

**SALE**

# 9+/- Acres Industrial Development Land

**JOHN WATTS DEVELOPMENT LAND**

Nicholasville, KY 40356

**PRESENTED BY:**

**NEAL METCALFE**

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John C. Watts Dr.



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,125,000
LOT SIZE:	9 Acres

PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to present this 9 +/- acre parcel of industrial land. In Central Kentucky, industrial property for development is becoming increasingly scarce. This site is strategically located in a designated industrial area of Nicholasville on John Watts. Although undeveloped, the property has recently been improved with gravel for yard storage purposes. The current owners had plans to construct a 25,000 square foot distilling business on the land.

For additional information please contact Neal Metcalfe at [neal.metcalfe@svn.com](mailto:neal.metcalfe@svn.com) // 859.312.8069

PROPERTY HIGHLIGHTS

- Industrial Zoned Land FOR SALE Nicholasville
- 9 +/- acres

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## PROPERTY AERIAL



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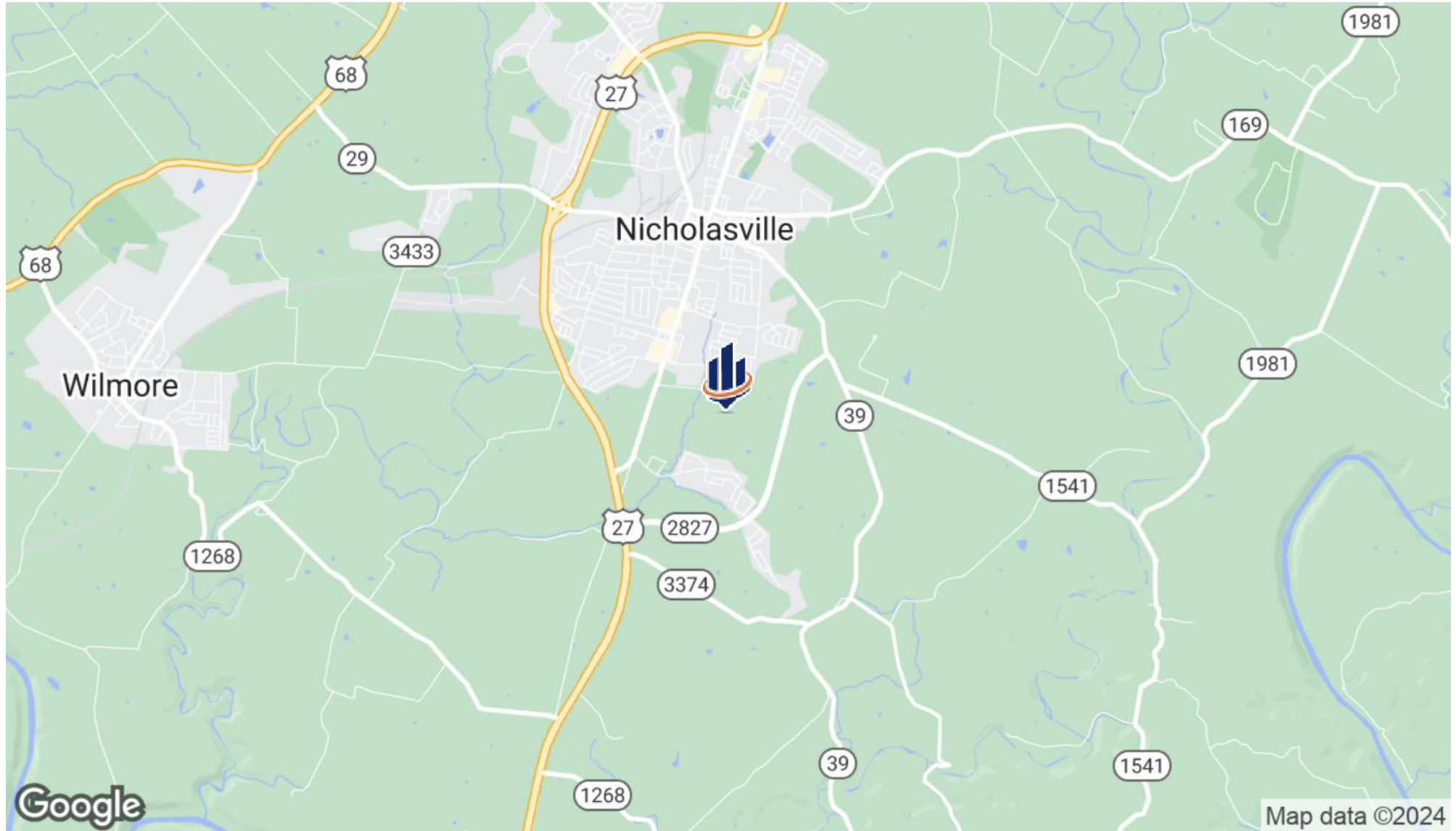
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## LOCATION MAP



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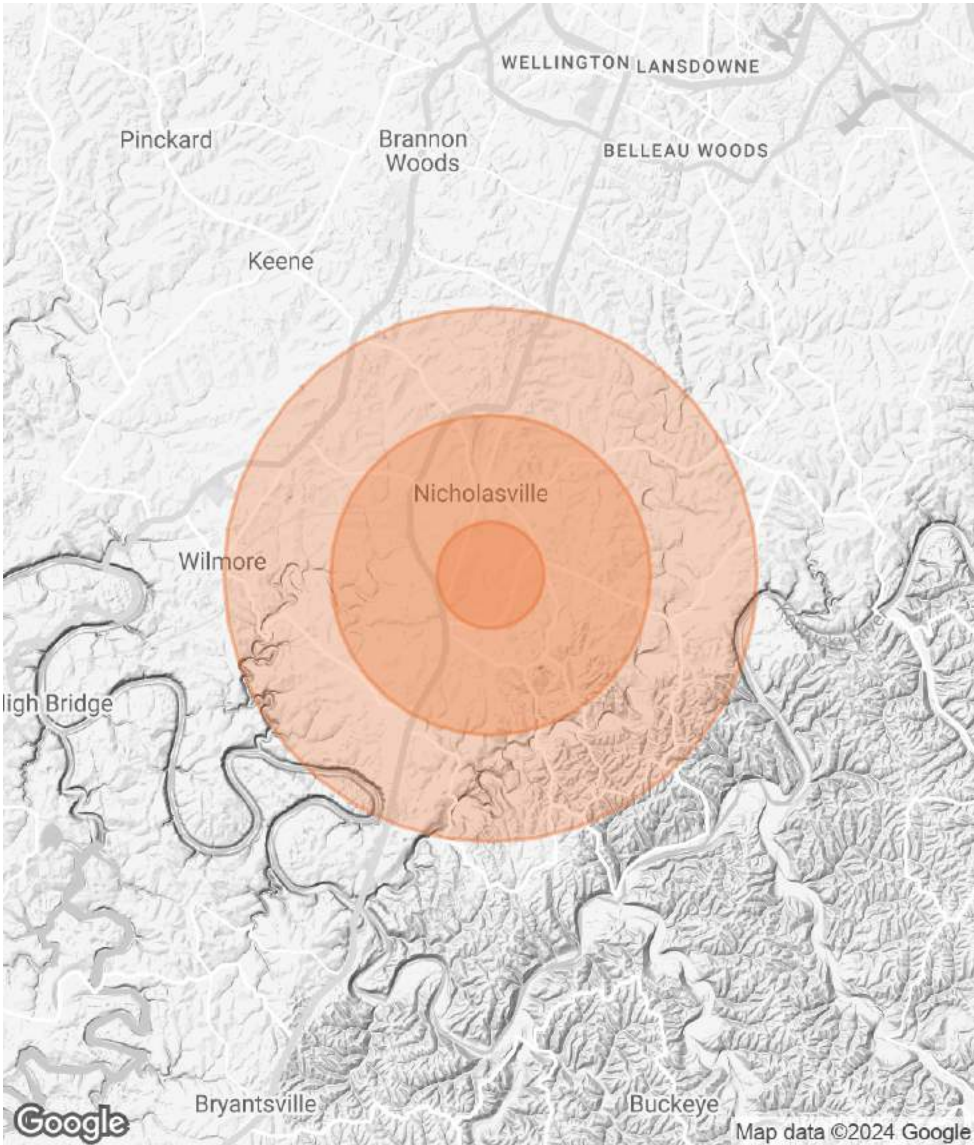
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,016	26,406	39,033
AVERAGE AGE	37.2	37.8	37.9
AVERAGE AGE (MALE)	39.9	37.8	37.4
AVERAGE AGE (FEMALE)	37.3	38.6	39.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,362	10,512	15,281
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$55,897	\$58,518	\$68,777
AVERAGE HOUSE VALUE	\$141,996	\$143,442	\$168,940

\* Demographic data derived from 2020 ACS - US Census



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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