

For Sale

Land

2.21 Acres | \$147,059 / AC



Development Lot

7117 South US 60
Ashland, Kentucky 41102

Property Highlights

- +/-2.21 AC development lot
- Direct access and frontage on Highway 60
- Close proximity to Patriot RV, Boyd County Middle School, Peoples Bank, Summit RV, Big Sandy Superstore, McDonald's, Valvoline Instant Oil Change, O'Reilly Auto Parts, Community Trust Bank and more
- Traffic count of +/-17,804 VPD on US 60
- 8 minutes from Exit 185 on I-64 and 10 minutes from downtown Ashland
- Possible second access point on Summit Road
- Unrestricted zoning
- Sale Price: \$375,000 REDUCED TO \$325,000

OFFERING SUMMARY

Sale Price	\$325,000
Lot Size	2.21 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	3,533	\$91,599
3 Miles	14,009	\$89,727
5 Miles	40,613	\$82,060

For more information

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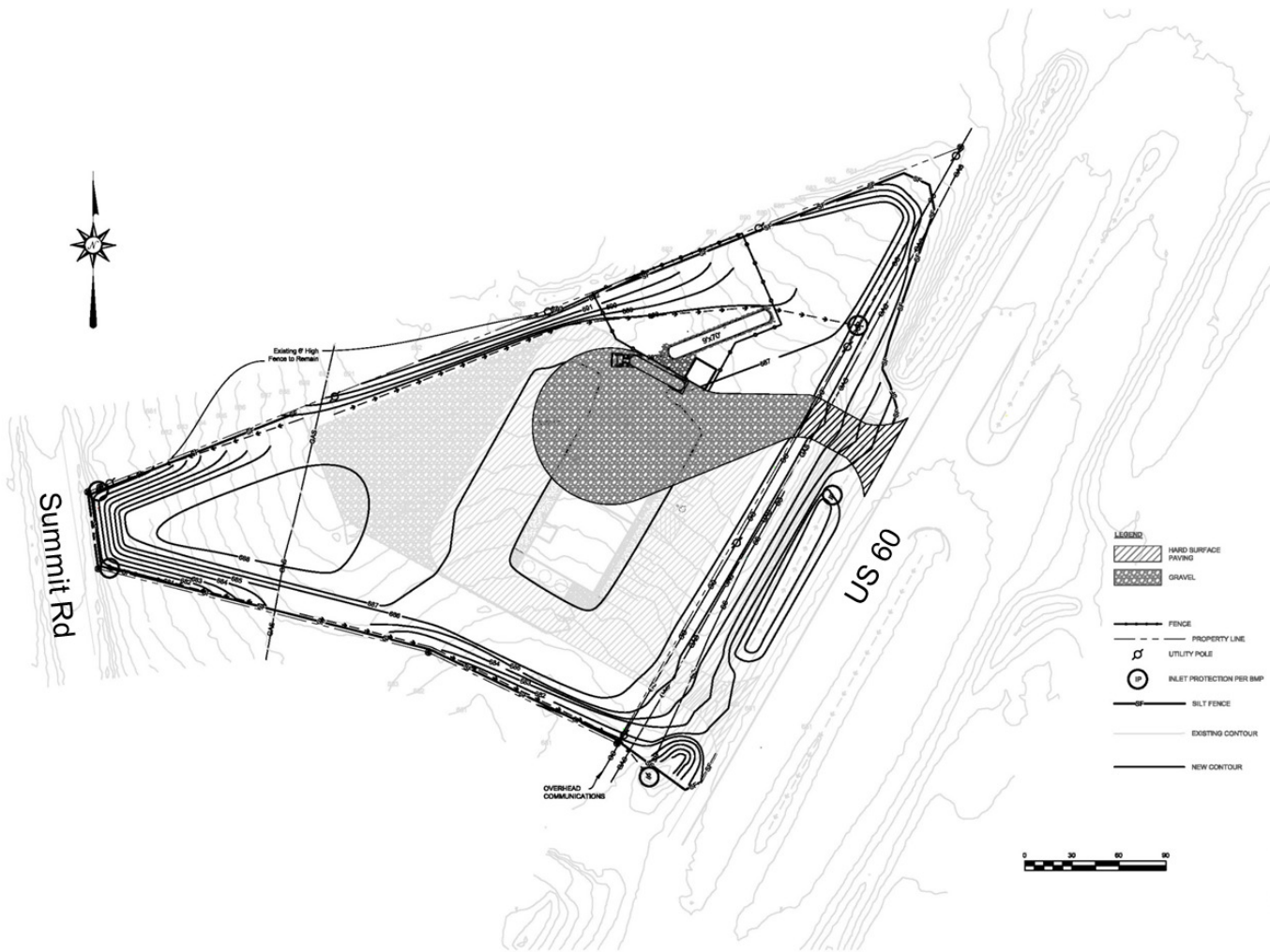
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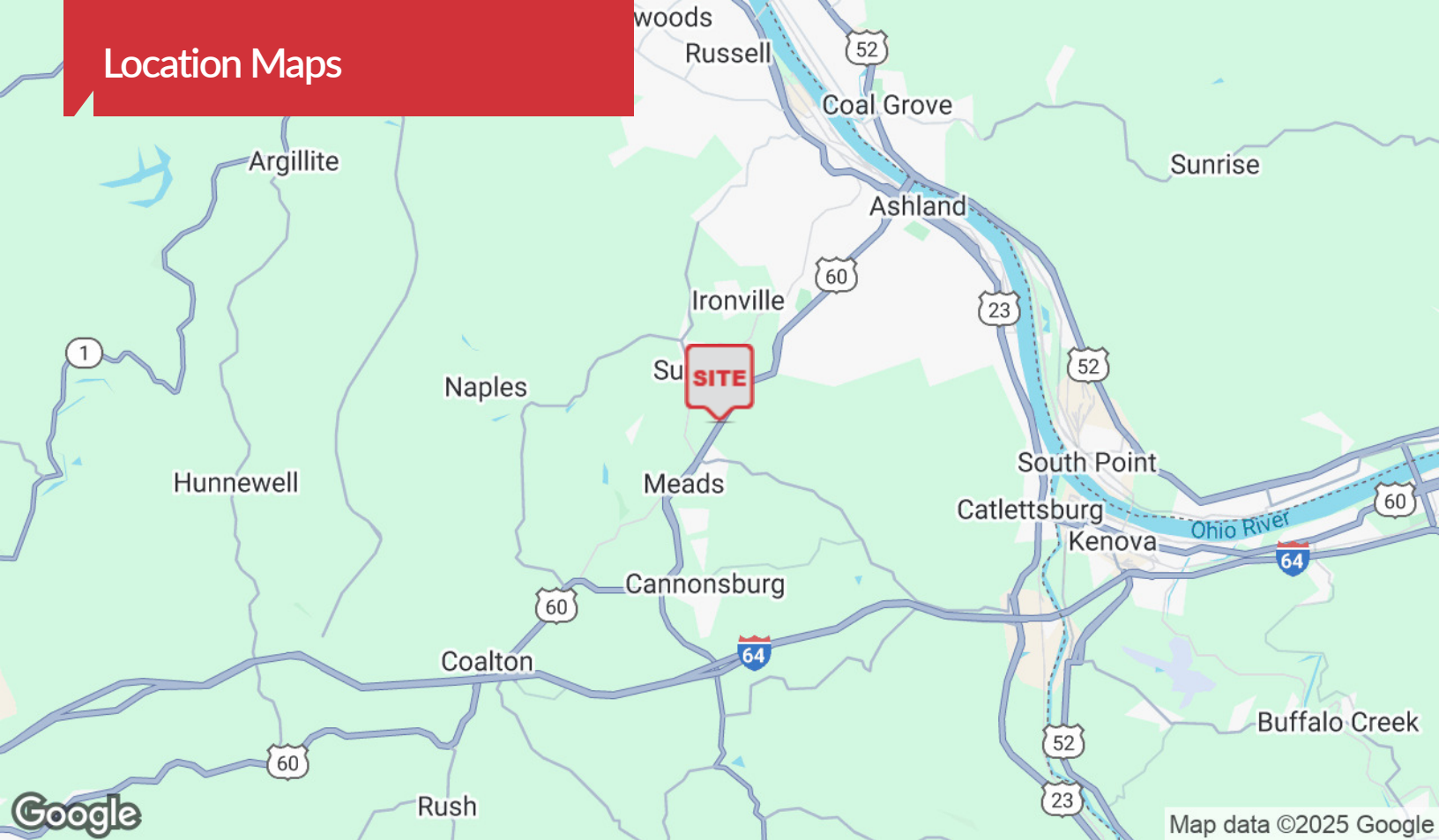


Site Plan



Phase 1 Site Plan	
Drawn As D Size	
PROJECT # K2212	
C-101	
Kenco Associates, Inc. 771 Corporate Drive, Suite 500 Lexington, KY 40503 859 224 2000 tel naiisaac.com	
Holston Gas 1000 New State Distribution Facility Lexington, KY 41102	
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DRAWING REVISIONS No. Description 1. Phase 1 Site Plan	

Location Maps



Population	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,533	14,009	40,613
MEDIAN AGE	44	44	43
MEDIAN AGE (MALE)	43	42	41
MEDIAN AGE (FEMALE)	44	45	44
Households & Income	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	884	5,024	16,096
# OF PERSONS PER HH	4	2.8	2.5
AVERAGE HH INCOME	\$91,599	\$89,727	\$82,060
AVERAGE HOUSE VALUE	\$303,534	\$219,468	\$182,968