

# WEST 7TH STREET OFFICE/WAREHOUSE

13,920 Total Square Feet

A mix of office and warehouse space

2 (two) 14X14 overhead doors



INDUSTRIAL 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:	\$1,250,000
Building Size:	13,920 SF
Available SF:	13,920 SF
Price / SF:	\$89.80
Year Built:	1963
Zoning:	I-2

### PROPERTY OVERVIEW

This versatile office/warehouse property is strategically positioned in the thriving Westside Owensboro Industrial District, offering an ideal space for businesses in need of office space, industrial warehouse space, and a drop yard. Perfectly suited for construction companies, plumbers, HVAC companies, small manufacturing operations, and potential small distribution businesses, this location caters to a variety of business needs.

### LOCATION OVERVIEW

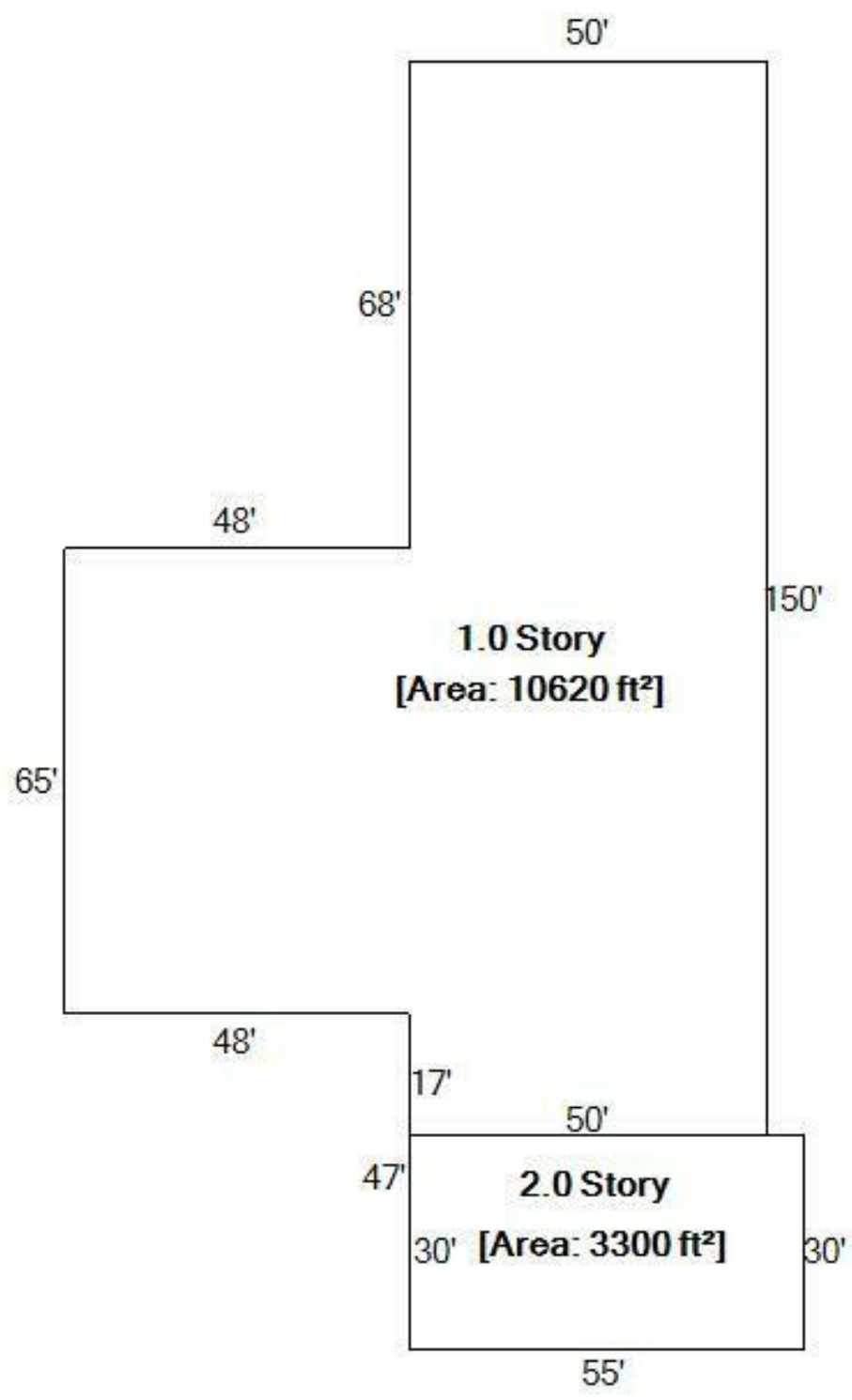
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### PROPERTY HIGHLIGHTS

- 13,920 Total Square Feet
- A mix of office and warehouse space
- 2 (two) 14X14 overhead doors









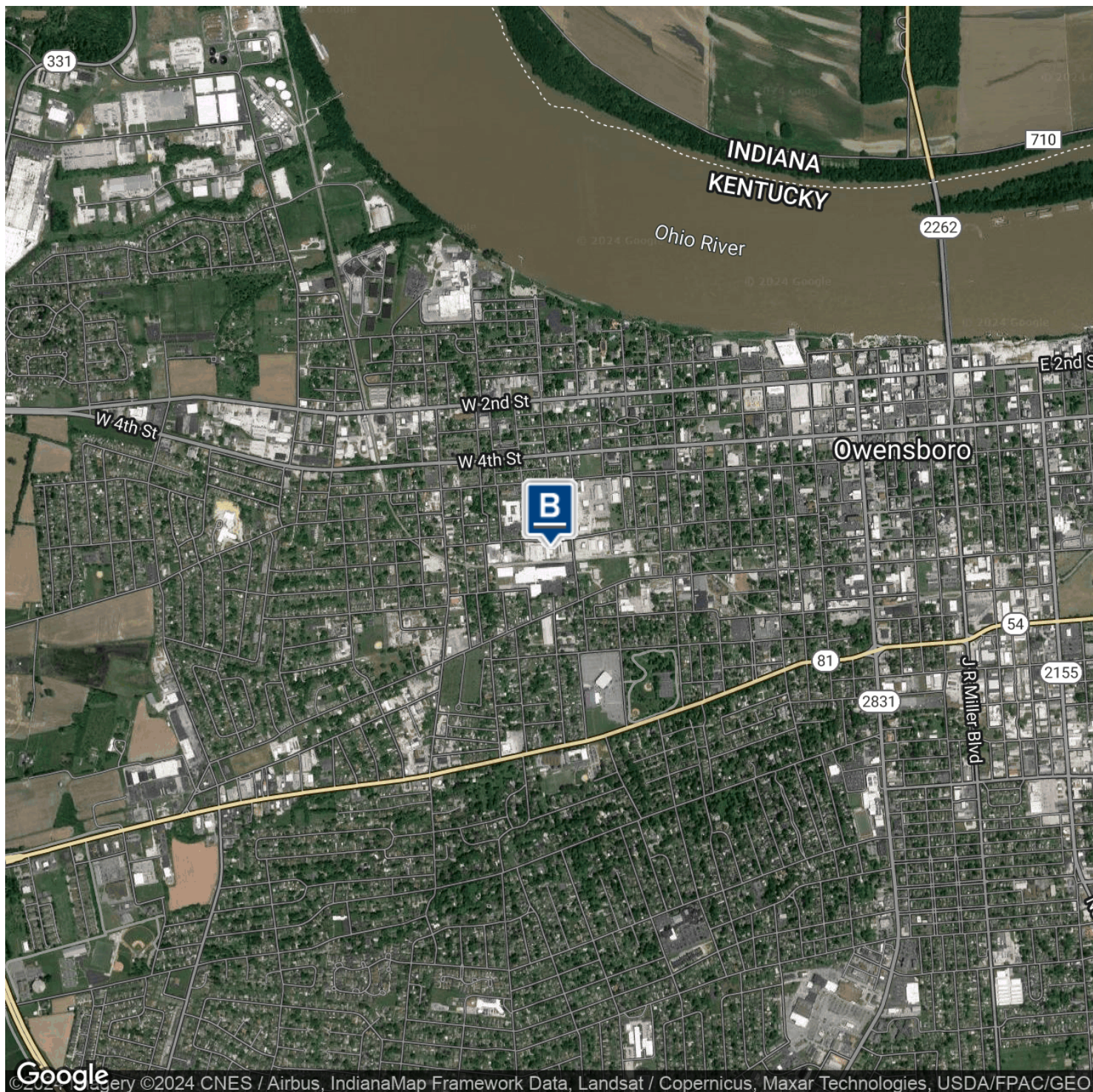
## 2 | LOCATION INFORMATION

Regional Map

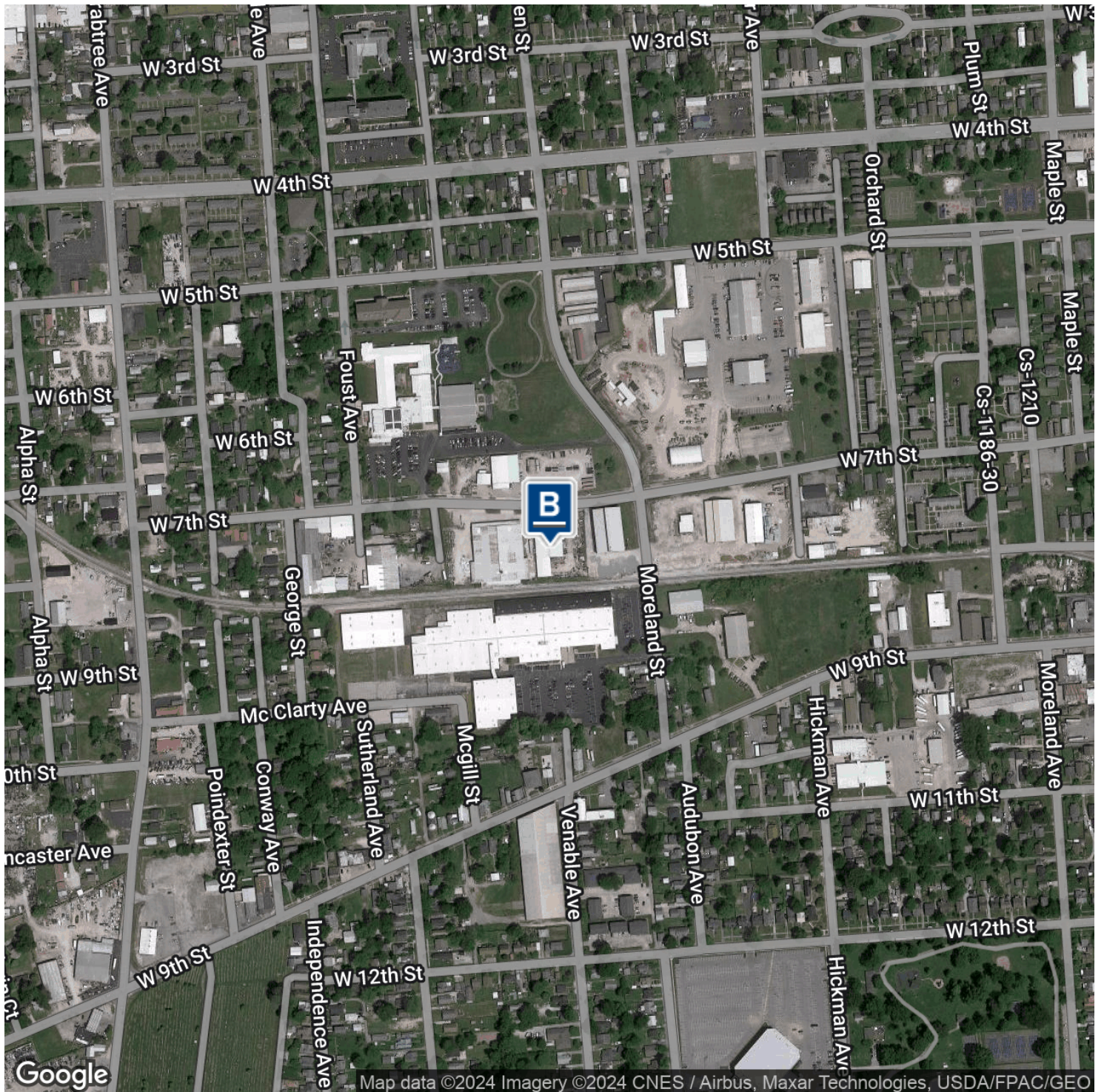
Location Map

Aerial Map

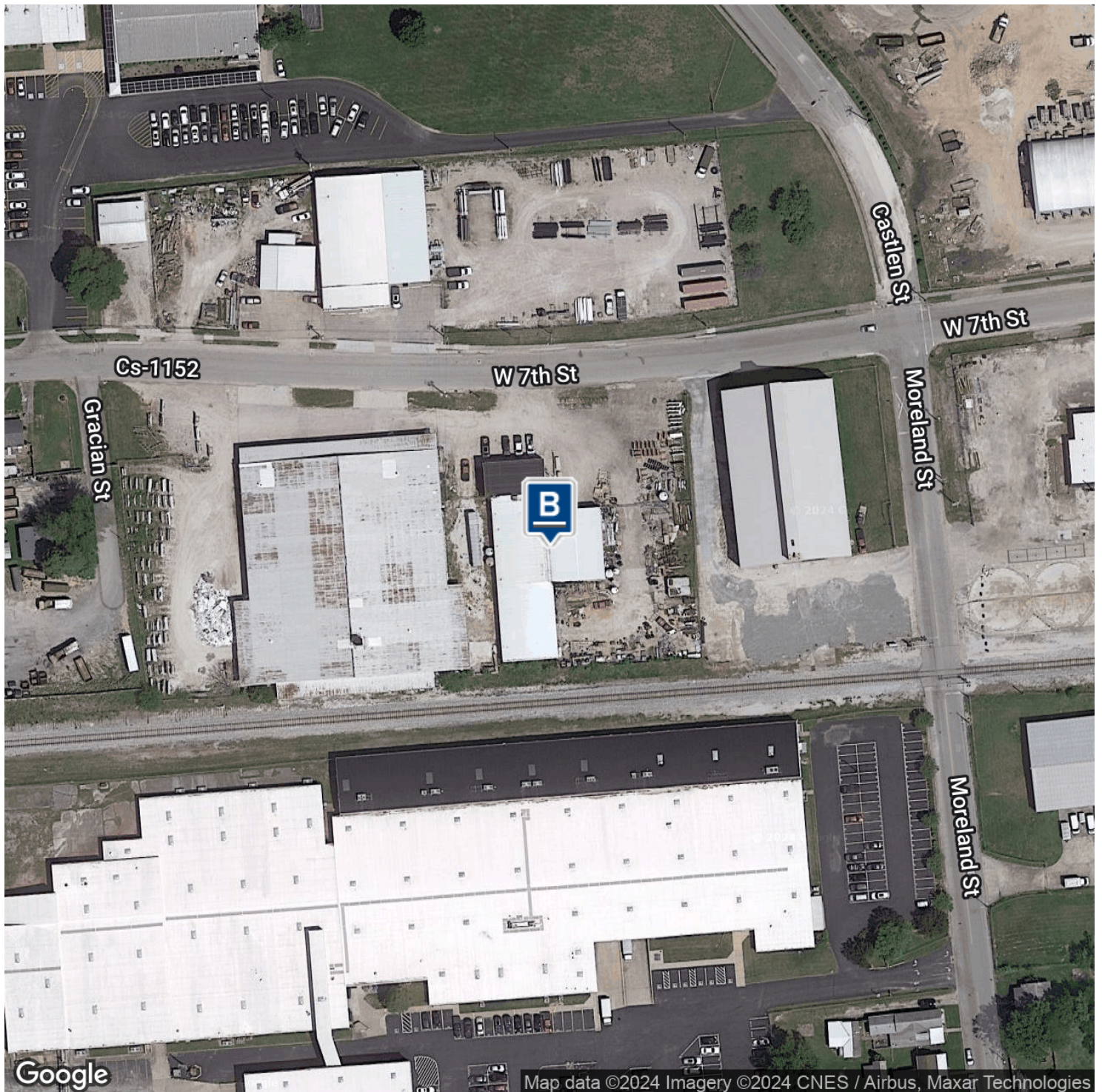














## 3 | DEMOGRAPHICS

Executive Summary

Business Summary

Tapestry Profile



## Executive Summary

1602 W 7th St, Owensboro, Kentucky, 42301  
Drive time: 5, 10, 15 minute radii

Prepared by Bo Barron, CCIM

Latitude: 37.76778

Longitude: -87.12901

	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2010 Population	16,809	55,204	74,619
2020 Population	17,188	57,549	79,614
2023 Population	17,227	58,088	80,424
2028 Population	17,136	58,206	80,827
2010-2020 Annual Rate	0.22%	0.42%	0.65%
2020-2023 Annual Rate	0.07%	0.29%	0.31%
2023-2028 Annual Rate	-0.11%	0.04%	0.10%
2023 Male Population	48.4%	48.2%	48.7%
2023 Female Population	51.6%	51.8%	51.3%
2023 Median Age	39.6	39.9	40.7

In the identified area, the current year population is 80,424. In 2020, the Census count in the area was 79,614. The rate of change since 2020 was 0.31% annually. The five-year projection for the population in the area is 80,827 representing a change of 0.10% annually from 2023 to 2028. Currently, the population is 48.7% male and 51.3% female.

### Median Age

The median age in this area is 40.7, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	74.7%	79.7%	82.2%
2023 Black Alone	12.3%	7.5%	6.0%
2023 American Indian/Alaska Native Alone	0.5%	0.3%	0.3%
2023 Asian Alone	1.6%	3.4%	3.1%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	3.8%	2.5%	2.3%
2023 Two or More Races	7.1%	6.5%	6.1%
2023 Hispanic Origin (Any Race)	6.8%	5.3%	4.9%

Persons of Hispanic origin represent 4.9% 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 38.0 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	56	55	68
2010 Households	6,976	23,498	30,812
2020 Households	6,977	24,243	32,574
2023 Households	6,989	24,564	33,052
2028 Households	6,999	24,800	33,459
2010-2020 Annual Rate	0.00%	0.31%	0.56%
2020-2023 Annual Rate	0.05%	0.41%	0.45%
2023-2028 Annual Rate	0.03%	0.19%	0.25%
2023 Average Household Size	2.37	2.29	2.37

The household count in this area has changed from 32,574 in 2020 to 33,052 in the current year, a change of 0.45% annually. The five-year projection of households is 33,459, a change of 0.25% annually from the current year total. Average household size is currently 2.37, compared to 2.38 in the year 2020. The number of families in the current year is 20,066 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

1602 W 7th St, Owensboro, Kentucky, 42301  
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	5 minutes	10 minutes	15 minutes
<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	17.2%	18.8%	18.9%
<b>Median Household Income</b>			
2023 Median Household Income	\$42,586	\$50,753	\$57,477
2028 Median Household Income	\$47,347	\$56,624	\$65,643
2023-2028 Annual Rate	2.14%	2.21%	2.69%
<b>Average Household Income</b>			
2023 Average Household Income	\$67,392	\$70,947	\$80,011
2028 Average Household Income	\$75,828	\$80,385	\$90,693
2023-2028 Annual Rate	2.39%	2.53%	2.54%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$27,426	\$29,686	\$32,796
2028 Per Capita Income	\$31,047	\$33,872	\$37,446
2023-2028 Annual Rate	2.51%	2.67%	2.69%
<b>GINI Index</b>			
2023 Gini Index	48.0	43.1	42.3

### Households by Income

Current median household income is \$57,477 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$65,643 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$80,011 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$90,693 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$32,796 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$37,446 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	141	128	128
2010 Total Housing Units	7,708	25,361	33,056
2010 Owner Occupied Housing Units	3,733	13,411	19,559
2010 Renter Occupied Housing Units	3,243	10,080	11,254
2010 Vacant Housing Units	732	1,863	2,244
2020 Total Housing Units	7,647	26,056	34,799
2020 Vacant Housing Units	670	1,813	2,225
2023 Total Housing Units	7,689	26,447	35,378
2023 Owner Occupied Housing Units	4,000	14,249	21,102
2023 Renter Occupied Housing Units	2,989	10,315	11,950
2023 Vacant Housing Units	700	1,883	2,326
2028 Total Housing Units	7,726	26,722	35,770
2028 Owner Occupied Housing Units	4,041	14,637	21,678
2028 Renter Occupied Housing Units	2,958	10,163	11,781
2028 Vacant Housing Units	727	1,922	2,311
<b>Socioeconomic Status Index</b>			
2023 Socioeconomic Status Index	40.7	44.6	46.9

Currently, 59.6% of the 35,378 housing units in the area are owner occupied; 33.8%, renter occupied; and 6.6% 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 34,799 housing units in the area and 6.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.51%. Median home value in the area is \$181,001, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 4.58% annually to \$226,445.

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# Business Summary

1602 W 7th St, Owensboro, Kentucky, 42301  
Drive time: 5, 10, 15 minute radii

Prepared by Bo Barron, CCIM  
Latitude: 37.76778  
Longitude: -87.12901

Data for all businesses in area				5 minutes		10 minutes				15 minutes			
Total Businesses:				981		2,457				3,256			
Total Employees:				11,966		31,336				47,369			
Total Residential Population:				17,227		58,088				80,424			
Employee/Residential Population Ratio (per 100 Residents)				69		54				59			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture & Mining	11	1.1%	73	0.6%	45	1.8%	342	1.1%	82	2.5%	548	1.2%	
Construction	48	4.9%	954	8.0%	133	5.4%	1,975	6.3%	191	5.9%	2,623	5.5%	
Manufacturing	29	3.0%	878	7.3%	74	3.0%	3,287	10.5%	89	2.7%	4,357	9.2%	
Transportation	21	2.1%	228	1.9%	57	2.3%	802	2.6%	83	2.5%	1,068	2.3%	
Communication	4	0.4%	13	0.1%	20	0.8%	185	0.6%	27	0.8%	241	0.5%	
Utility	2	0.2%	362	3.0%	9	0.4%	544	1.7%	11	0.3%	619	1.3%	
Wholesale Trade	32	3.3%	376	3.1%	98	4.0%	1,292	4.1%	119	3.7%	1,614	3.4%	
Retail Trade Summary	164	16.7%	1,511	12.6%	461	18.8%	6,050	19.3%	683	21.0%	10,930	23.1%	
Home Improvement	14	1.4%	182	1.5%	39	1.6%	395	1.3%	51	1.6%	712	1.5%	
General Merchandise Stores	6	0.6%	38	0.3%	21	0.9%	353	1.1%	40	1.2%	1,481	3.1%	
Food Stores	16	1.6%	138	1.2%	45	1.8%	632	2.0%	65	2.0%	1,059	2.2%	
Auto Dealers & Gas Stations	30	3.1%	166	1.4%	74	3.0%	587	1.9%	99	3.0%	1,028	2.2%	
Apparel & Accessory Stores	7	0.7%	21	0.2%	17	0.7%	245	0.8%	30	0.9%	491	1.0%	
Furniture & Home Furnishings	14	1.4%	158	1.3%	29	1.2%	261	0.8%	43	1.3%	438	0.9%	
Eating & Drinking Places	29	3.0%	411	3.4%	105	4.3%	2,161	6.9%	173	5.3%	3,777	8.0%	
Miscellaneous Retail	49	5.0%	399	3.3%	130	5.3%	1,416	4.5%	182	5.6%	1,944	4.1%	
Finance, Insurance, Real Estate Summary	100	10.2%	1,234	10.3%	257	10.5%	2,330	7.4%	339	10.4%	3,453	7.3%	
Banks, Savings & Lending Institutions	17	1.7%	725	6.1%	53	2.2%	1,184	3.8%	82	2.5%	2,039	4.3%	
Securities Brokers	25	2.5%	129	1.1%	42	1.7%	186	0.6%	50	1.5%	207	0.4%	
Insurance Carriers & Agents	22	2.2%	145	1.2%	62	2.5%	367	1.2%	78	2.4%	454	1.0%	
Real Estate, Holding, Other Investment Offices	36	3.7%	235	2.0%	100	4.1%	592	1.9%	129	4.0%	753	1.6%	
Services Summary	394	40.2%	4,592	38.4%	1,006	40.9%	12,222	39.0%	1,253	38.5%	19,149	40.4%	
Hotels & Lodging	5	0.5%	73	0.6%	16	0.7%	196	0.6%	27	0.8%	394	0.8%	
Automotive Services	24	2.4%	151	1.3%	64	2.6%	360	1.1%	81	2.5%	456	1.0%	
Movies & Amusements	25	2.5%	198	1.7%	63	2.6%	482	1.5%	80	2.5%	606	1.3%	
Health Services	57	5.8%	1,044	8.7%	235	9.6%	3,582	11.4%	292	9.0%	7,055	14.9%	
Legal Services	35	3.6%	205	1.7%	51	2.1%	271	0.9%	60	1.8%	302	0.6%	
Education Institutions & Libraries	17	1.7%	932	7.8%	45	1.8%	2,432	7.8%	65	2.0%	3,638	7.7%	
Other Services	230	23.4%	1,990	16.6%	532	21.7%	4,900	15.6%	649	19.9%	6,698	14.1%	
Government	108	11.0%	1,714	14.3%	127	5.2%	2,129	6.8%	148	4.5%	2,570	5.4%	
Unclassified Establishments	70	7.1%	30	0.3%	171	7.0%	177	0.6%	231	7.1%	194	0.4%	
Totals	981	100.0%	11,966	100.0%	2,457	100.0%	31,336	100.0%	3,256	100.0%	47,369	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 25, 2023

## Business Summary

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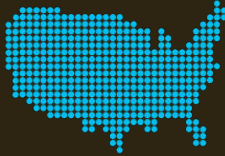
Prepared by Bo Barron, CCIM  
Latitude: 37.76778  
Longitude: -87.12901

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	3	0.3%	15	0.1%	11	0.4%	72	0.2%	26	0.8%	158	0.3%
Mining	3	0.3%	24	0.2%	8	0.3%	118	0.4%	10	0.3%	125	0.3%
Utilities	0	0.0%	0	0.0%	2	0.1%	34	0.1%	4	0.1%	91	0.2%
Construction	52	5.3%	974	8.1%	142	5.8%	2,064	6.6%	204	6.3%	2,742	5.8%
Manufacturing	31	3.2%	840	7.0%	85	3.5%	3,502	11.2%	106	3.3%	4,623	9.8%
Wholesale Trade	31	3.2%	366	3.1%	96	3.9%	1,279	4.1%	117	3.6%	1,601	3.4%
Retail Trade	128	13.0%	1,032	8.6%	335	13.6%	3,477	11.1%	482	14.8%	6,684	14.1%
Motor Vehicle & Parts Dealers	23	2.3%	138	1.2%	54	2.2%	506	1.6%	75	2.3%	913	1.9%
Furniture & Home Furnishings Stores	6	0.6%	128	1.1%	14	0.6%	166	0.5%	24	0.7%	250	0.5%
Electronics & Appliance Stores	8	0.8%	54	0.5%	18	0.7%	148	0.5%	21	0.6%	250	0.5%
Building Material & Garden Equipment & Supplies Dealers	13	1.3%	162	1.4%	38	1.5%	375	1.2%	50	1.5%	692	1.5%
Food & Beverage Stores	21	2.1%	138	1.2%	47	1.9%	677	2.2%	65	2.0%	1,075	2.3%
Health & Personal Care Stores	9	0.9%	90	0.8%	30	1.2%	253	0.8%	46	1.4%	383	0.8%
Gasoline Stations & Fuel Dealers	7	0.7%	27	0.2%	20	0.8%	81	0.3%	25	0.8%	115	0.2%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	7	0.7%	22	0.2%	21	0.9%	259	0.8%	38	1.2%	525	1.1%
Sporting Goods, Hobby, Book, & Music Stores	20	2.0%	146	1.2%	56	2.3%	532	1.7%	81	2.5%	861	1.8%
General Merchandise Stores	16	1.6%	126	1.1%	39	1.6%	482	1.5%	59	1.8%	1,619	3.4%
Transportation & Warehousing	20	2.0%	604	5.0%	49	2.0%	1,155	3.7%	68	2.1%	1,408	3.0%
Information	7	0.7%	139	1.2%	33	1.3%	520	1.7%	45	1.4%	619	1.3%
Finance & Insurance	69	7.0%	1,013	8.5%	167	6.8%	1,767	5.6%	220	6.8%	2,729	5.8%
Central Bank/Credit Intermediation & Related Activities	21	2.1%	735	6.1%	61	2.5%	1,207	3.9%	90	2.8%	2,062	4.4%
Securities & Commodity Contracts	26	2.7%	132	1.1%	44	1.8%	192	0.6%	52	1.6%	213	0.4%
Funds, Trusts & Other Financial Vehicles	22	2.2%	145	1.2%	62	2.5%	367	1.2%	78	2.4%	454	1.0%
Real Estate, Rental & Leasing	43	4.4%	242	2.0%	116	4.7%	640	2.0%	155	4.8%	859	1.8%
Professional, Scientific & Tech Services	88	9.0%	752	6.3%	172	7.0%	1,282	4.1%	226	6.9%	1,637	3.5%
Legal Services	36	3.7%	208	1.7%	55	2.2%	280	0.9%	63	1.9%	313	0.7%
Management of Companies & Enterprises	3	0.3%	23	0.2%	9	0.4%	53	0.2%	10	0.3%	59	0.1%
Administrative, Support & Waste Management Services	26	2.7%	152	1.3%	77	3.1%	634	2.0%	101	3.1%	1,551	3.3%
Educational Services	19	1.9%	931	7.8%	55	2.2%	2,418	7.7%	76	2.3%	3,623	7.6%
Health Care & Social Assistance	103	10.5%	1,738	14.5%	333	13.6%	5,514	17.6%	398	12.2%	9,147	19.3%
Arts, Entertainment & Recreation	27	2.8%	232	1.9%	60	2.4%	496	1.6%	74	2.3%	595	1.3%
Accommodation & Food Services	34	3.5%	484	4.0%	123	5.0%	2,377	7.6%	203	6.2%	4,198	8.9%
Accommodation	5	0.5%	73	0.6%	16	0.7%	196	0.6%	27	0.8%	394	0.8%
Food Services & Drinking Places	29	3.0%	411	3.4%	108	4.4%	2,181	7.0%	176	5.4%	3,804	8.0%
Other Services (except Public Administration)	113	11.5%	646	5.4%	283	11.5%	1,613	5.1%	351	10.8%	2,142	4.5%
Automotive Repair & Maintenance	14	1.4%	76	0.6%	45	1.8%	226	0.7%	58	1.8%	307	0.6%
Public Administration	109	11.1%	1,728	14.4%	129	5.3%	2,143	6.8%	150	4.6%	2,584	5.5%
Unclassified Establishments	70	7.1%	30	0.3%	171	7.0%	177	0.6%	231	7.1%	194	0.4%
Total	981	100.0%	11,966	100.0%	2,457	100.0%	31,336	100.0%	3,256	100.0%	47,369	100.0%

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

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September 25, 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)	1,757	25.14%	11.26%	223
Cozy Country Living (L6)	0	0.00%	12.06%	0
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	1,327	18.99%	10.79%	176
Senior Styles (L9)	120	1.72%	5.80%	30
Rustic Outposts (L10)	0	0.00%	8.30%	0
Midtown Singles (L11)	264	3.78%	6.16%	61
Hometown (L12)	3,521	50.38%	6.01%	838
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0




\$121,960

Median Home Value




\$42,586

Median HH Income



12%

No HS Diploma




34%

HS Graduate


2.9

Home Value to Income Ratio



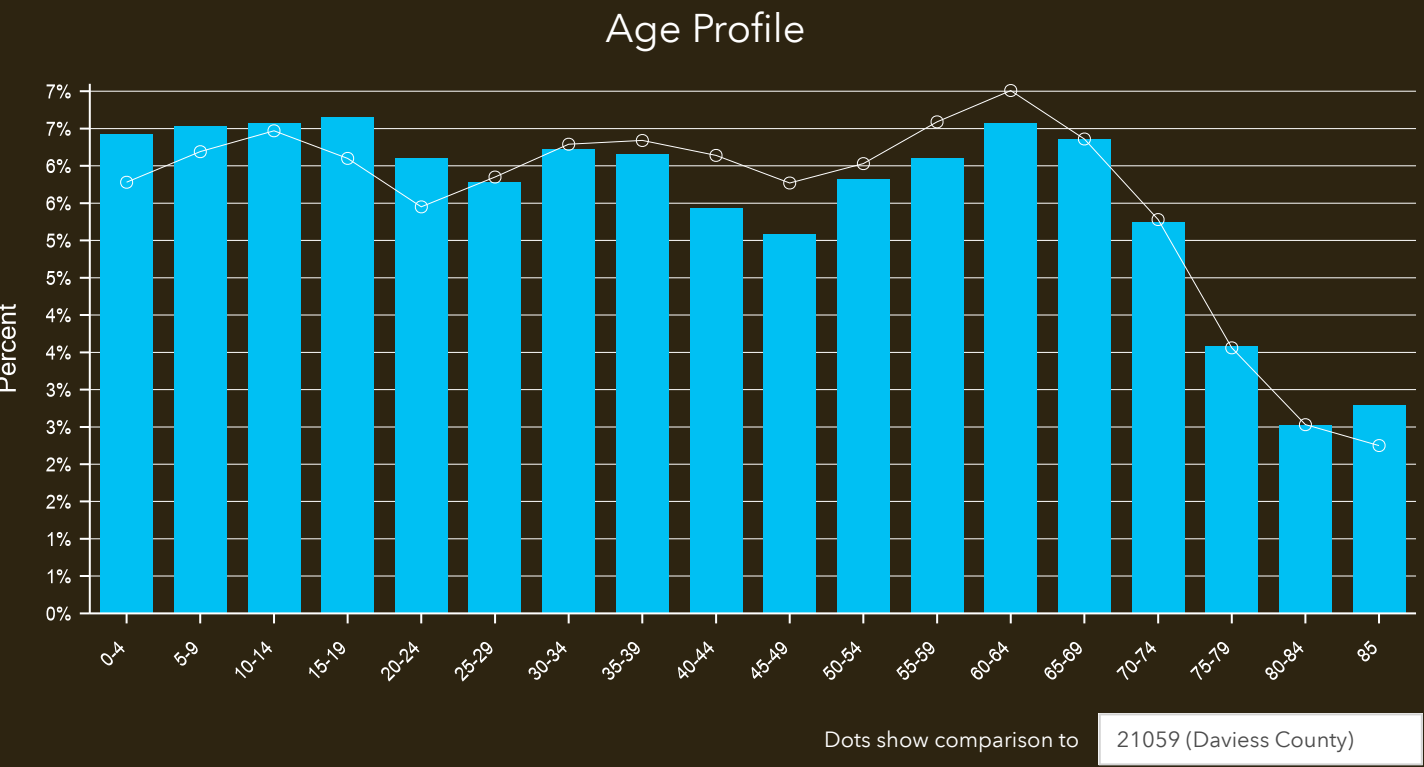
31%

Some College



24%

Degree or Higher



2023 Households By Income (Esri)

The largest group: <\$15,000 (22.0%)


The smallest group: \$200,000+ (3.4%)

Indicator ▲	Value	Diff
<\$15,000	22.0%	+10.2%
\$15,000 - \$24,999	9.8%	+2.5%
\$25,000 - \$34,999	9.0%	+1.2%
\$35,000 - \$49,999	15.7%	+2.4%
\$50,000 - \$74,999	12.5%	-4.1%
\$75,000 - \$99,999	10.9%	-2.9%
\$100,000 - \$149,999	12.4%	-4.5%
\$150,000 - \$199,999	4.3%	-3.5%
\$200,000+	3.4%	-1.3%


Bars show deviation from 21059 (Daviness County)

1602 W 7th St, Owensboro, Kentucky, 42301

Drive time of 5 minutes



Tapestry Segments




12C

Small Town Sincerity

2,200 households

31.5%

of Households




8G

Hometown Heritage

1,202 households

17.2%

of Households



12B

Traditional Living

726 households

10.4%

of Households

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

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# TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

Tapestry LifeMode				
<a href="#">learn more...</a>	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	65	0.26%	10.00%	3
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)	6,701	27.28%	11.26%	242
Cozy Country Living (L6)	2,639	10.74%	12.06%	89
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	6,066	24.69%	10.79%	229
Senior Styles (L9)	1,705	6.94%	5.80%	120
Rustic Outposts (L10)	0	0.00%	8.30%	0
Midtown Singles (L11)	800	3.26%	6.16%	53
Hometown (L12)	6,588	26.82%	6.01%	446
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0

Key Facts

\$158,995  
Median Home Value

\$50,753  
Median HH Income

9%  
No HS Diploma

36%  
HS Graduate

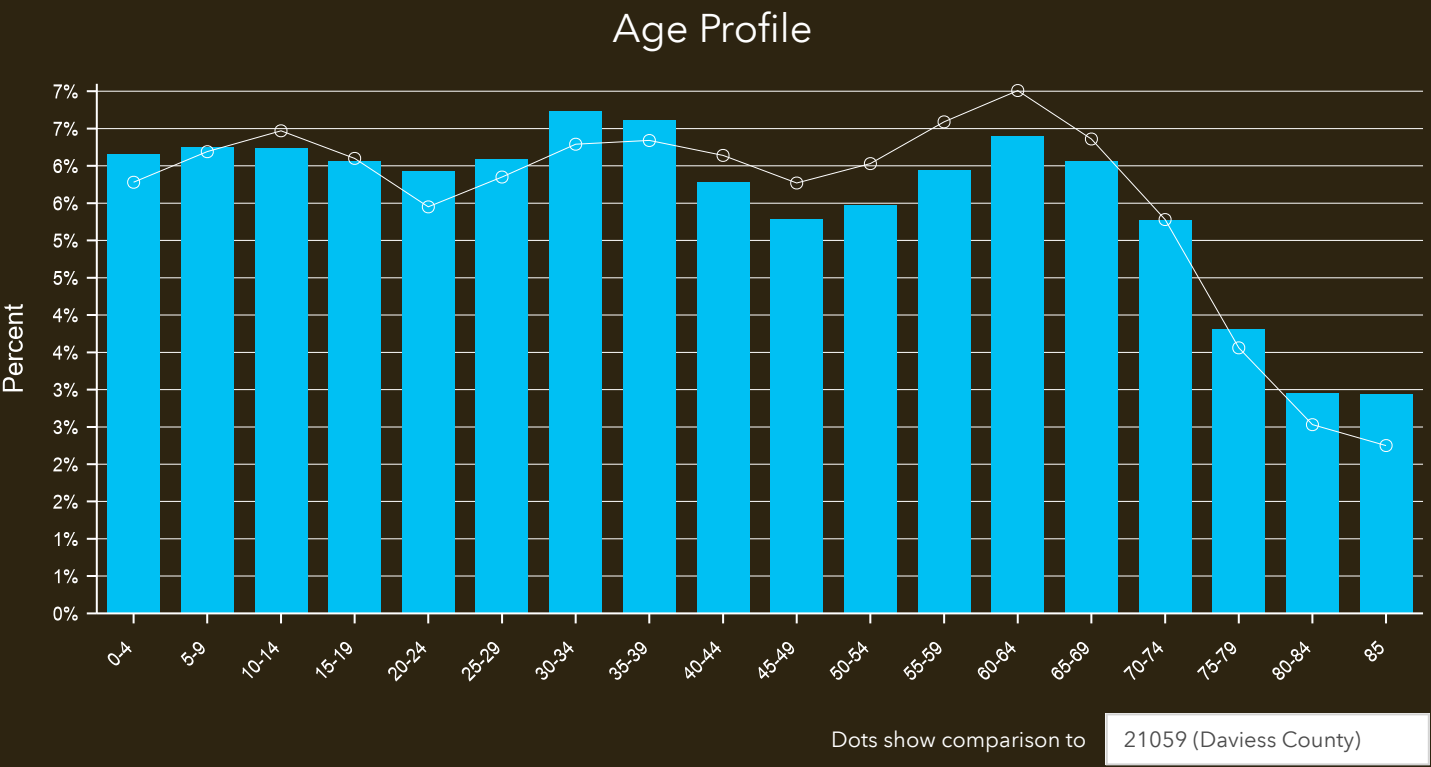
3.1  
Home Value to  
Income Ratio

39.9  
Median Age

24,564  
Households

30%  
Some College

26%  
Degree or Higher



2023 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (16.6%)

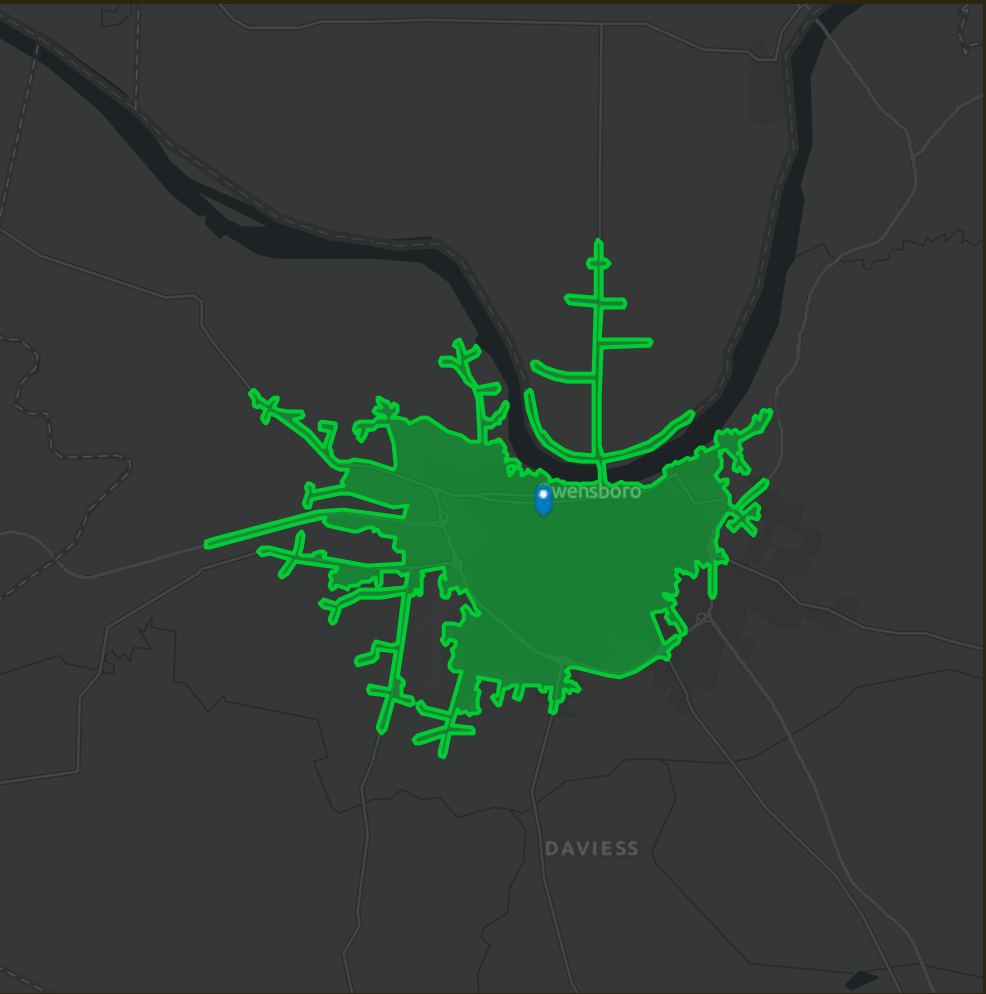
The smallest group: \$200,000+ (2.4%)

Indicator ▲	Value	Diff
<\$15,000	15.3%	+3.5%
\$15,000 - \$24,999	9.0%	+1.7%
\$25,000 - \$34,999	9.4%	+1.6%
\$35,000 - \$49,999	15.6%	+2.3%
\$50,000 - \$74,999	16.6%	0
\$75,000 - \$99,999	12.5%	-1.3%
\$100,000 - \$149,999	13.7%	-3.2%
\$150,000 - \$199,999	5.6%	-2.2%
\$200,000+	2.4%	-2.3%

Bars show deviation from 21059 (Daviness County)

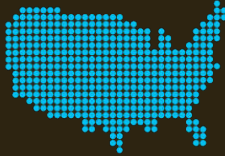
1602 W 7th St, Owensboro, Kentucky, 42301

Drive time of 10 minutes



Tapestry Segments


12C	<b>Small Town Sincerity</b> 4,819 households	<b>19.6%</b> of Households	▼
5E	<b>Midlife Constants</b> 3,114 households	<b>12.7%</b> of Households	▼
8F	<b>Old and Newcomers</b> 2,064 households	<b>8.4%</b> of Households	▼



# TAPESTRY SEGMENTATION


The Fabric of America's Neighborhoods

Tapestry LifeMode				
	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	541	1.64%	10.00%	16
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	1,550	4.69%	7.63%	61
GenXurban (L5)	7,195	21.77%	11.26%	193
Cozy Country Living (L6)	7,949	24.05%	12.06%	199
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	6,066	18.35%	10.79%	170
Senior Styles (L9)	2,044	6.18%	5.80%	107
Rustic Outposts (L10)	319	0.97%	8.30%	12
Midtown Singles (L11)	800	2.42%	6.16%	39
Hometown (L12)	6,588	19.93%	6.01%	332
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0




\$181,001

Median Home Value




\$57,477

Median HH Income



8%

No HS Diploma



34%

HS Graduate

3.1


Home Value to Income Ratio

40.7

Median Age


33,052

Households



31%

Some College



27%

Degree or Higher

Age Profile

Age Group	Local Percent	21059 (Davies County) Percent
0-4	6.0%	6.0%
5-9	6.5%	6.5%
10-14	6.8%	6.8%
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	6.5%	6.5%
40-44	6.0%	6.0%
45-49	5.8%	5.8%
50-54	6.0%	6.0%
55-59	6.5%	6.5%
60-64	6.8%	6.8%
65-69	6.5%	6.5%
70-74	5.5%	5.5%
75-79	4.2%	4.2%
80-84	3.0%	3.0%
85+	2.8%	2.8%

Dots show comparison to 21059 (Davies County)

2023 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (16.3%)

The smallest group: \$200,000+ (3.9%)


Indicator ▲	Value	Diff
<\$15,000	13.2%	+1.4%
\$15,000 - \$24,999	8.1%	+0.8%
\$25,000 - \$34,999	8.5%	+0.7%
\$35,000 - \$49,999	14.0%	+0.7%
\$50,000 - \$74,999	16.3%	-0.3%
\$75,000 - \$99,999	13.3%	-0.5%
\$100,000 - \$149,999	16.2%	-0.7%
\$150,000 - \$199,999	6.5%	-1.3%
\$200,000+	3.9%	-0.8%

Bars show deviation from 21059 (Davies County)

1602 W 7th St, Owensboro, Kentucky, 42301

Drive time of 15 minutes

Tapestry Segments



12C


Small Town Sincerity

4,819 households

14.6%

of Households

▼



6B


Salt of the Earth

3,959 households

12.0%

of Households

▼



5E

Midlife Constants

3,234 households

9.8%

of Households

▼

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

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## 4 | ADVISOR BIOS

Todd Humphreys

**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)