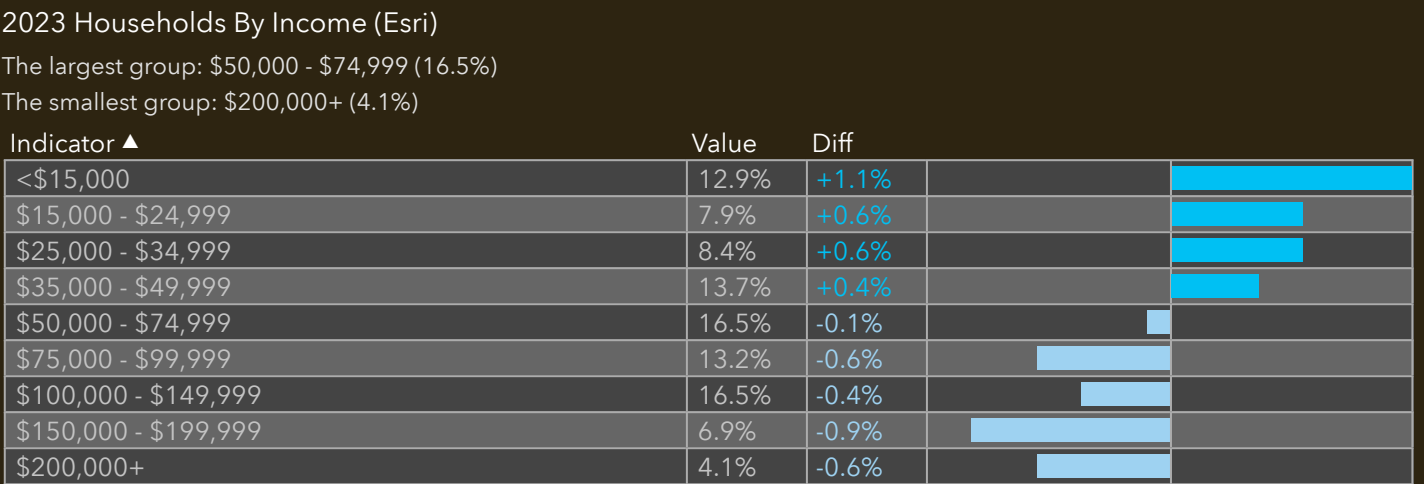
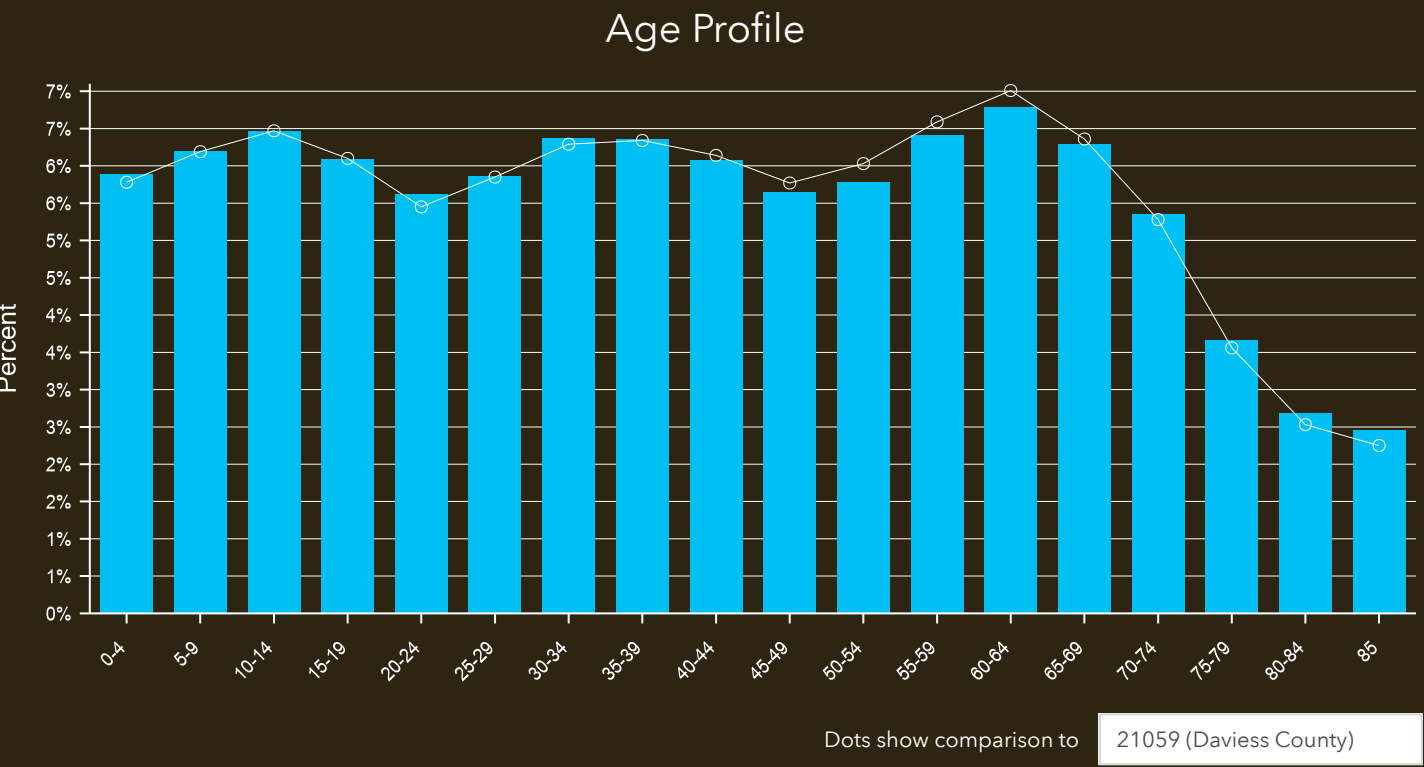
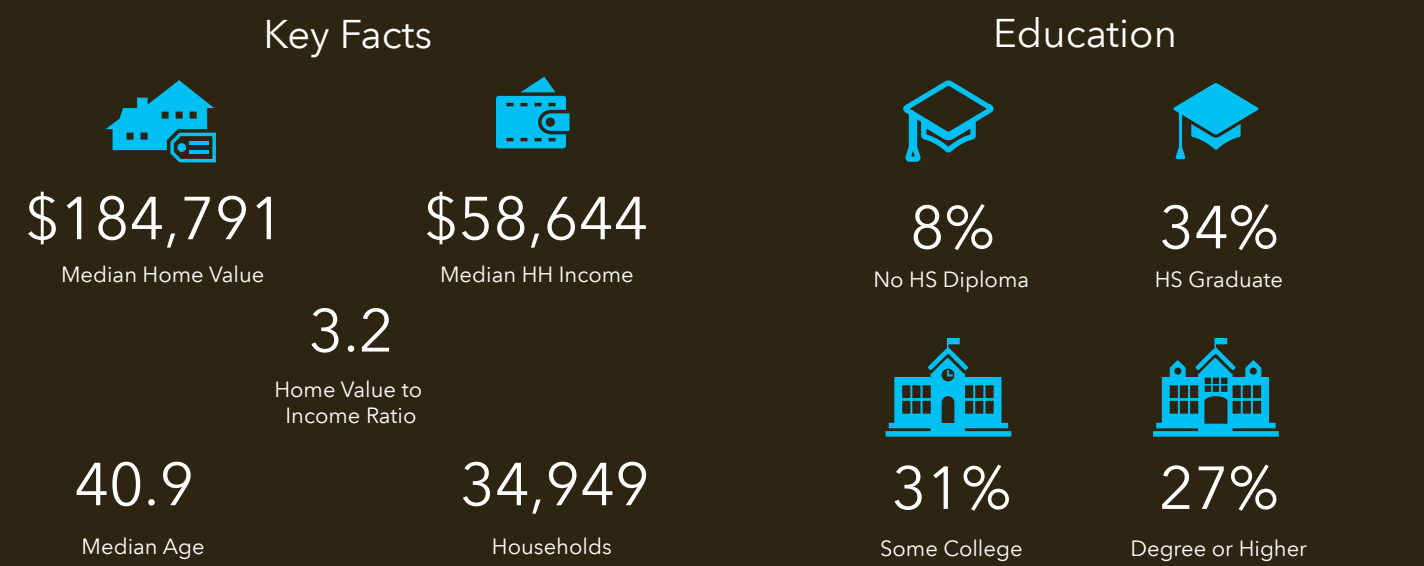
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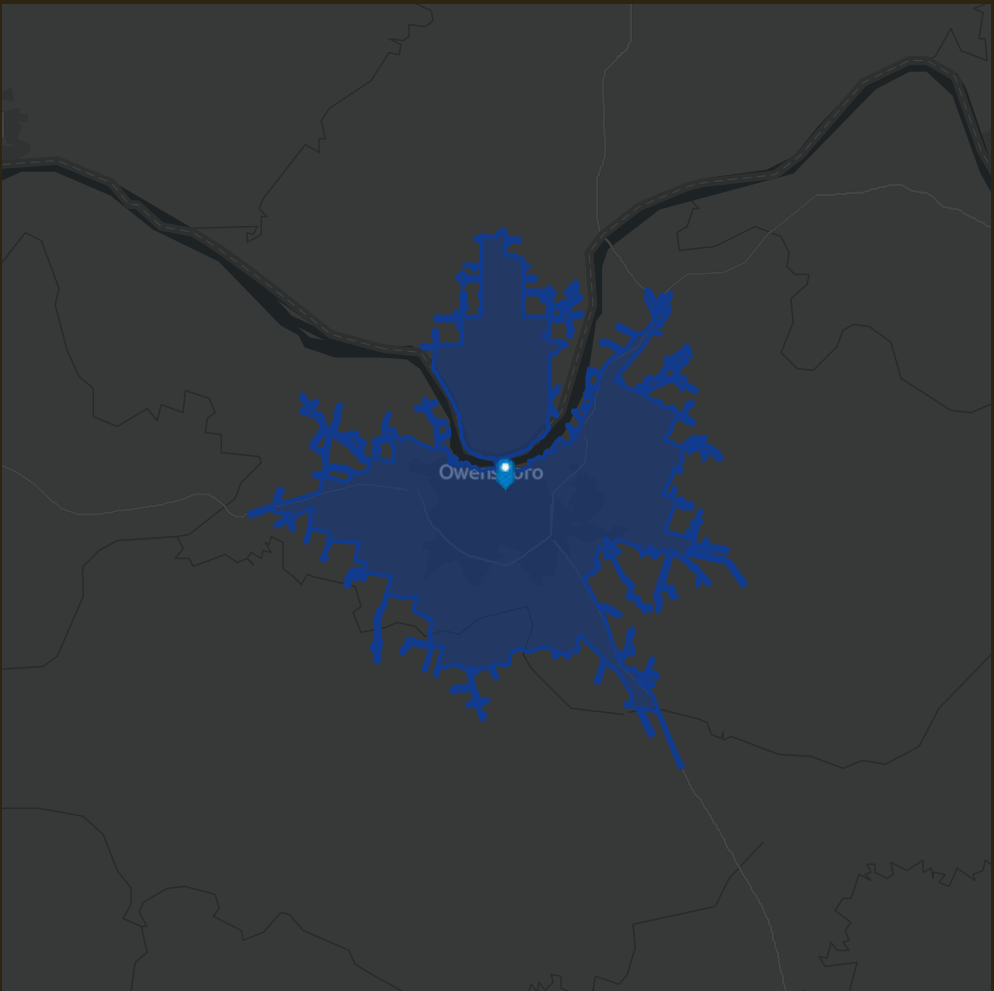
TAPESTRY SEGMENTATION




The Fabric of America's Neighborhoods

| Tapestry LifeMode | | | | |
|-----------------------------|------------|--------|----------|-------|
| | Households | HHs % | % US HHs | Index |
| Affluent Estates (L1) | 558 | 1.60% | 10.00% | 16 |
| Upscale Avenues (L2) | 0 | 0.00% | 5.55% | 0 |
| Uptown Individuals (L3) | 0 | 0.00% | 3.58% | 0 |
| Family Landscapes (L4) | 1,613 | 4.62% | 7.63% | 60 |
| GenXurban (L5) | 7,195 | 20.59% | 11.26% | 183 |
| Cozy Country Living (L6) | 9,745 | 27.88% | 12.06% | 231 |
| Sprouting Explorers (L7) | 0 | 0.00% | 7.20% | 0 |
| Middle Ground (L8) | 6,066 | 17.36% | 10.79% | 161 |
| Senior Styles (L9) | 2,044 | 5.85% | 5.80% | 101 |
| Rustic Outposts (L10) | 340 | 0.97% | 8.30% | 12 |
| Midtown Singles (L11) | 800 | 2.29% | 6.16% | 37 |
| Hometown (L12) | 6,588 | 18.85% | 6.01% | 314 |
| Next Wave (L13) | 0 | 0.00% | 3.78% | 0 |
| Scholars and Patriots (L14) | 0 | 0.00% | 1.61% | 0 |



922 Triplett St, Owensboro, Kentucky, 42303
Drive time of 15 minutes



| Tapestry Segments | | |
|---|---|-------------------------------|
|  | Salt of the Earth 5,068 households | 14.5% of Households |
|  | Small Town Sincerity 4,819 households | 13.8% of Households |
|  | Midlife Constants 3,234 households | 9.3% of Households |



4 | ADVISOR BIOS

Todd Humphreys

Bo Barron, CCIM



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.

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**

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