



COUNTY	PROPERTY TYPE	ZONING	AREA	PRICING
Gallatin	Land	Agriculture w/ Commercial Overlay	304 AC; Divisible	Call for Details

Property & Location Highlights:

- 304 acres available near the Kentucky Speedway
- Property is divisible
- All utilities to the commercial site
- Flexible Zoning

- Located in Gallatin County
- Great access to KY-1039
- Adjacent to Neeley Family Distillery, a stop on the Northern Kentucky Bourbon Trail
- 40 miles to Cincinnati, 55 miles to Louisville, and six miles to Indiana

For more information on this listing, please contact:



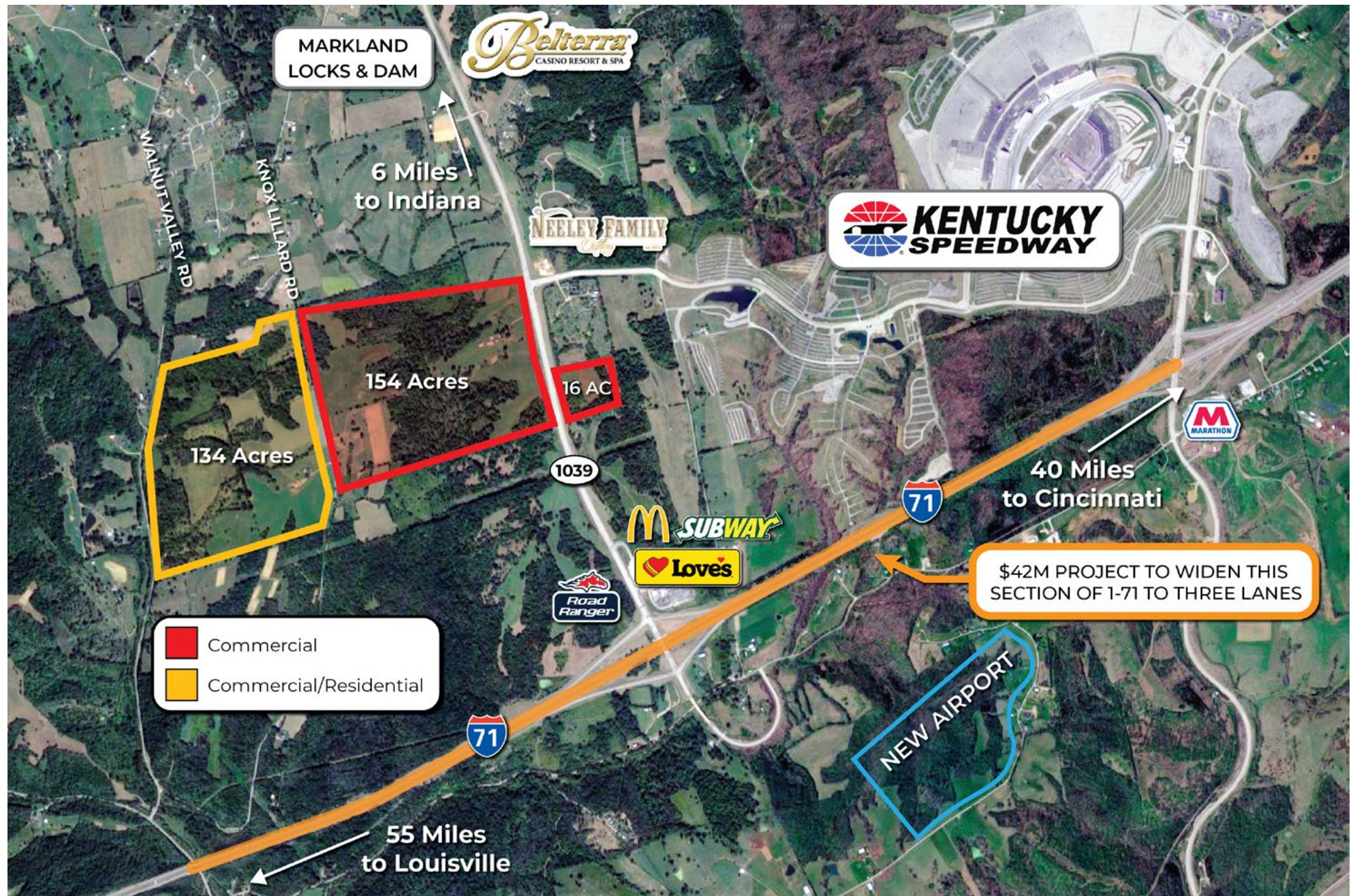
Henkle Schueler
COMMERCIAL REAL ESTATE

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Speedway Farms

I-71 & KY-1039, Sparta Exit (#55) | Sparta, KY | 41086

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Radius	1 Mile		5 Mile		10 Mile	
Population						
2028 Projection	135		3,025		16,083	
2023 Estimate	131		2,968		16,259	
2010 Census	110		2,780		16,564	
Growth 2023 - 2028	3.05%		1.92%		-1.08%	
Growth 2010 - 2023	19.09%		6.76%		-1.84%	
2023 Population by Hispanic Origin	7		152		780	
2023 Population	131		2,968		16,259	
White	121	92.37%	2,775	93.50%	15,411	94.78%
Black	4	3.05%	84	2.83%	328	2.02%
Am. Indian & Alaskan	1	0.76%	14	0.47%	76	0.47%
Asian	1	0.76%	17	0.57%	82	0.50%
Hawaiian & Pacific Island	0	0.00%	1	0.03%	10	0.06%
Other	4	3.05%	76	2.56%	353	2.17%
U.S. Armed Forces	0		0		3	
Households						
2028 Projection	50		1,118		6,117	
2023 Estimate	49		1,098		6,200	
2010 Census	41		1,026		6,309	
Growth 2023 - 2028	2.04%		1.82%		-1.34%	
Growth 2010 - 2023	19.51%		7.02%		-1.73%	
Owner Occupied	37	75.51%	832	75.77%	4,397	70.92%
Renter Occupied	11	22.45%	266	24.23%	1,803	29.08%
2023 Households by HH Income	48		1,098		6,199	
Income: <\$25,000	8	16.67%	205	18.67%	1,511	24.37%
Income: \$25,000 - \$50,000	12	25.00%	314	28.60%	1,583	25.54%
Income: \$50,000 - \$75,000	9	18.75%	185	16.85%	1,080	17.42%
Income: \$75,000 - \$100,000	9	18.75%	148	13.48%	735	11.86%
Income: \$100,000 - \$125,000	6	12.50%	118	10.75%	487	7.86%
Income: \$125,000 - \$150,000	0	0.00%	32	2.91%	301	4.86%
Income: \$150,000 - \$200,000	4	8.33%	75	6.83%	346	5.58%
Income: \$200,000+	0	0.00%	21	1.91%	156	2.52%
2023 Avg Household Income	\$67,875		\$69,320		\$67,037	
2023 Med Household Income	\$57,999		\$53,225		\$50,112	

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	6	130	22
Retail & Wholesale Trade	3	51	17
Hospitality & Food Service	3	79	26
Real Estate, Renting, Leasing	0	0	0
Finance & Insurance	0	0	0
Information	0	0	0
Scientific & Technology Services	0	0	0
Management of Companies	0	0	0
Health Care & Social Assistance	0	0	0
Educational Services	0	0	0
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	0	0	0
Utilities & Waste Management	0	0	0
Construction	0	0	0
Manufacturing	0	0	0
Agriculture, Mining, Fishing	0	0	0
Other Services	0	0	0

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