

ORTHODONTIST/MEDICAL OFFICE

Turn-Key Medical Office Building

7,345 Square Feet

Currently designed to house two separate offices or could be one large.



OFFICE INVESTMENT OPPORTUNITY

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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](#)

[Additional Photos](#)



OFFERING SUMMARY

Sale Price:	\$975,000
Building Size:	7,345 SF
Lot Size:	1.438 Acres
Price / SF:	\$132.74
Year Built:	1979
Zoning:	B-4

PROPERTY OVERVIEW

This exceptional medical office building presents a unique opportunity to open a medical/dental office, taking advantage of its existing infrastructure. It has lots of extra plumbing, O2 lines, and Nitrous Oxide capabilities. It boasts numerous advantages, including eight exam rooms, one large exam room that could be divided, and four extra private offices. Additionally, there's a spacious executive office with a private bath and access to a private one-car garage.

The building further provides a conference room, employee lounge area, and four restrooms for added convenience. With an impressive 67 parking spaces, accessibility is never an issue. Whether you're in the medical field or an executive in need of a premium office space, this property offers versatility and potential.

LOCATION OVERVIEW

Nestled on the vibrant Southside of Owensboro along Southtown Blvd corridor, this medical office building offers an exceptional opportunity for your business. Located just minutes away from Carter Road, Frederica, and the William Natcher bypass, accessibility is unparalleled. Your clients and employees will appreciate the convenience of reaching your office effortlessly.





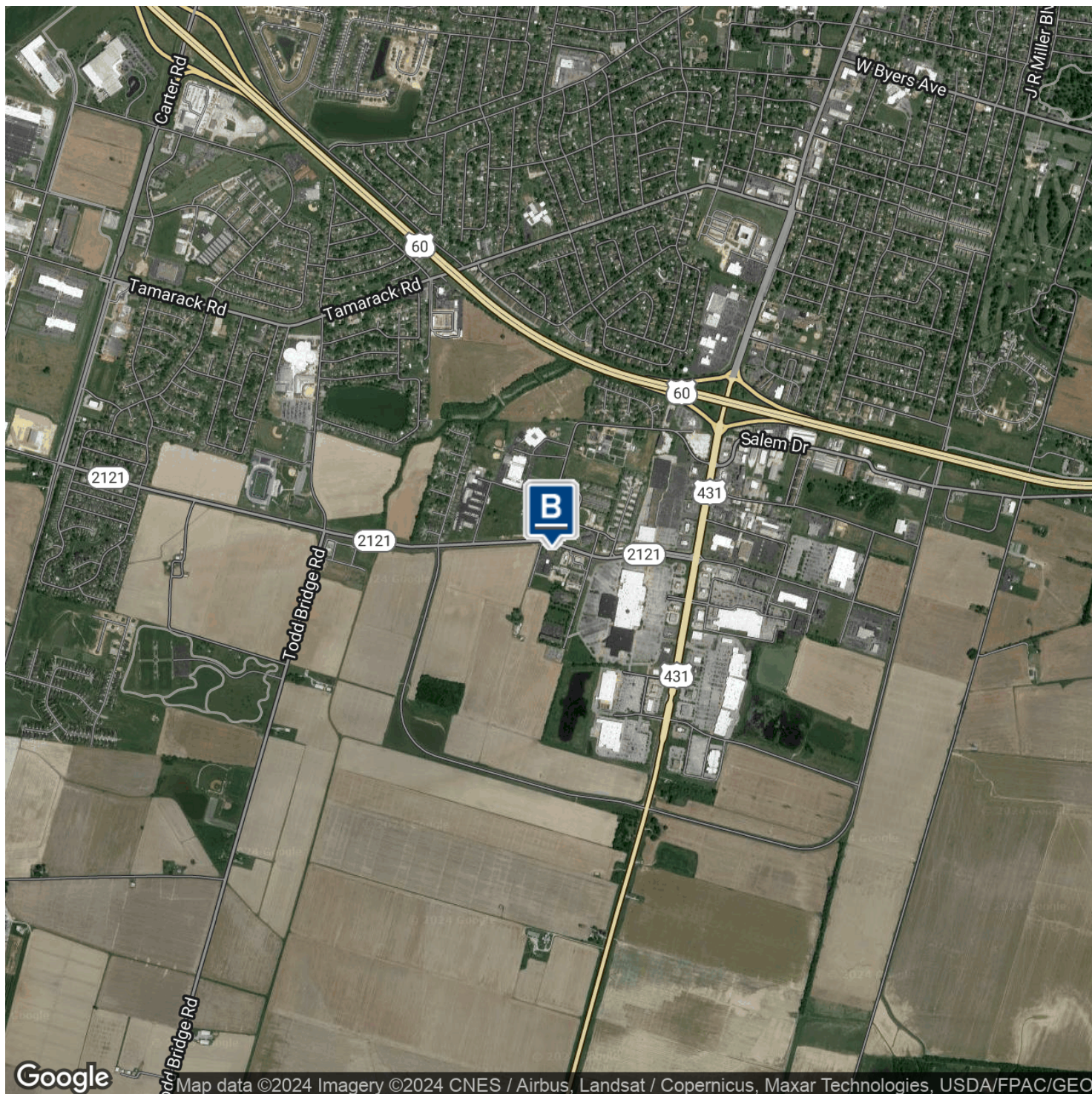


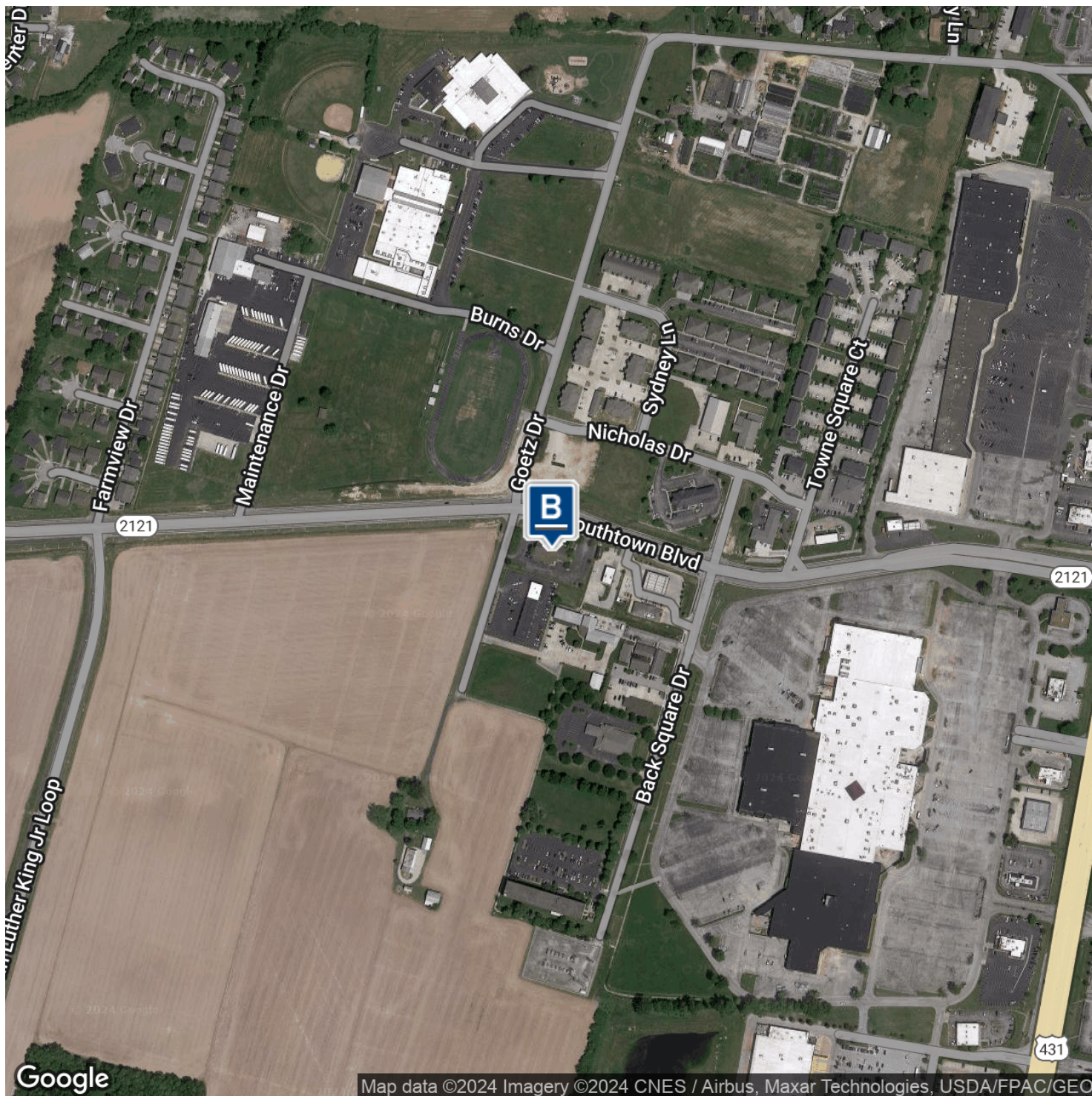
2 | LOCATION INFORMATION

Regional Map

Location Map

Aerial Map









3 | DEMOGRAPHICS

Executive Summary

Business Summary

Tapestry Profile

Executive Summary

1300 Southtown Blvd, Owensboro, Kentucky, 42301
Drive time: 5, 10, 15 minute radii

Prepared by Bo Barron, CCIM

Latitude: 37.72265

Longitude: -87.13133

	5 minutes	10 minutes	15 minutes
Population			
2010 Population	10,941	57,276	78,513
2020 Population	11,496	61,001	84,530
2023 Population	11,527	61,685	85,750
2028 Population	11,498	61,970	86,475
2010-2020 Annual Rate	0.50%	0.63%	0.74%
2020-2023 Annual Rate	0.08%	0.34%	0.44%
2023-2028 Annual Rate	-0.05%	0.09%	0.17%
2023 Male Population	48.2%	48.1%	48.8%
2023 Female Population	51.8%	51.9%	51.2%
2023 Median Age	37.9	40.8	40.9

In the identified area, the current year population is 85,750. In 2020, the Census count in the area was 84,530. The rate of change since 2020 was 0.44% annually. The five-year projection for the population in the area is 86,475 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	77.6%	81.3%	82.8%
2023 Black Alone	6.2%	6.3%	5.7%
2023 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2023 Asian Alone	7.0%	3.7%	3.0%
2023 Pacific Islander Alone	0.2%	0.1%	0.1%
2023 Other Race	2.3%	2.3%	2.2%
2023 Two or More Races	6.5%	6.2%	6.0%
2023 Hispanic Origin (Any Race)	5.7%	4.9%	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 36.9 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	52	63	70
2010 Households	4,732	24,285	32,193
2020 Households	4,946	25,550	34,338
2023 Households	4,996	25,906	34,946
2028 Households	5,023	26,204	35,476
2010-2020 Annual Rate	0.44%	0.51%	0.65%
2020-2023 Annual Rate	0.31%	0.43%	0.54%
2023-2028 Annual Rate	0.11%	0.23%	0.30%
2023 Average Household Size	2.27	2.32	2.39

The household count in this area has changed from 34,338 in 2020 to 34,946 in the current year, a change of 0.54% annually. The five-year projection of households is 35,476, 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 21,504 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

1300 Southtown Blvd, Owensboro, Kentucky, 42301
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	5 minutes	10 minutes	15 minutes
Mortgage Income			
2023 Percent of Income for Mortgage	18.7%	19.2%	19.0%
Median Household Income			
2023 Median Household Income	\$54,401	\$54,096	\$58,844
2028 Median Household Income	\$61,046	\$61,279	\$67,678
2023-2028 Annual Rate	2.33%	2.52%	2.84%
Average Household Income			
2023 Average Household Income	\$72,981	\$76,262	\$81,785
2028 Average Household Income	\$81,803	\$86,512	\$92,985
2023-2028 Annual Rate	2.31%	2.55%	2.60%
Per Capita Income			
2023 Per Capita Income	\$30,992	\$32,033	\$33,327
2028 Per Capita Income	\$35,001	\$36,588	\$38,148
2023-2028 Annual Rate	2.46%	2.69%	2.74%
GINI Index			
2023 Gini Index	38.3	42.7	42.2

Households by Income

Current median household income is \$58,844 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$67,678 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$81,785 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$92,985 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$33,327 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$38,148 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	130	126	128
2010 Total Housing Units	4,971	26,053	34,524
2010 Owner Occupied Housing Units	2,643	14,698	20,735
2010 Renter Occupied Housing Units	2,088	9,586	11,458
2010 Vacant Housing Units	239	1,768	2,331
2020 Total Housing Units	5,211	27,338	36,618
2020 Vacant Housing Units	265	1,788	2,280
2023 Total Housing Units	5,267	27,787	37,331
2023 Owner Occupied Housing Units	2,794	15,813	22,755
2023 Renter Occupied Housing Units	2,202	10,093	12,191
2023 Vacant Housing Units	271	1,881	2,385
2028 Total Housing Units	5,288	28,098	37,811
2028 Owner Occupied Housing Units	2,873	16,255	23,450
2028 Renter Occupied Housing Units	2,150	9,949	12,026
2028 Vacant Housing Units	265	1,894	2,335
Socioeconomic Status Index			
2023 Socioeconomic Status Index	47.9	47.1	47.1

Currently, 61.0% of the 37,331 housing units in the area are owner occupied; 32.7%, renter occupied; and 6.4% 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 36,618 housing units in the area and 6.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.60%. Median home value in the area is \$185,816, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 4.64% annually to \$233,094.

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Business Summary

1300 Southtown Blvd, Owensboro, Kentucky, 42301
Drive time: 5, 10, 15 minute radii

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Data for all businesses in area				5 minutes		10 minutes				15 minutes			
Total Businesses:				484		2,572				3,330			
Total Employees:				8,711		34,605				47,947			
Total Residential Population:				11,527		61,685				85,750			
Employee/Residential Population Ratio (per 100 Residents)				76		56				56			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture & Mining	17	3.5%	116	1.3%	56	2.2%	396	1.1%	87	2.6%	566	1.2%	
Construction	28	5.8%	283	3.2%	134	5.2%	1,622	4.7%	200	6.0%	2,672	5.6%	
Manufacturing	7	1.4%	617	7.1%	58	2.3%	2,669	7.7%	92	2.8%	4,393	9.2%	
Transportation	10	2.1%	71	0.8%	52	2.0%	583	1.7%	88	2.6%	1,119	2.3%	
Communication	12	2.5%	143	1.6%	25	1.0%	226	0.7%	27	0.8%	241	0.5%	
Utility	3	0.6%	41	0.5%	8	0.3%	357	1.0%	12	0.4%	625	1.3%	
Wholesale Trade	12	2.5%	297	3.4%	90	3.5%	1,255	3.6%	124	3.7%	1,681	3.5%	
Retail Trade Summary	132	27.3%	3,226	37.0%	562	21.9%	9,416	27.2%	695	20.9%	11,025	23.0%	
Home Improvement	7	1.4%	164	1.9%	42	1.6%	604	1.7%	51	1.5%	714	1.5%	
General Merchandise Stores	10	2.1%	664	7.6%	30	1.2%	1,225	3.5%	42	1.3%	1,498	3.1%	
Food Stores	9	1.9%	80	0.9%	53	2.1%	984	2.8%	68	2.0%	1,074	2.2%	
Auto Dealers & Gas Stations	19	3.9%	397	4.6%	78	3.0%	910	2.6%	99	3.0%	1,028	2.1%	
Apparel & Accessory Stores	9	1.9%	274	3.1%	25	1.0%	469	1.4%	30	0.9%	493	1.0%	
Furniture & Home Furnishings	8	1.7%	144	1.7%	36	1.4%	363	1.0%	44	1.3%	441	0.9%	
Eating & Drinking Places	39	8.1%	1,234	14.2%	147	5.7%	3,405	9.8%	176	5.3%	3,821	8.0%	
Miscellaneous Retail	32	6.6%	270	3.1%	151	5.9%	1,456	4.2%	186	5.6%	1,956	4.1%	
Finance, Insurance, Real Estate Summary	50	10.3%	994	11.4%	283	11.0%	2,925	8.5%	343	10.3%	3,466	7.2%	
Banks, Savings & Lending Institutions	17	3.5%	840	9.6%	72	2.8%	1,706	4.9%	81	2.4%	2,043	4.3%	
Securities Brokers	3	0.6%	8	0.1%	42	1.6%	172	0.5%	51	1.5%	208	0.4%	
Insurance Carriers & Agents	15	3.1%	77	0.9%	70	2.7%	420	1.2%	78	2.3%	450	0.9%	
Real Estate, Holding, Other Investment Offices	15	3.1%	68	0.8%	100	3.9%	627	1.8%	132	4.0%	765	1.6%	
Services Summary	172	35.5%	2,802	32.2%	1,027	39.9%	13,299	38.4%	1,275	38.3%	19,326	40.3%	
Hotels & Lodging	9	1.9%	149	1.7%	22	0.9%	327	0.9%	27	0.8%	399	0.8%	
Automotive Services	5	1.0%	21	0.2%	62	2.4%	354	1.0%	83	2.5%	465	1.0%	
Movies & Amusements	15	3.1%	119	1.4%	64	2.5%	481	1.4%	82	2.5%	618	1.3%	
Health Services	32	6.6%	350	4.0%	248	9.6%	3,584	10.4%	291	8.7%	7,074	14.8%	
Legal Services	6	1.2%	24	0.3%	44	1.7%	216	0.6%	60	1.8%	304	0.6%	
Education Institutions & Libraries	20	4.1%	1,489	17.1%	57	2.2%	3,292	9.5%	66	2.0%	3,707	7.7%	
Other Services	85	17.6%	650	7.5%	530	20.6%	5,045	14.6%	665	20.0%	6,758	14.1%	
Government	7	1.4%	109	1.3%	93	3.6%	1,730	5.0%	150	4.5%	2,636	5.5%	
Unclassified Establishments	36	7.4%	10	0.1%	183	7.1%	126	0.4%	239	7.2%	196	0.4%	
Totals	484	100.0%	8,711	100.0%	2,572	100.0%	34,605	100.0%	3,330	100.0%	47,947	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 26, 2023

Business Summary

1300 Southtown Blvd, Owensboro, Kentucky, 42301
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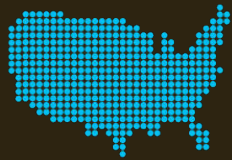
Prepared by Bo Barron, CCIM
Latitude: 37.72265
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by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	6	1.2%	69	0.8%	18	0.7%	127	0.4%	29	0.9%	166	0.3%
Mining	1	0.2%	8	0.1%	7	0.3%	68	0.2%	10	0.3%	126	0.3%
Utilities	3	0.6%	38	0.4%	4	0.2%	88	0.3%	4	0.1%	91	0.2%
Construction	29	6.0%	300	3.4%	142	5.5%	1,683	4.9%	213	6.4%	2,799	5.8%
Manufacturing	10	2.1%	660	7.6%	71	2.8%	2,911	8.4%	109	3.3%	4,659	9.7%
Wholesale Trade	12	2.5%	297	3.4%	88	3.4%	1,242	3.6%	122	3.7%	1,668	3.5%
Retail Trade	90	18.6%	1,944	22.3%	392	15.2%	5,567	16.1%	492	14.8%	6,735	14.0%
Motor Vehicle & Parts Dealers	16	3.3%	375	4.3%	58	2.3%	818	2.4%	74	2.2%	914	1.9%
Furniture & Home Furnishings Stores	6	1.2%	42	0.5%	20	0.8%	186	0.5%	24	0.7%	252	0.5%
Electronics & Appliance Stores	5	1.0%	121	1.4%	20	0.8%	240	0.7%	22	0.7%	252	0.5%
Building Material & Garden Equipment & Supplies Dealers	7	1.4%	164	1.9%	41	1.6%	594	1.7%	50	1.5%	694	1.4%
Food & Beverage Stores	6	1.2%	43	0.5%	49	1.9%	845	2.4%	67	2.0%	1,091	2.3%
Health & Personal Care Stores	10	2.1%	87	1.0%	42	1.6%	344	1.0%	46	1.4%	384	0.8%
Gasoline Stations & Fuel Dealers	3	0.6%	22	0.3%	20	0.8%	92	0.3%	24	0.7%	115	0.2%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	10	2.1%	279	3.2%	31	1.2%	494	1.4%	38	1.1%	528	1.1%
Sporting Goods, Hobby, Book, & Music Stores	15	3.1%	137	1.6%	66	2.6%	611	1.8%	85	2.6%	870	1.8%
General Merchandise Stores	12	2.5%	673	7.7%	46	1.8%	1,344	3.9%	61	1.8%	1,635	3.4%
Transportation & Warehousing	6	1.2%	63	0.7%	42	1.6%	792	2.3%	71	2.1%	1,456	3.0%
Information	13	2.7%	149	1.7%	38	1.5%	516	1.5%	45	1.4%	620	1.3%
Finance & Insurance	35	7.2%	925	10.6%	192	7.5%	2,324	6.7%	221	6.6%	2,730	5.7%
Central Bank/Credit Intermediation & Related Activities	17	3.5%	840	9.6%	79	3.1%	1,728	5.0%	89	2.7%	2,066	4.3%
Securities & Commodity Contracts	3	0.6%	8	0.1%	43	1.7%	176	0.5%	53	1.6%	214	0.4%
Funds, Trusts & Other Financial Vehicles	15	3.1%	77	0.9%	70	2.7%	420	1.2%	78	2.3%	450	0.9%
Real Estate, Rental & Leasing	18	3.7%	121	1.4%	118	4.6%	709	2.0%	158	4.7%	867	1.8%
Professional, Scientific & Tech Services	29	6.0%	147	1.7%	178	6.9%	1,215	3.5%	228	6.8%	1,636	3.4%
Legal Services	7	1.4%	27	0.3%	47	1.8%	224	0.6%	64	1.9%	315	0.7%
Management of Companies & Enterprises	3	0.6%	13	0.1%	8	0.3%	51	0.1%	11	0.3%	62	0.1%
Administrative, Support & Waste Management Services	11	2.3%	31	0.4%	75	2.9%	840	2.4%	107	3.2%	1,573	3.3%
Educational Services	24	5.0%	1,498	17.2%	67	2.6%	3,274	9.5%	78	2.3%	3,692	7.7%
Health Care & Social Assistance	47	9.7%	557	6.4%	338	13.1%	5,334	15.4%	399	12.0%	9,173	19.1%
Arts, Entertainment & Recreation	11	2.3%	108	1.2%	58	2.3%	469	1.4%	76	2.3%	607	1.3%
Accommodation & Food Services	49	10.1%	1,390	16.0%	173	6.7%	3,759	10.9%	206	6.2%	4,247	8.9%
Accommodation	9	1.9%	149	1.7%	22	0.9%	327	0.9%	27	0.8%	399	0.8%
Food Services & Drinking Places	40	8.3%	1,241	14.2%	150	5.8%	3,432	9.9%	179	5.4%	3,848	8.0%
Other Services (except Public Administration)	43	8.9%	275	3.2%	287	11.2%	1,773	5.1%	363	10.9%	2,194	4.6%
Automotive Repair & Maintenance	3	0.6%	11	0.1%	42	1.6%	215	0.6%	59	1.8%	316	0.7%
Public Administration	7	1.4%	109	1.3%	94	3.7%	1,737	5.0%	152	4.6%	2,650	5.5%
Unclassified Establishments	36	7.4%	10	0.1%	183	7.1%	126	0.4%	239	7.2%	196	0.4%
Total	484	100.0%	8,711	100.0%	2,572	100.0%	34,605	100.0%	3,330	100.0%	47,947	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 26, 2023




TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods


Tapestry LifeMode				
	Households	HHs %	% US HHs	Index
learn more...				
Affluent Estates (L1)	118	2.36%	10.00%	24
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)	2,035	40.73%	11.26%	362
Cozy Country Living (L6)	605	12.11%	12.06%	100
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	1,831	36.65%	10.79%	340
Senior Styles (L9)	407	8.15%	5.80%	140
Rustic Outposts (L10)	0	0.00%	8.30%	0
Midtown Singles (L11)	0	0.00%	6.16%	0
Hometown (L12)	0	0.00%	6.01%	0
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0




\$169,388
Median Home Value



\$54,401
Median HH Income




8%
No HS Diploma




34%
HS Graduate

3.1
Home Value to Income Ratio



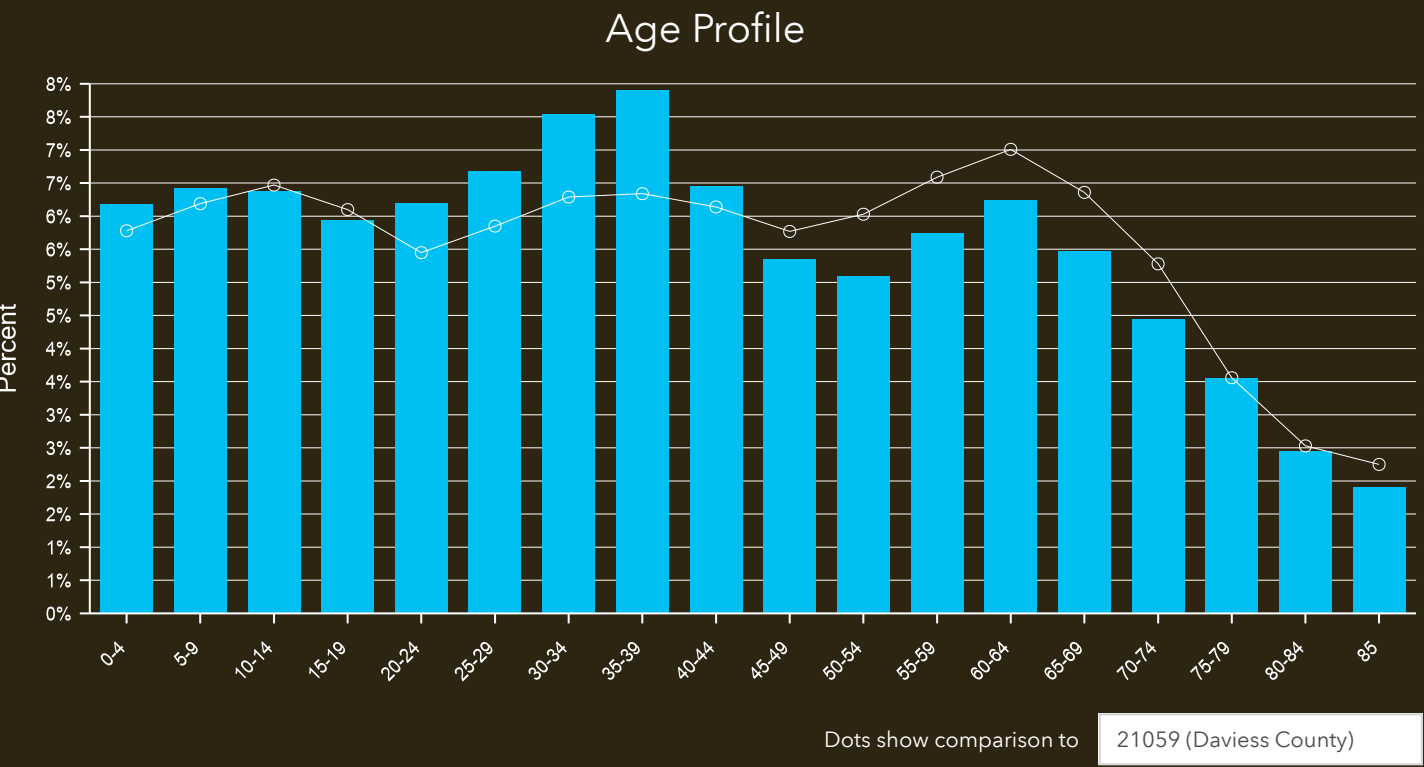
30%
Some College



28%
Degree or Higher

37.9
Median Age

4,996
Households



2023 Households By Income (Esri)

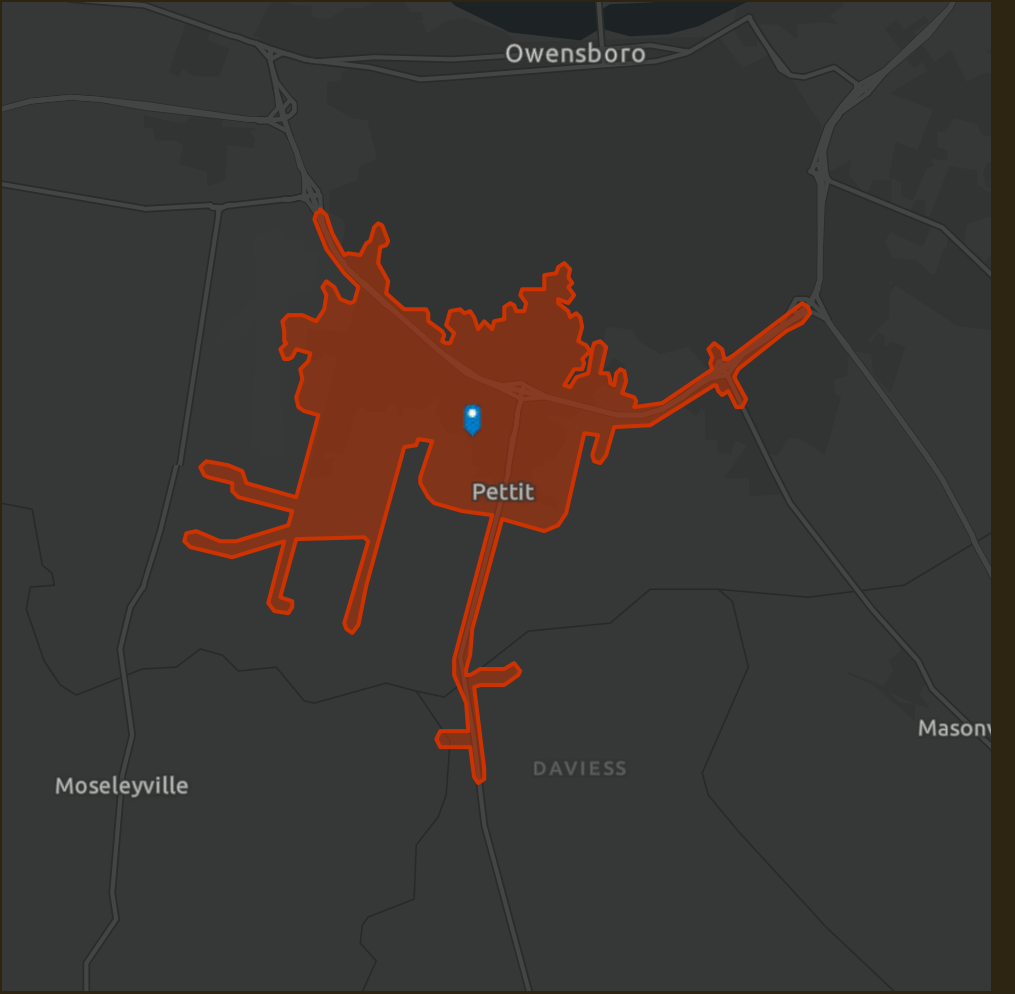
The largest group: \$35,000 - \$49,999 (17.6%)
The smallest group: \$200,000+ (1.7%)

Indicator ▲	Value	Diff
<\$15,000	8.3%	-3.5%
\$15,000 - \$24,999	7.9%	+0.6%
\$25,000 - \$34,999	12.0%	+4.2%
\$35,000 - \$49,999	17.6%	+4.3%
\$50,000 - \$74,999	17.6%	+1.0%
\$75,000 - \$99,999	13.2%	-0.6%
\$100,000 - \$149,999	16.9%	0
\$150,000 - \$199,999	4.8%	-3.0%
\$200,000+	1.7%	-3.0%

Bars show deviation from 21059 (Davie County)

1300 Southtown Blvd, Owensboro, Kentucky, 42301

Drive time of 5 minutes



Owensboro


Pettit

Moseleyville

DAVIESS

Mason

Tapestry Segments



5D


Rustbelt Traditions

1,342 households

26.9%

of Households

▼



8E


Front Porches

1,188 households

23.8%

of Households

▼



8F

Old and Newcomers

643 households

12.9%

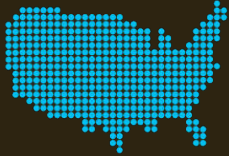
of Households

▼

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

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BARRON COMMERCIAL GROUP



TAPESTRY SEGMENTATION


The Fabric of America's Neighborhoods

Tapestry LifeMode				
learn more...	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	541	2.09%	10.00%	21
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	865	3.34%	7.63%	44
GenXurban (L5)	6,759	26.09%	11.26%	232
Cozy Country Living (L6)	4,188	16.17%	12.06%	134
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	5,395	20.83%	10.79%	193
Senior Styles (L9)	2,066	7.97%	5.80%	137
Rustic Outposts (L10)	0	0.00%	8.30%	0
Midtown Singles (L11)	800	3.09%	6.16%	50
Hometown (L12)	5,292	20.43%	6.01%	340
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0




\$173,102

Median Home Value




\$54,096

Median HH Income



8%

No HS Diploma




34%

HS Graduate


3.2

Home Value to Income Ratio



30%

Some College



29%

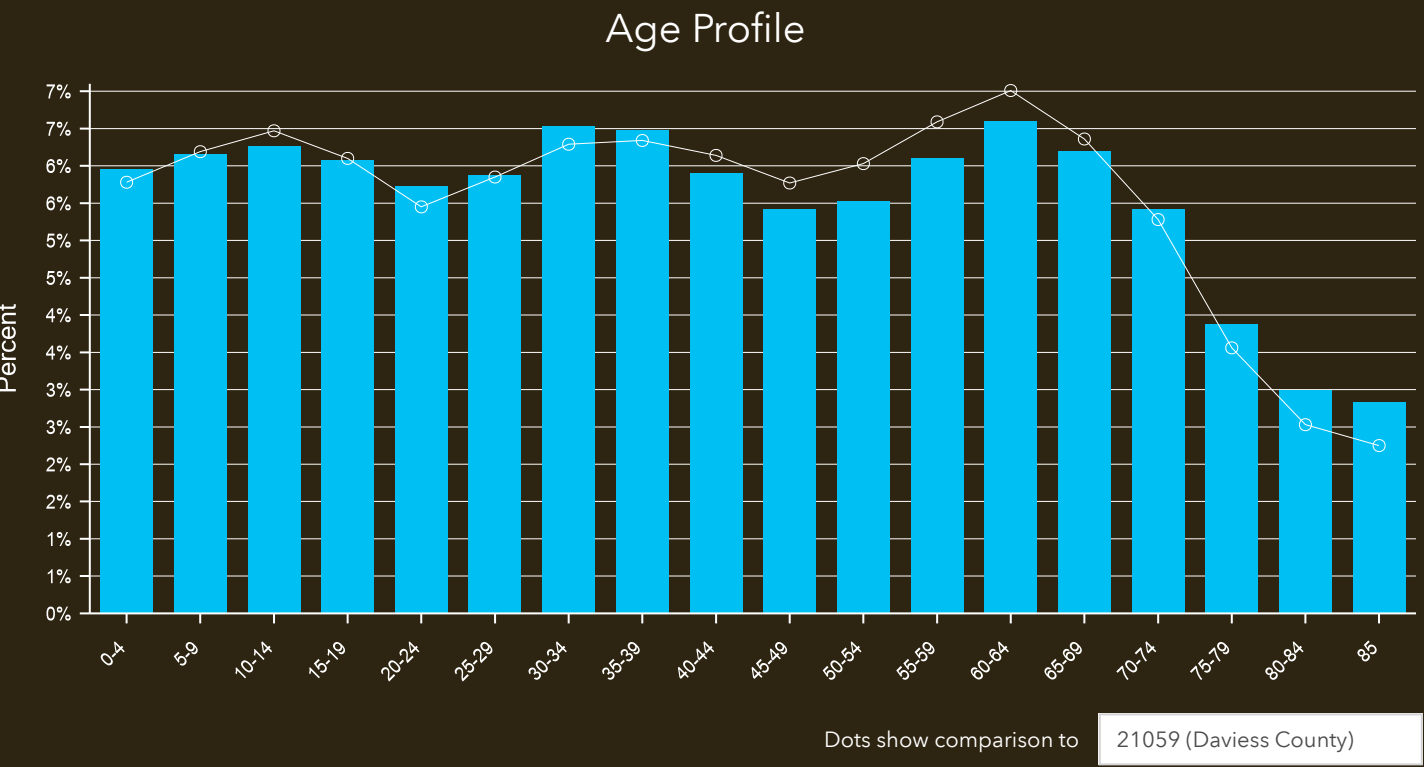
Degree or Higher

40.8

Median Age

25,906

Households



2023 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (16.1%)


The smallest group: \$200,000+ (3.3%)

Indicator ▲	Value	Diff
<\$15,000	13.6%	+1.8%
\$15,000 - \$24,999	8.8%	+1.5%
\$25,000 - \$34,999	9.0%	+1.2%
\$35,000 - \$49,999	15.0%	+1.7%
\$50,000 - \$74,999	16.1%	-0.5%
\$75,000 - \$99,999	13.0%	-0.8%
\$100,000 - \$149,999	15.0%	-1.9%
\$150,000 - \$199,999	6.2%	-1.6%
\$200,000+	3.3%	-1.4%


Bars show deviation from 21059 (Davies County)

1300 Southtown Blvd, Owensboro, Kentucky, 42301

Drive time of 10 minutes



Tapestry Segments




12C

Small Town Sincerity

3,826 households

14.8%

of Households




5E

Midlife Constants

2,798 households

10.8%

of Households



5D

Rustbelt Traditions

2,369 households

9.1%

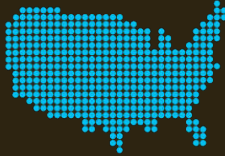
of Households

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

BARRON

COMMERCIAL GROUP

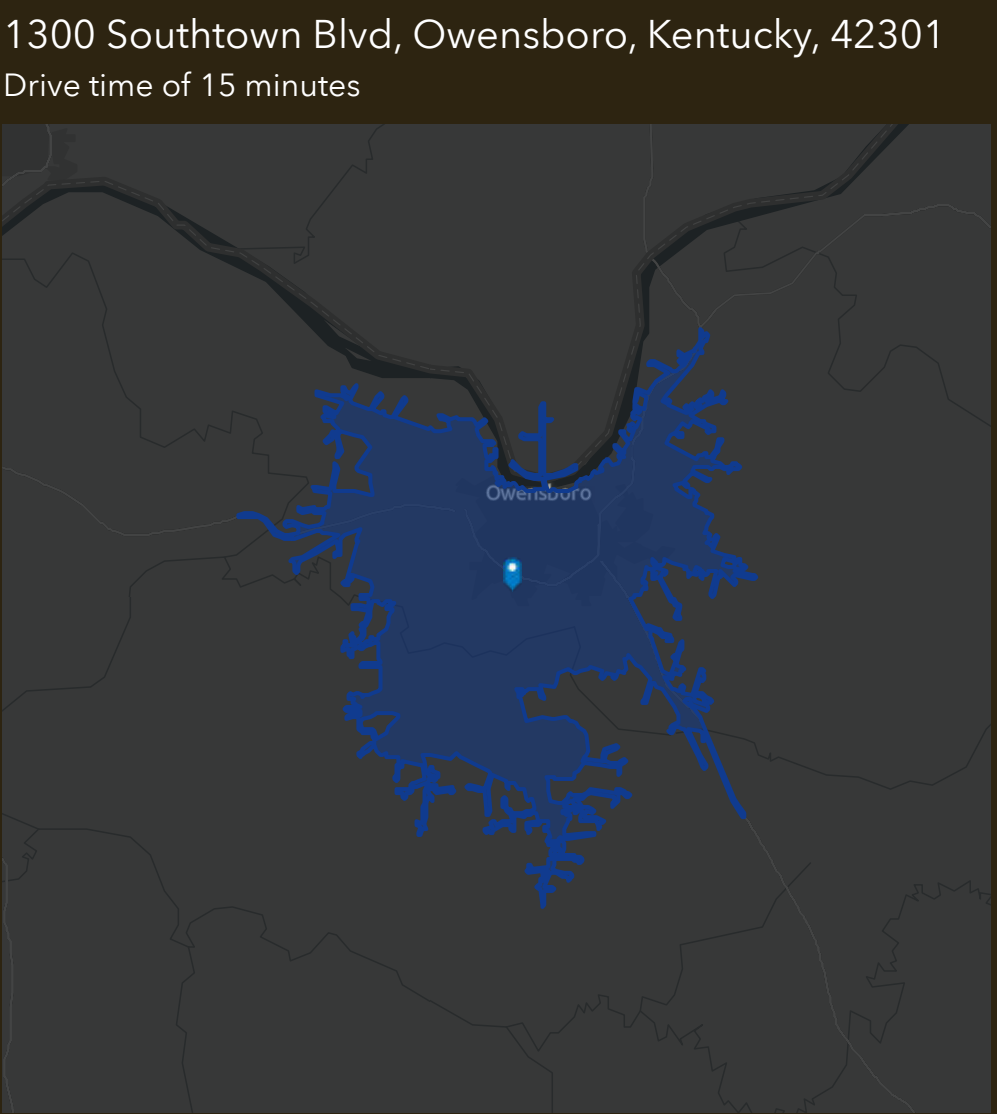
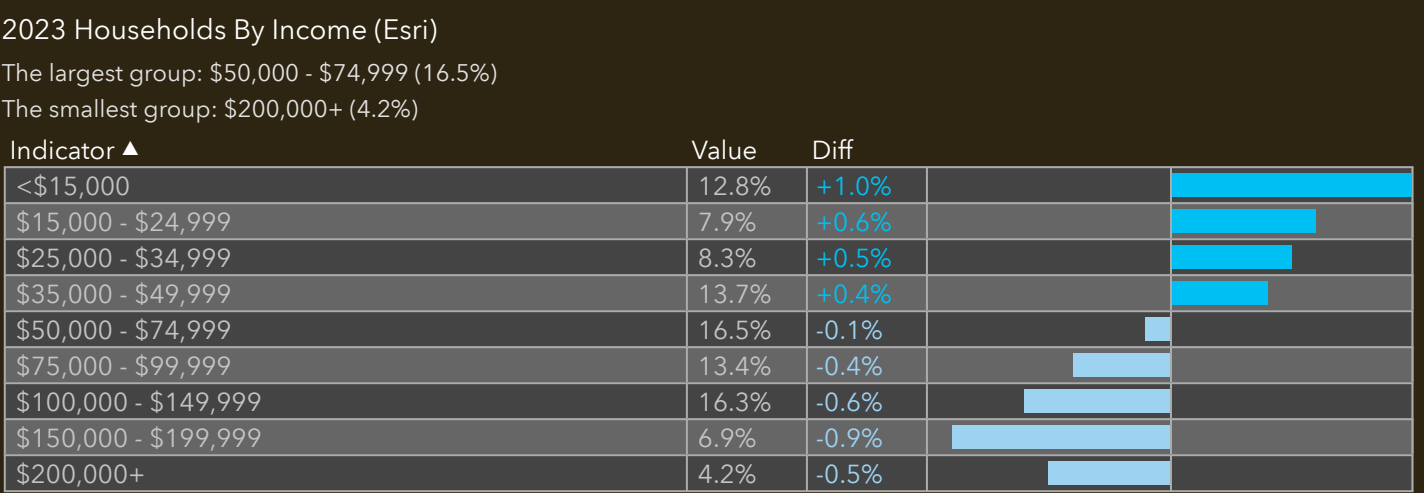
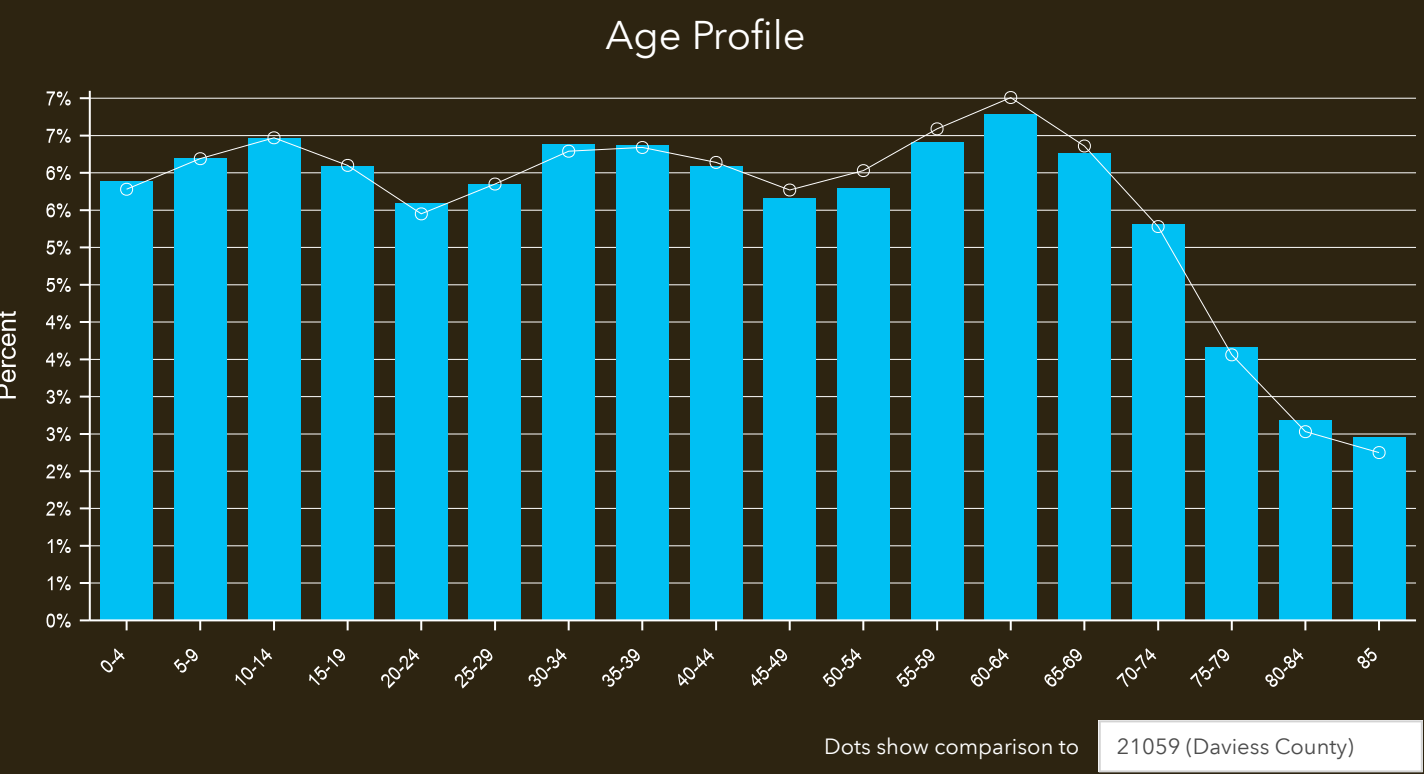
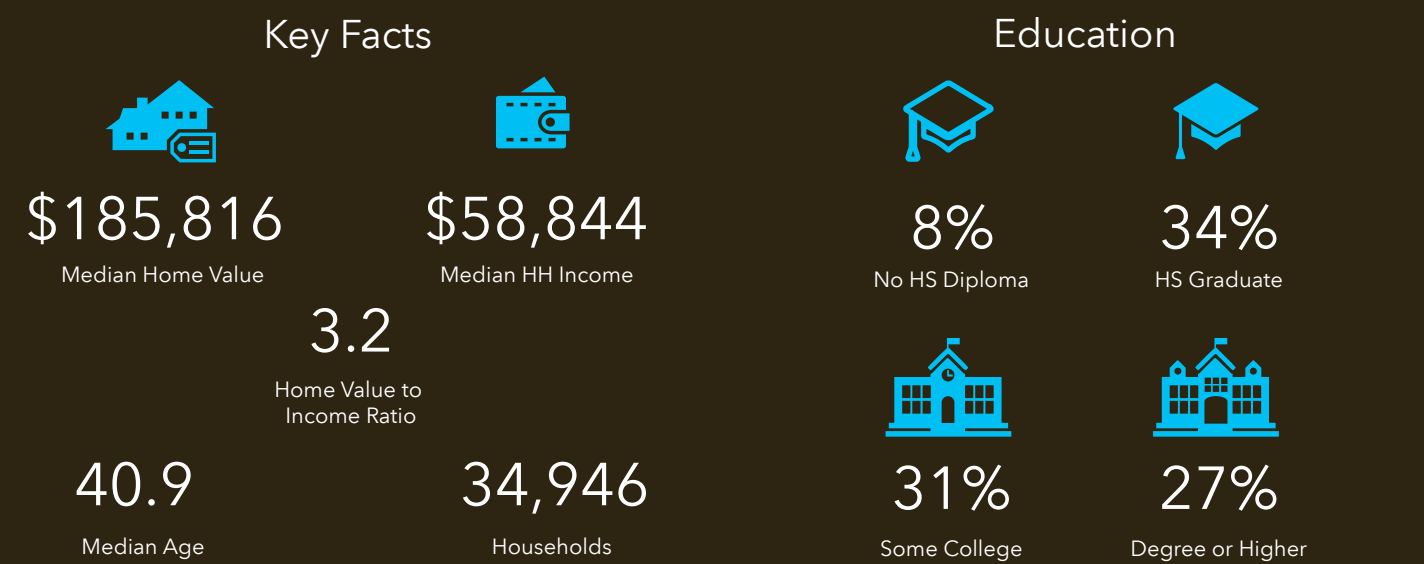
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TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

Tapestry LifeMode				
	Households	HHs %	% US HHs	Index
learn more...				
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)	9,729	27.84%	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)	2,066	5.91%	5.80%	102
Rustic Outposts (L10)	331	0.95%	8.30%	11
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



Tapestry Segments		
 <p>6B</p>	Salt of the Earth 5,191 households	14.9% of Households
 <p>12C</p>	Small Town Sincerity 4,819 households	13.8% of Households
 <p>5E</p>	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