



## Elizabethtown Development Land

4897 N Dixie Hwy  
Elizabethtown, Kentucky 42701

### Property Highlights

- +/- .86 - 2.07 AC of development land available
- Located at the corner of North Dixie Highway and Drexler Circle
- Adjacent to Baskin Robbins and Papa Johns and in front of John Hardin High School, Bluegrass Middle School and New Highlands Elementary School
- +/-450 feet of direct frontage on North Dixie Highway
- Area retailers include Walmart, Lowe's, Kroger, Target, Home Depot, Burke's Outlet, Academy Sports, Hobby Lobby, Sam's Club, Menard's and more
- Elizabethtown is situated at the intersection of three major highways: I-65, Bluegrass Parkway and the Western KY Parkway
- Fort Knox Military Reservation, the sixth largest urban community in KY, is +14 miles north and a population of over 40,000 soldiers, family members and civilian employees

### Offering Summary

Sale Price:	\$1,000,000 (\$483,091.78/AC)
Lease Rate:	Contact Agent
Lot Size:	0.86 - 2.07 Acres
Zoning:	Commercial

### For More Information

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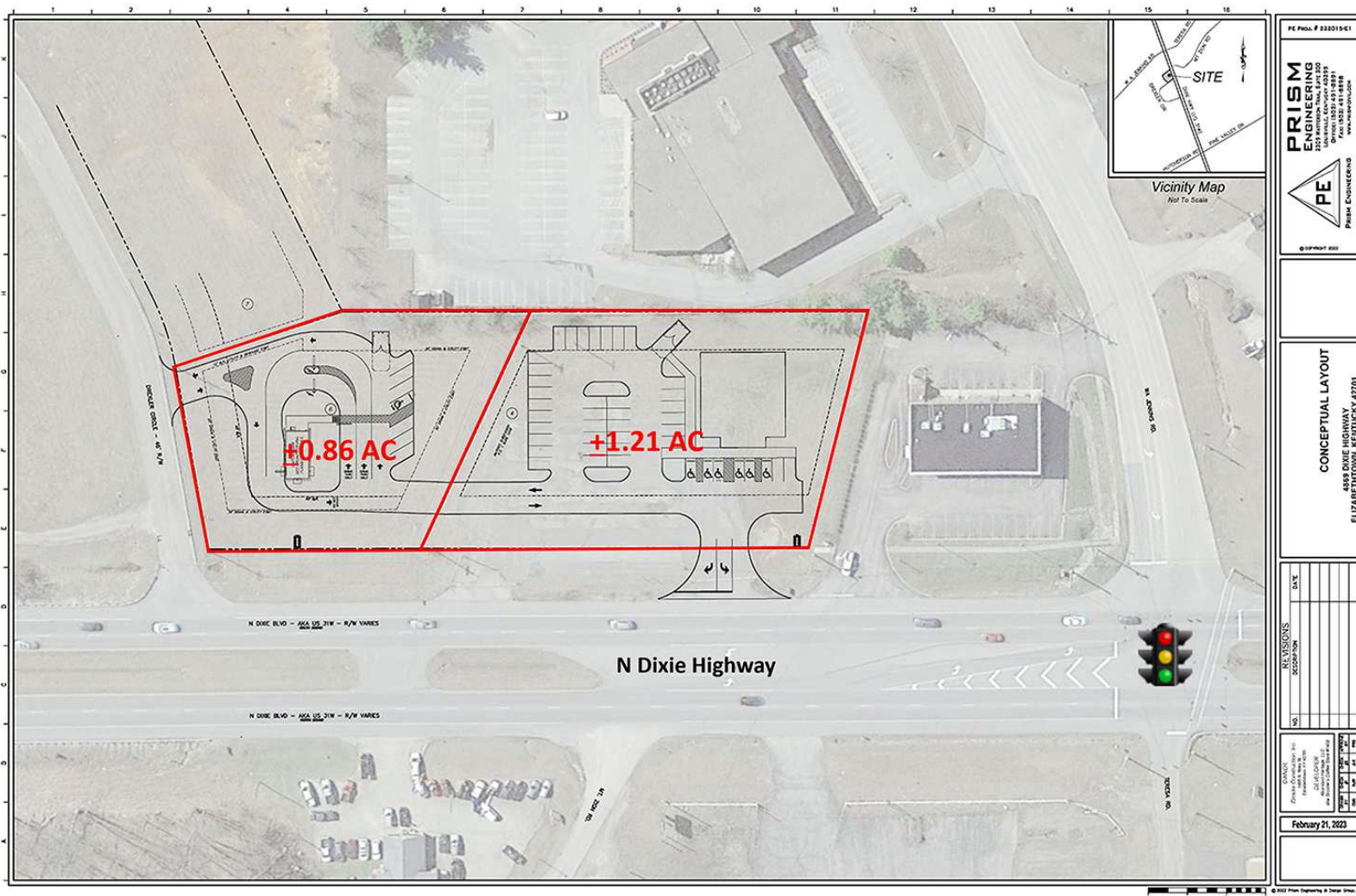












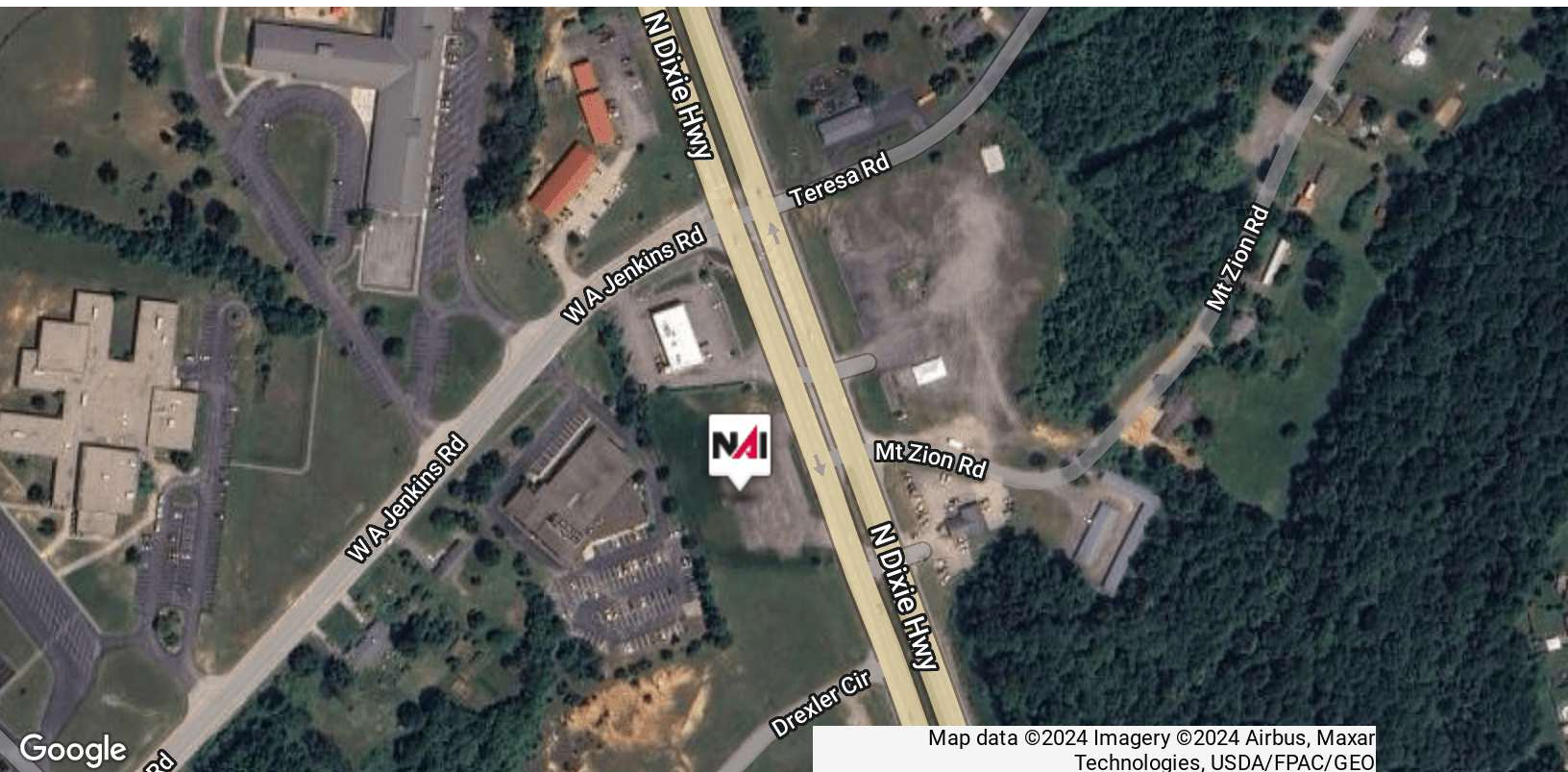
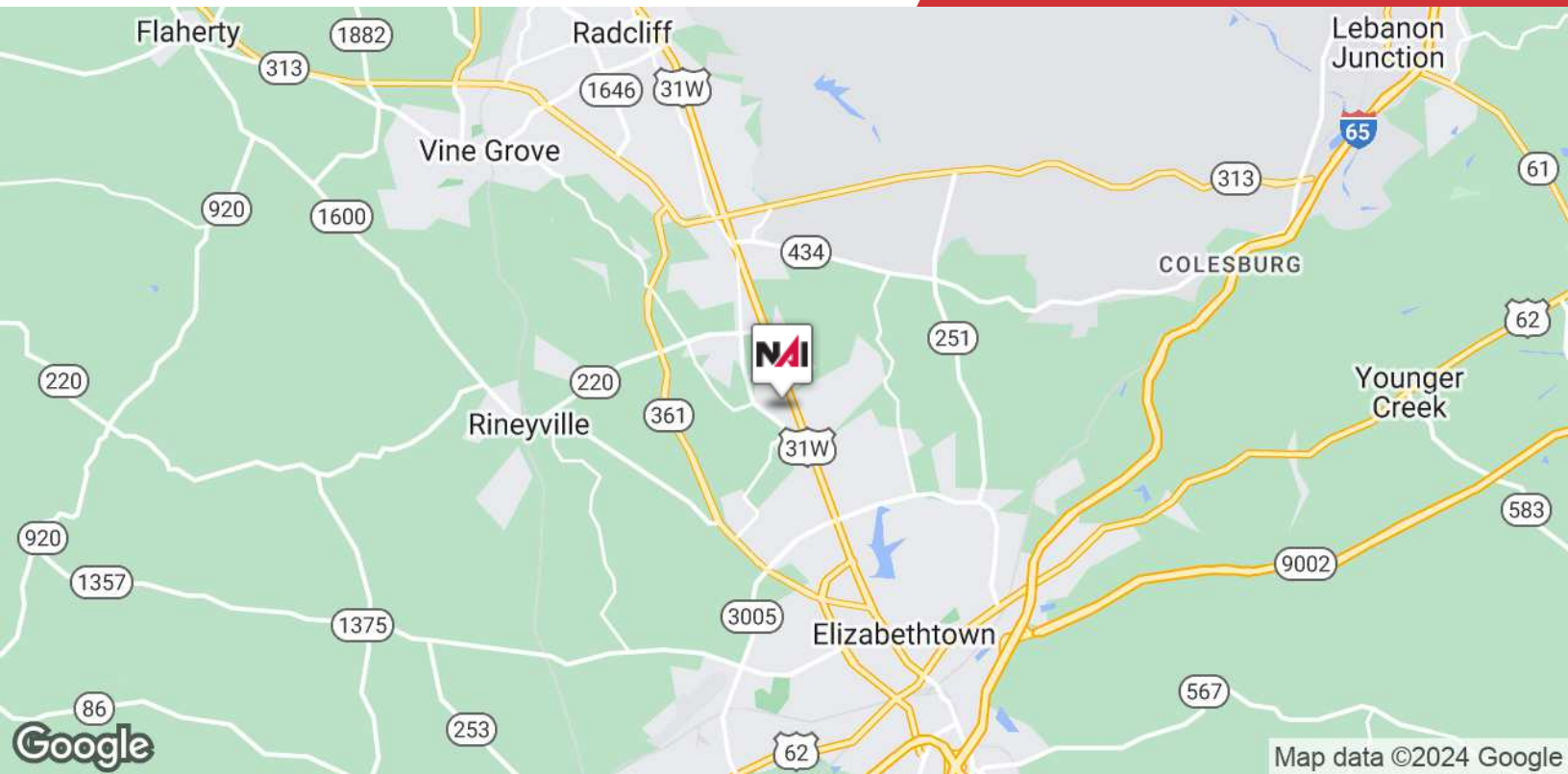




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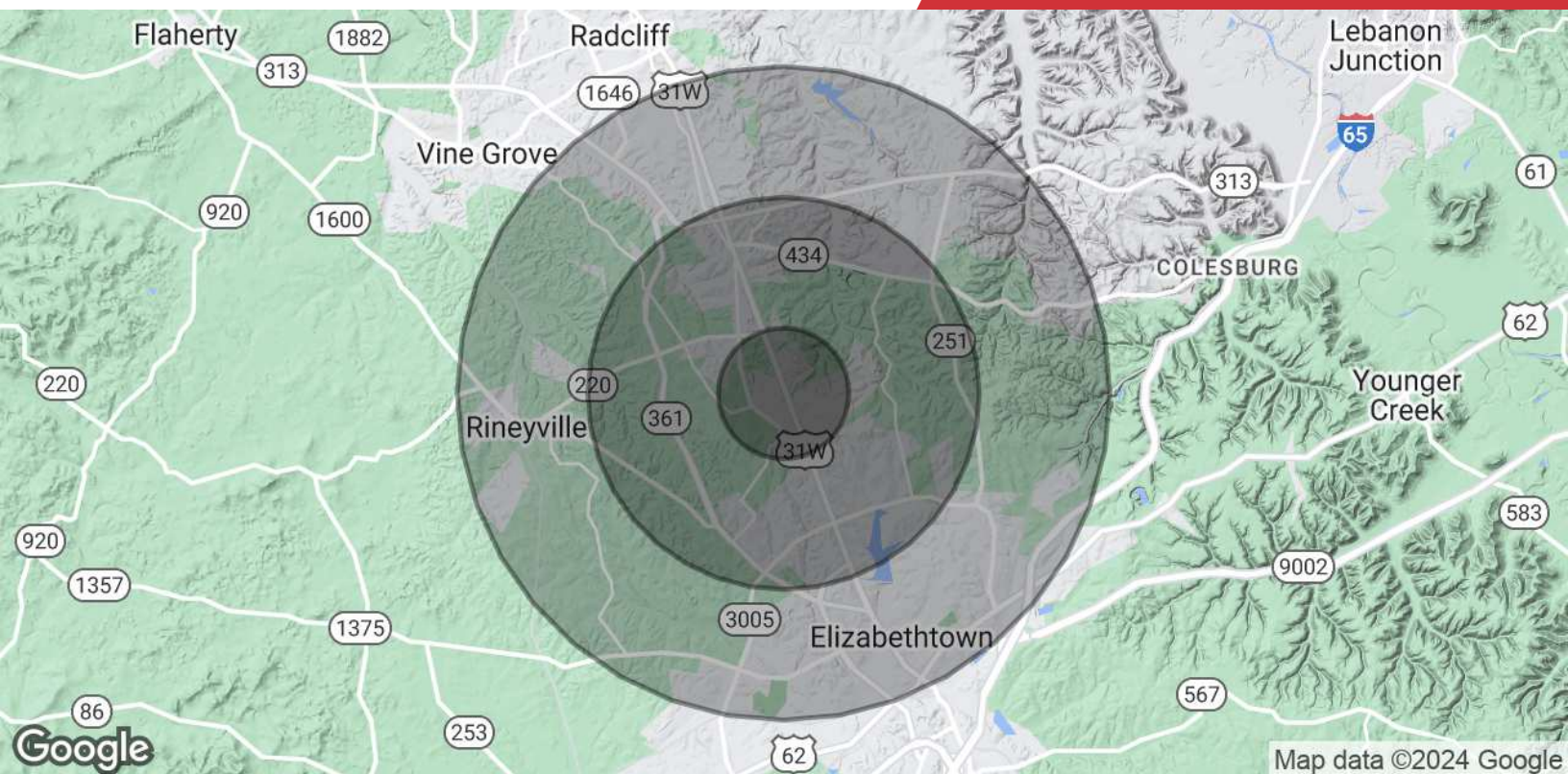




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### Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	2,986	16,538	50,281
<b>Average Age</b>	39.7	41.6	39.3
<b>Average Age (Male)</b>	38.8	39.8	38.3
<b>Average Age (Female)</b>	40.2	42.9	40.2

### Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	1,232	6,847	20,573
<b># of Persons per HH</b>	2.3	2.2	2.2
<b>Average HH Income</b>	\$113,540	\$96,888	\$86,469
<b>Average House Value</b>	\$206,487	\$213,391	\$180,377

\* Demographic data derived from 2023 STDB