

LAND FOR SALE

DEVELOPMENT READY LOT

644 High St, Bowling Green, KY 42101



PROPERTY DESCRIPTION

Revised plat consisting of 1.121 acre vacant lot with off site drainage. Newly installed curbed, shared entrance and potential for shared parking.

Zoned Planned Unit Development with Binding Elements that allow for residential, community services, daycare, healthcare facility, religious institution, safety services, eating establishments, office, retail sales and service, and self-storage.

PROPERTY HIGHLIGHTS

- Zoning Allows for Multiple Potential Uses
- Behind Sheldon's Express Pharmacy
- Near The Medical Center, Downtown and I-65

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lot Size:	1.121 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,453	21,783	35,919
Total Population	9,825	52,758	85,917
Average HH Income	\$42,957	\$58,353	\$67,877

Debby Peeples

Office: 270.781.8000 x4

Cell: 270.996.2872

debby@ntrcommercial.com

Neal Turner Realty
Commercial and Industrial Brokerage

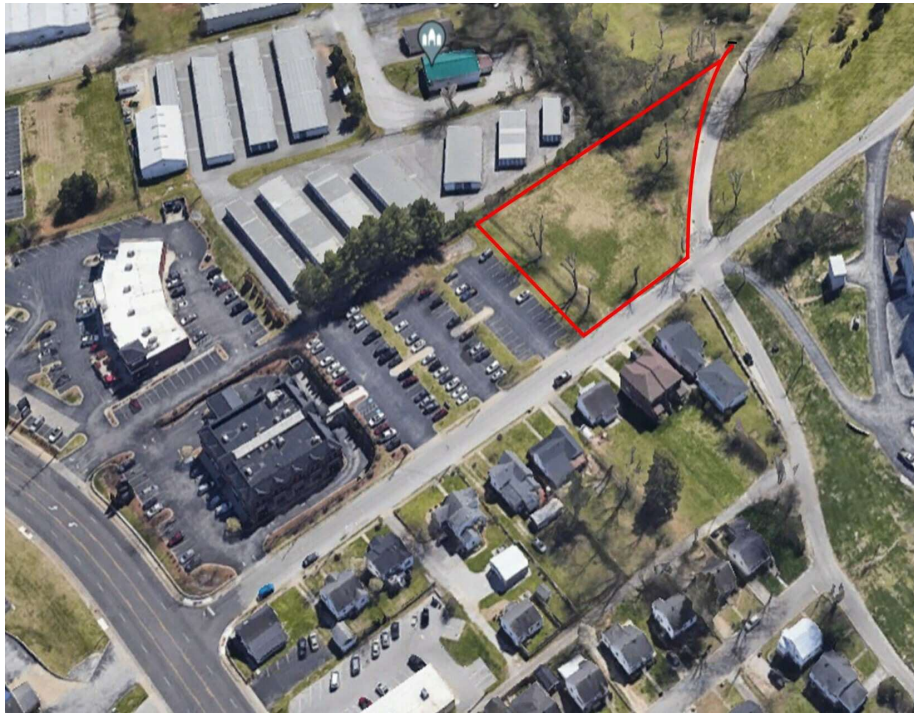
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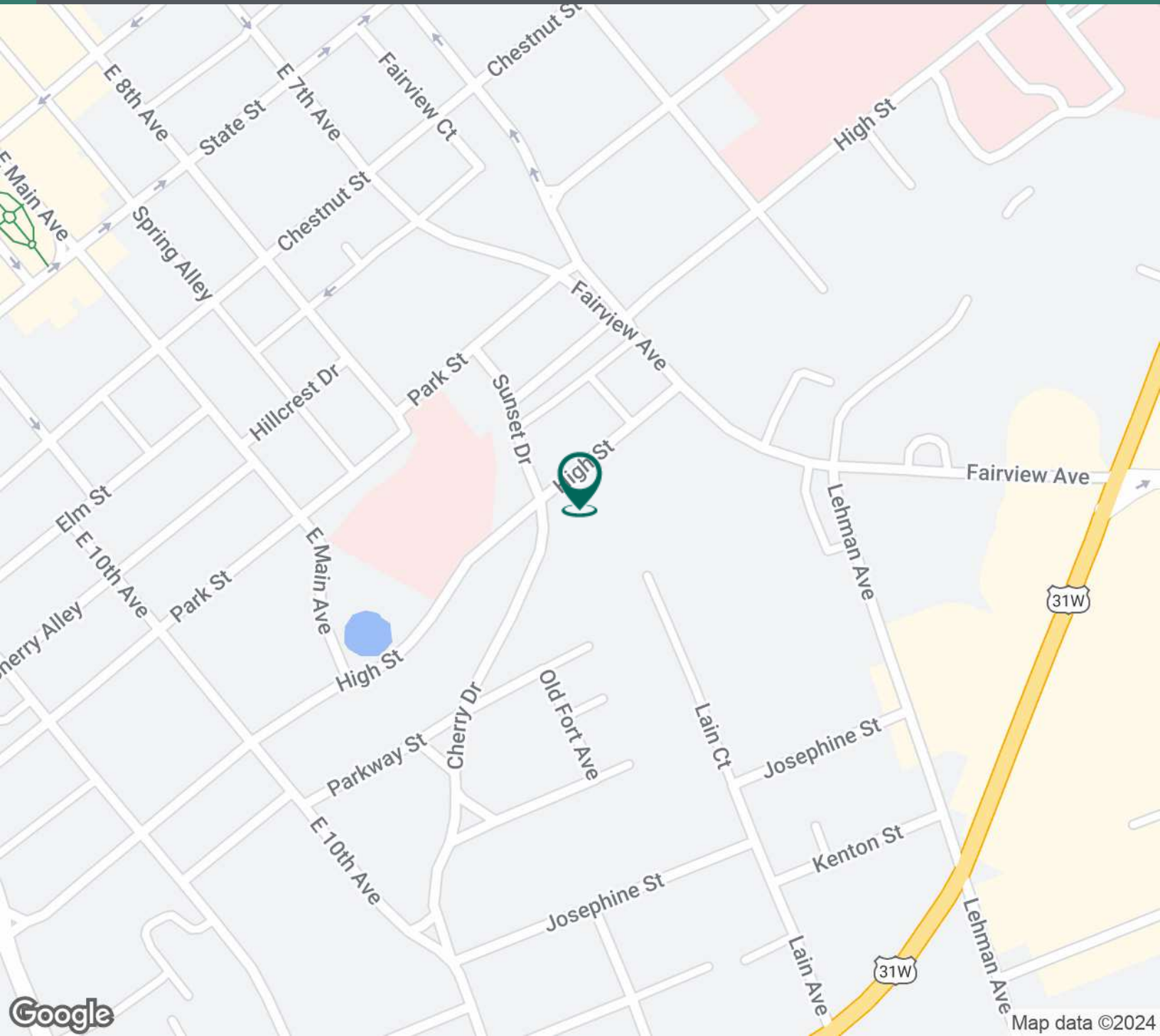
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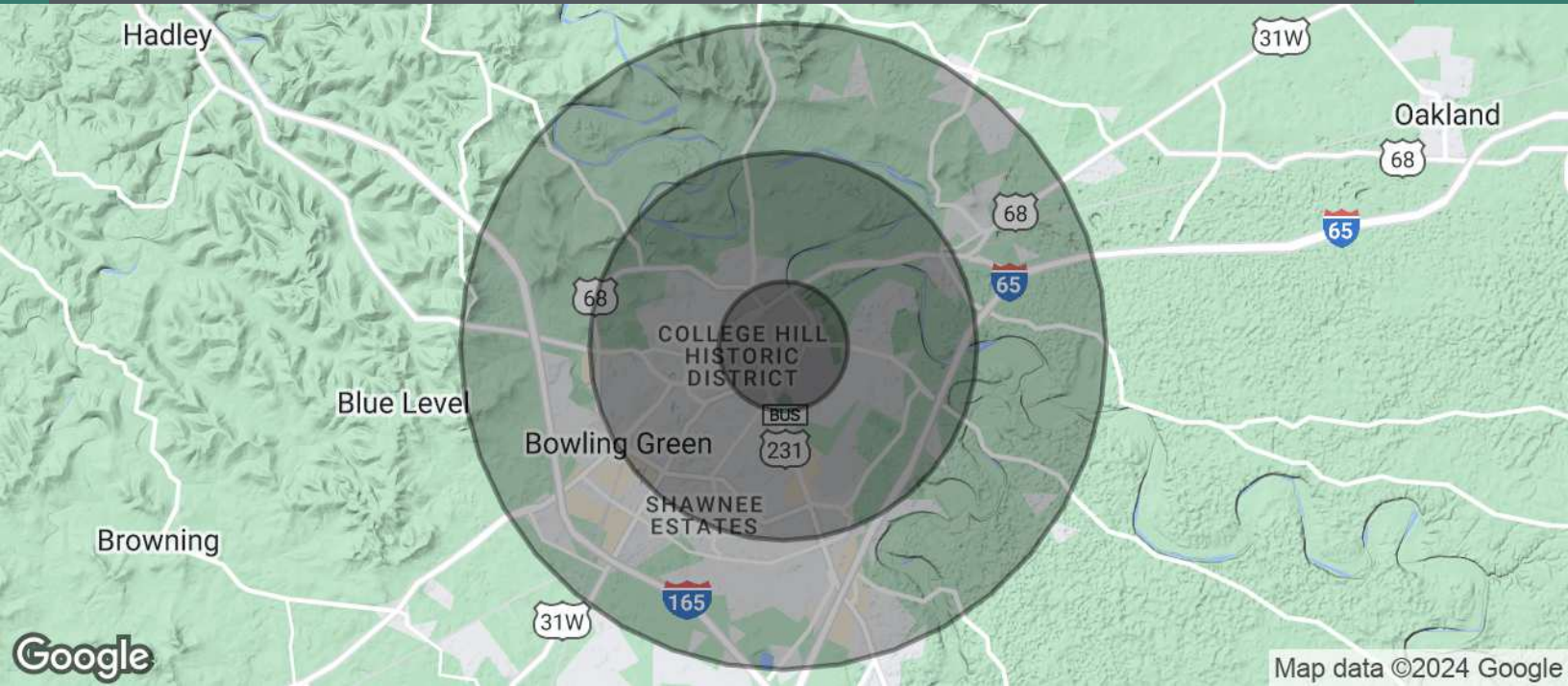
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,825	52,758	85,917
Average Age	29.6	30.9	32.8
Average Age (Male)	28.1	29.3	31.3
Average Age (Female)	31.1	32.7	34.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,453	21,783	35,919
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$42,957	\$58,353	\$67,877
Average House Value	\$212,316	\$164,952	\$166,500

2020 American Community Survey (ACS)

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