

35 Acres Ready for Development!

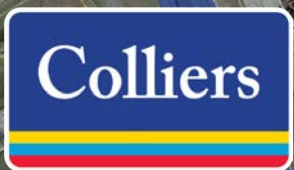
South Wilson Road | Radcliff, KY 40160

Sale Price:
\$3,500,000



181-00-00-045
35 Acres

181-00-04-163
20 Acres



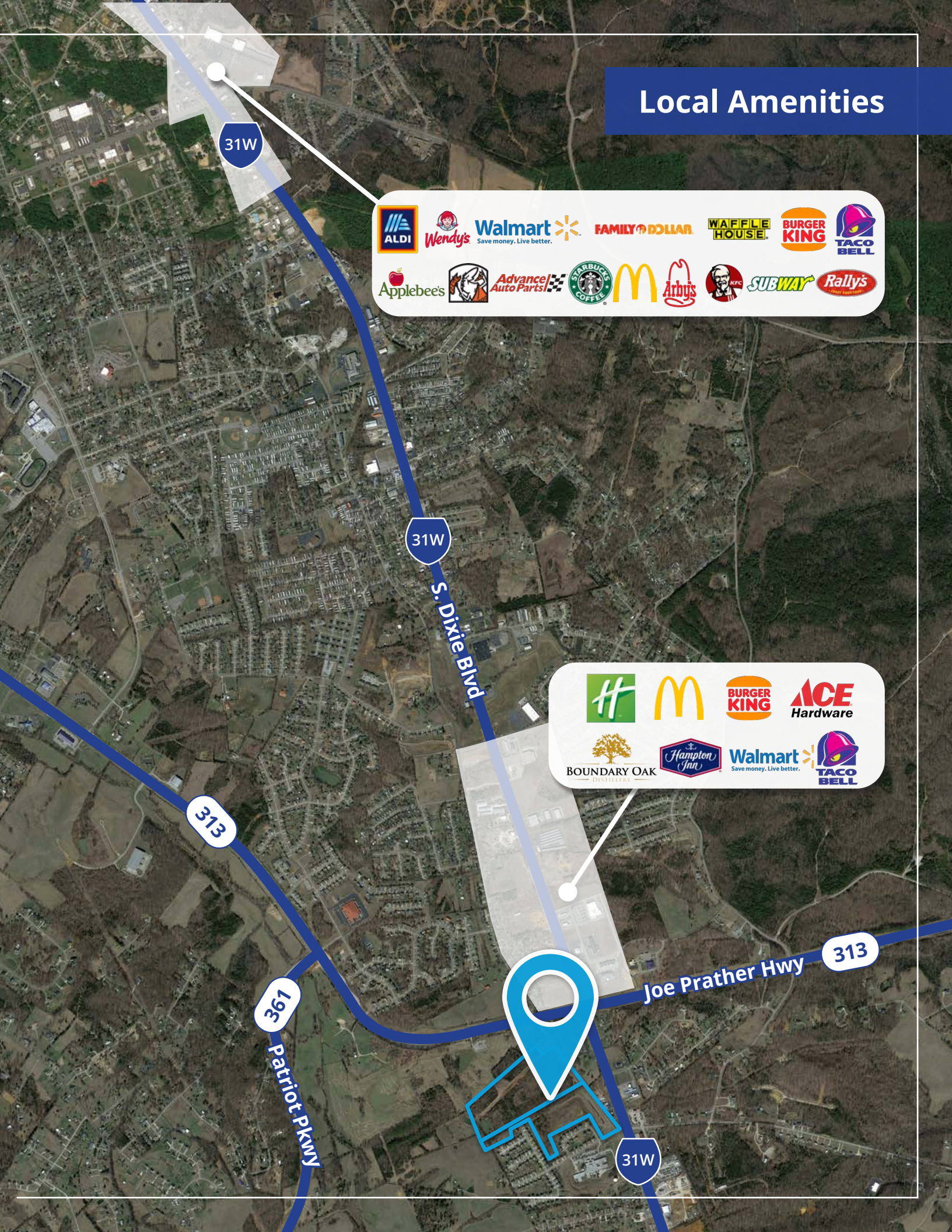
Property Overview

This 55-acre property with 35 acres of developable land offers a flexible investment opportunity in a strategic location. Whether it's for residential, commercial, or mixed-use development, the property's potential is underscored by its existing utilities, upzoning possibilities, and its position at a major intersection connecting Fort Knox and Elizabethtown. Its availability as separate parcels also adds to its appeal, making it a versatile option for those seeking to capitalize on the growth in this region.

Property Highlights

- A total of 55 Acres with 35 of them being developable
- Can be sold together or as separate parcels
 - 181-00-00-045 - 35 Acres
 - 181-00-04-163 - 20 Acres
- Currently zoned R-3, with upzoning potentially possible
- Located at a major intersection in the middle of Fort Knox & Elizabethtown
- Has full utilities running through the property - Water & Sewer
- Great location for future development and sits adjacent to commercial development

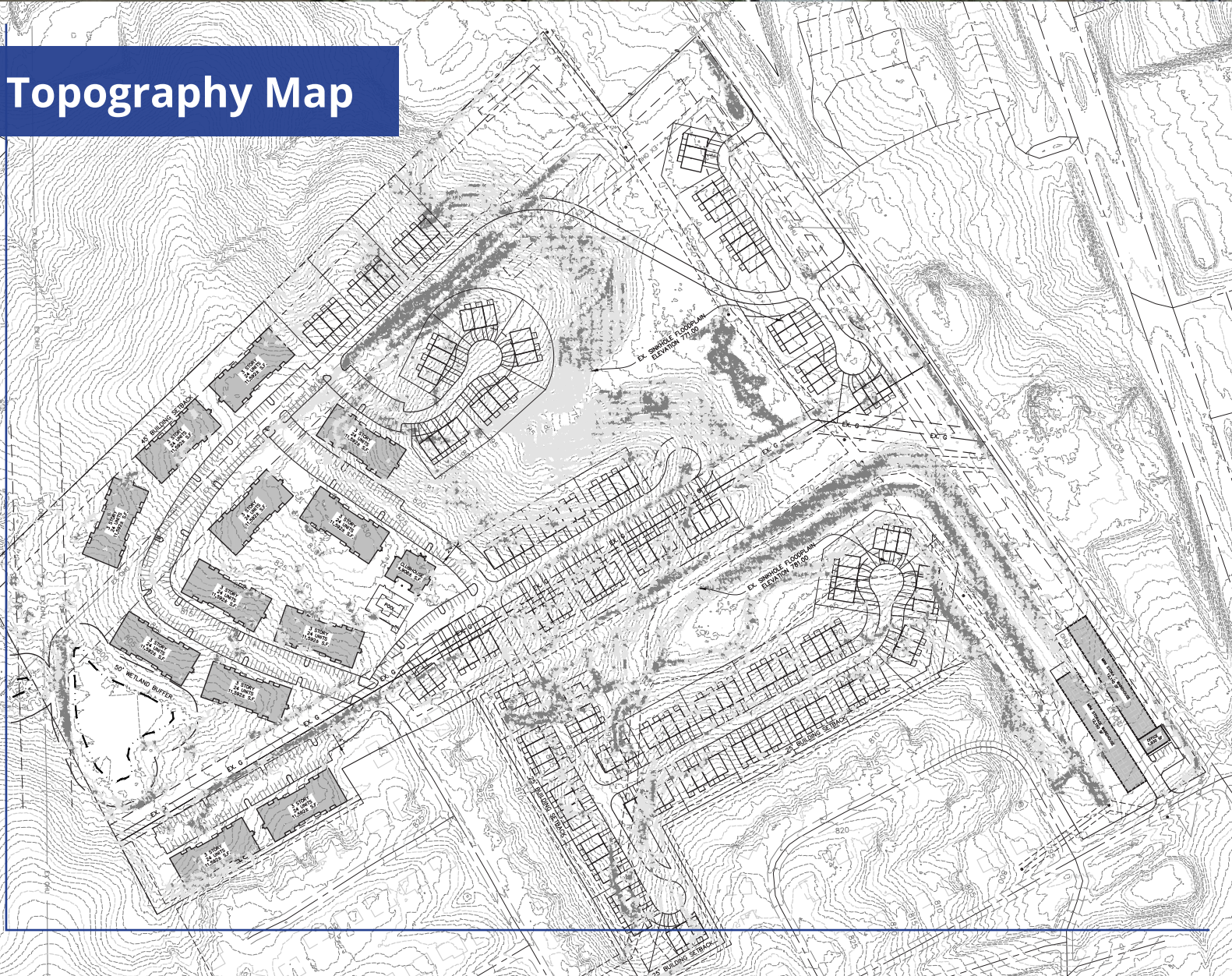
Local Amenities



Concept Plans



Topography Map



Floodplain Aerial



Radcliff, Kentucky Overview

Radcliff, Kentucky thrives as a diverse community where residents from all walks of life come together to live, work, and enjoy life. Notably the most varied city in the Commonwealth, Radcliff's appeal lies in its opportunities, attractions, and cultural fusion. Located in Hardin County and neighboring

Fort Knox, the U.S. Army post enriches the city's diversity and fosters understanding among its people, encouraging collaboration. The city's robust and varied economy, bolstered by its proximity to Fort Knox, positions Radcliff as one of Kentucky's fastest-growing areas.

Area Demographics



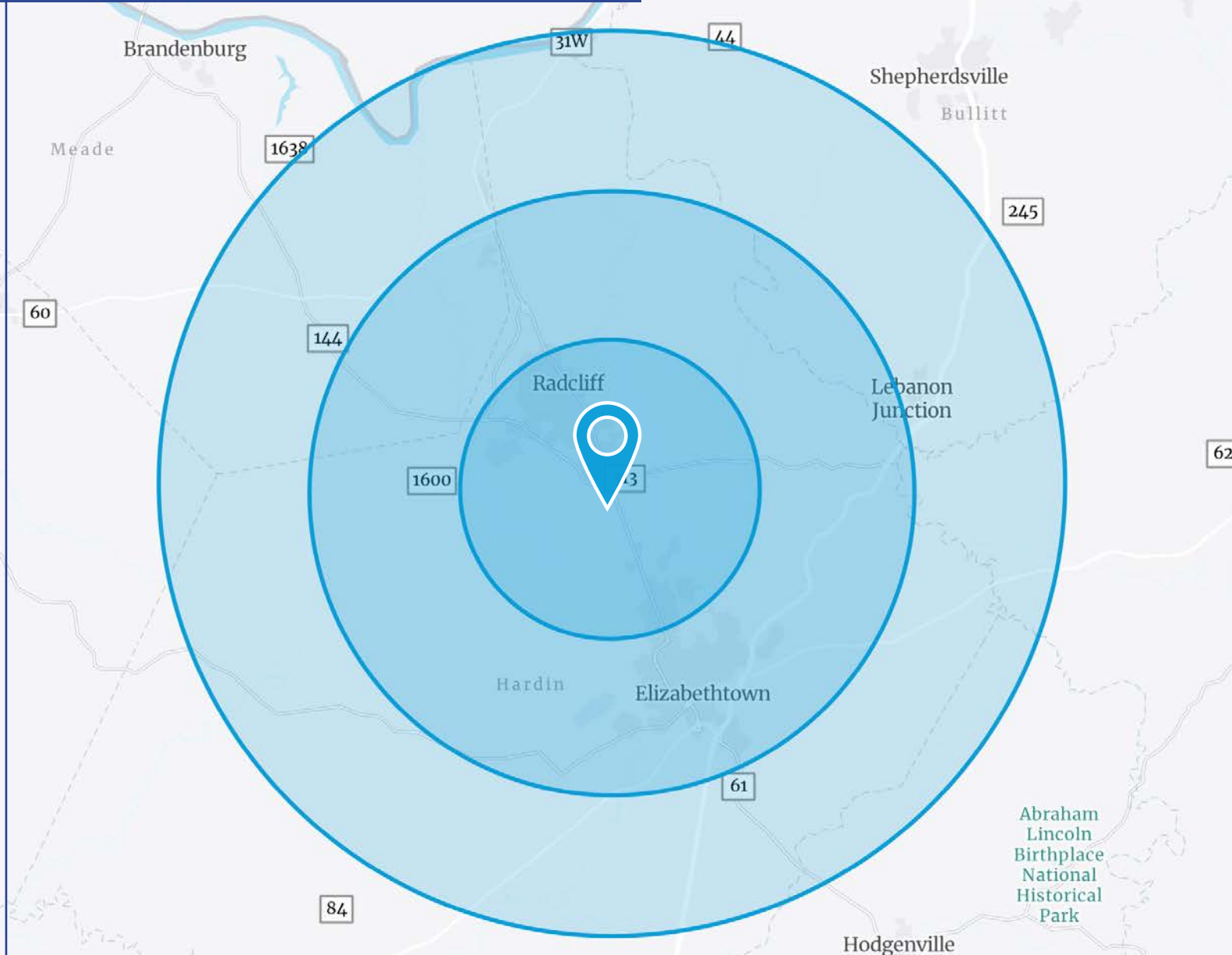
5 Mile	10 Mile	15 Mile
Population		
46,326	99,750	126,839



5 Mile	10 Mile	15 Mile
Average HH Income		
\$84,454	\$87,870	\$88,627



5 Mile	10 Mile	15 Mile
Households		
18,536	38,746	49,017

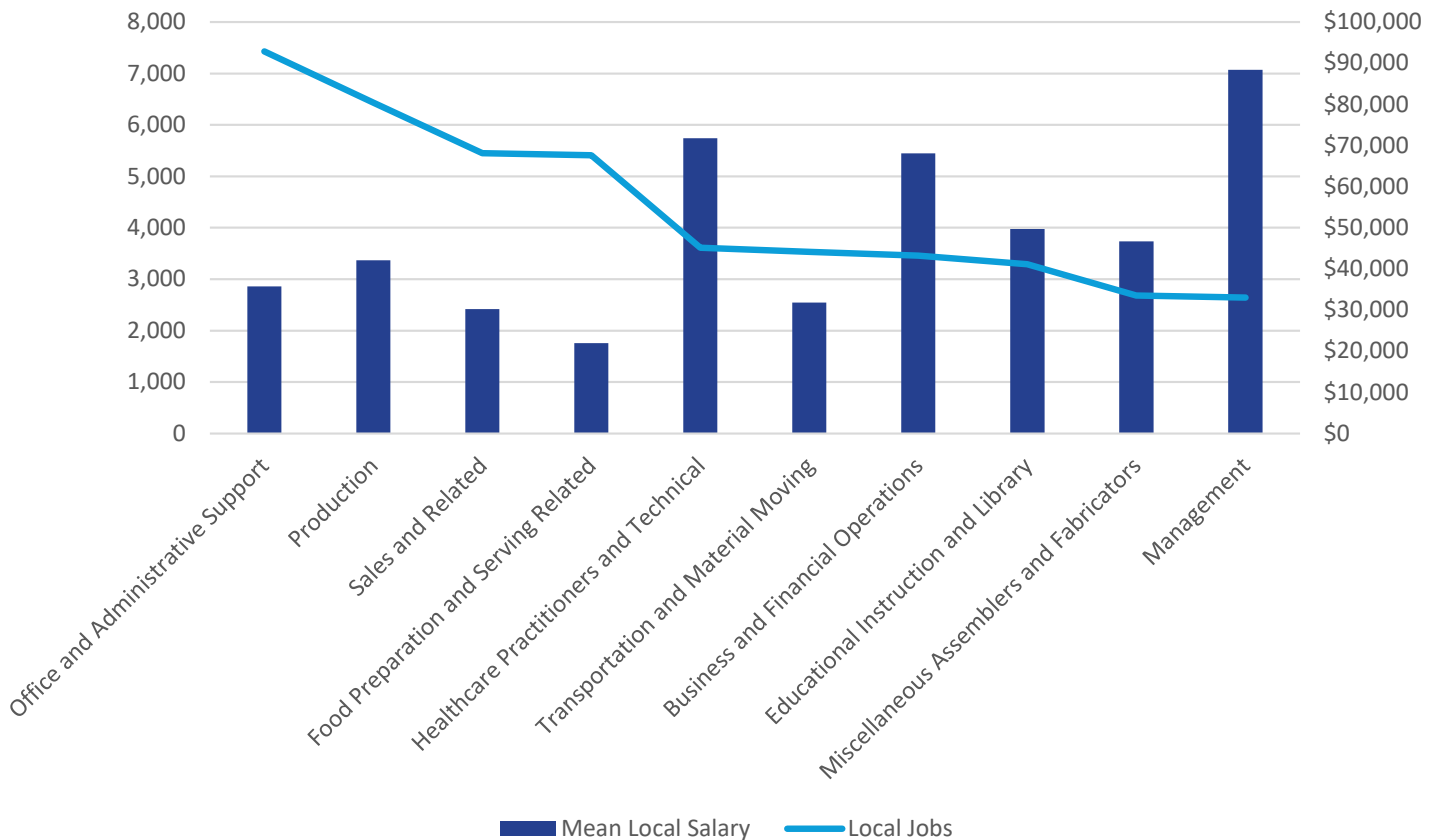


Workforce in Elizabethtown

Top 10 Employers in the area



Top 10 Occupations in the area



Discover the Future of Hardin County

The Hardin County Chamber of Commerce proudly presents a comprehensive economic impact study, focused on recent transformative developments in our region, notably the BlueOval SK Battery Park, set to create 5,000 new jobs.

Here are the key takeaways:



Population Growth: Expect a surge of 22,380 residents in Hardin County, solidifying our place as the sixth most populous county in the region, with Elizabethtown on track to become Kentucky's fifth largest city.



Housing Demand: To accommodate this growth, we'll require 8,811 new housing units in Hardin County.



Economic Boon: The BlueOval SK Battery Park is a game-changer, with each billion dollars invested in construction supporting 11,600 job-years in our region. The plant itself will provide 8,016 jobs, with a projected 2026 payroll of \$265 million, and a 2026-2035 payroll estimated at \$3.63 billion.



Historic Achievement: This project is Kentucky's largest ever, ranking as the 10th largest manufacturing site globally in terms of square footage. BlueOval SK will also be the world's largest EV battery plant in terms of investment, size, job creation, and manufacturing capacity.



Community Impact: Large-scale developments like BlueOval SK shape our community in profound ways, influencing population growth, housing, employment trends, and healthcare needs.

Contact For More Information:

Shannon Huffer

Vice President

+1 512 417 0412

shannon.huffer@colliers.com

Colliers | Greater Cincinnati

425 Walnut Street, Suite 1200

Cincinnati, Ohio 45202

+1 513 721 4200

colliers.com/cincinnati



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