

OFFERING MEMORANDUM

1025 SOUTHWOOD DRIVE

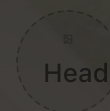
Murray · Calloway County, KY 42071 · 5.19 Gross Acres · Two Tracts · City Utilities

\$750,000

ASKING PRICE

\$144,508

PER ACRE



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B-2 LAND NEAR MURRAY STATE UNIVERSITY

DEAL METRICS

ASKING PRICE	\$750,000
PRICE PER ACRE	\$144,508 · 5.19 gross ac
ZONING	B-2 General Business
JURISDICTION	City of Murray, KY
COUNTY	Calloway County
FLOOD STATUS	LOMR-F — Removed from SFHA
UTILITIES	City Sewer & Water — Confirmed
NEAREST ARTERIAL	US-641 (~20,000 VPD)

SITE DATA

TRACT #3A	0.96 ac — Southwood Dr frontage
TRACT #3B	4.23 ac — Rear, toward Bee Creek
TOTAL ACREAGE	5.19 gross acres
FRONTAGE	Southwood Drive (50' R/W)
SETBACKS (B-2)	Front 50' · Side None · Rear 25'
IMPROVEMENTS	Existing SFR on 3A (as-is)
SURVEY	D.B. 155 / PG. 278 · Oct 2012
TITLE	Limited Warranty Deed

THE OPPORTUNITY

5.19 acres of B-2 land in two tracts, on City sewer and water, with a FEMA LOMR-F removing the site from the flood hazard area — positioned for a destination medical, office, veterinary, or agricultural-retail operator ~0.5 miles off US-641 and 1.2 miles from Murray State University.

1025 Southwood Drive is a 5.19-acre B-2 General Business parcel offered in two tracts in the City of Murray, Calloway County, Kentucky. Tract #3A (0.96 acres) fronts Southwood Drive and includes an existing single-family residence conveyed as-is. Tract #3B (4.23 acres) extends to the rear toward Bee Creek and is the primary development canvas.

The site is served by City of Murray municipal sewer and water — a meaningful infrastructure advantage over comparable rural parcels in the region. A FEMA Letter of Map Revision Based on Fill (LOMR-F) formally removes the primary site area from the Special Flood Hazard Area.

The site is positioned for a destination operator for whom arterial visibility is not a primary requirement and for whom a below-market land cost relative to highway-corridor sites is an advantage.

TRACT #3A

Southwood Dr frontage · existing SFR (as-is)

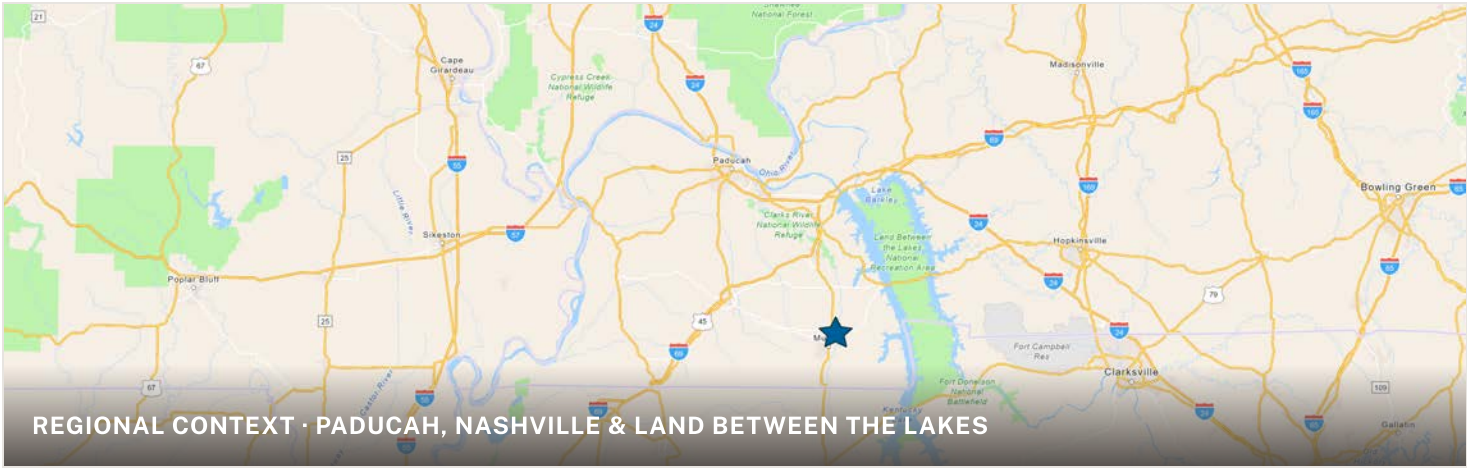
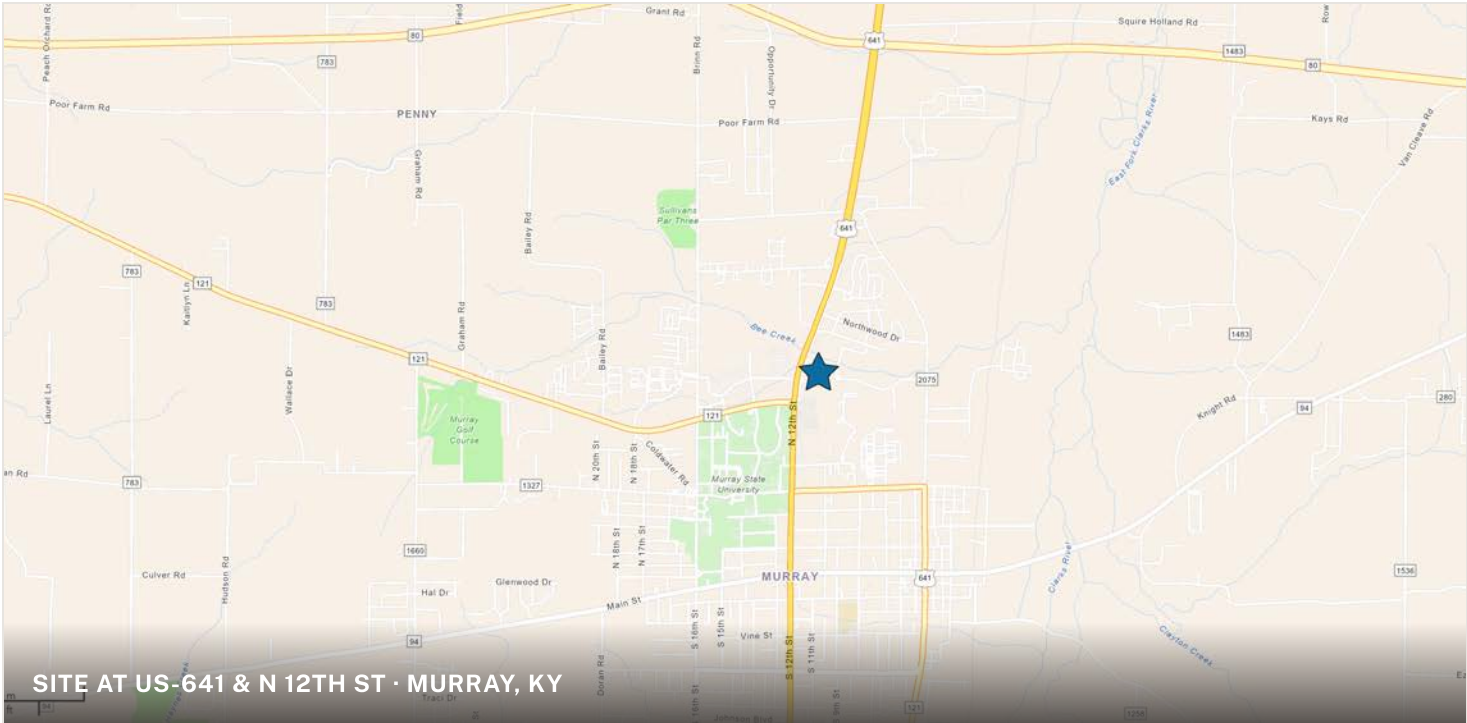
0.96 ac

TRACT #3B

Rear · primary development canvas · toward Bee Creek

4.23 ac





CENTRAL MURRAY

US-641 (NEAREST ARTERIAL)	~0.5 mi E · 20,000 VPD
MURRAY STATE UNIVERSITY	~1.2 mi NW
MURRAY-CALLOWAY CO. HOSPITAL	~0.8 mi NE
DOWNTOWN MURRAY	~1.0 mi N
PADUCAH (REGIONAL HUB)	~45 mi NW
NASHVILLE, TN	~120 mi S

POSITION

A university-and-hospital-anchored infill location with municipal utilities, one arterial removed from the US-641 retail corridor.



RETAIL & AMENITIES

NATIONAL & REGIONAL RETAIL AT THE DOORSTEP

★ marks 1025 Southwood Drive



B-2 General Business, City of Murray, KY — confirmed per City Zoning Map and Survey Plat D.B. 155/PG. 278. Max building height 35 ft. Front setback 50' · side none · rear 25'.

PERMITTED BY RIGHT

- ✓ Rural Health Clinic / FQHC
- ✓ Medical / Dental Office
- ✓ Professional Office
- ✓ Veterinary Clinic (small-animal / mixed)
- ✓ Behavioral Health / Counseling
- ✓ Day Care / Child Development Center
- ✓ Hotel / Motel / Extended Stay
- ✓ Restaurant with Drive-Thru

AVAILABLE VIA CONDITIONAL USE PERMIT

- ◆ Farm Supply / Agricultural Retail (outdoor storage)
- ◆ Farm Equipment Dealer (outdoor display / storage)
- ◆ Private School / Learning Center
- ◆ Self-Storage Facility*

CUP PROCESS

\$100 fee · ~45–60 day approval through the City of Murray BZA. *Self-storage subject to elevation certificate confirming buildable area.

FLOOD STATUS & PATH TO CLOSE

SITE CONDITIONS

FEMA LOMR-F

Case No. 10-04-2557A — April 27, 2010. Formally removes the primary site area from the Special Flood Hazard Area (stronger than a standard determination).

FLOODWAY STRIP

Rear of Tract #3B along Bee Creek — hard no-build restriction. Affects only the rearmost portion.

BUILDABLE AREA

Tract #3A (0.96 ac) + front/mid portion of Tract #3B — est. 4.2+ acres net.

UTILITIES

City of Murray sewer & water confirmed to the site — an infrastructure advantage over comparable rural parcels.

DILIGENCE & PRE-CLOSING ITEMS

ELEVATION CERTIFICATE

Seller to obtain prior to or concurrent with marketing — confirms net buildable envelope and resolves flood underwriting for buyers.

TVA RIGHT-OF-WAY

Buyer to verify whether any easement encumbers the subject. The full 150' TVA easement sits on the neighboring Karma Inc. parcel (D.B. 882/PG. 226), not the subject.

SFR ON TRACT #3A

Existing dwelling conveyed as-is. Most commercial buyers will demolish; establish the seller's position on occupancy/timing prior to LOI.

DISCLOSURE PACKAGE

Survey plat (D.B. 155/PG. 278) · FEMA LOMR-F documentation · elevation certificate · zoning confirmation · Phase I ESA (buyer) · TVA ROW instrument (if applicable).

SUMMARY

The LOMR-F and confirmed municipal utilities de-risk the developable core. Every remaining item is a standard land-diligence step with known scope — no entitlement risk to the by-right uses, and utilities and flood status already confirmed.



MARKET & COMMUNITY

Calloway County's workforce, economy, and regional access — the demand context behind 1025 Southwood Drive.

TRADE AREA OVERVIEW

RING DEMOGRAPHICS — 2026 ESTIMATES

METRIC	1-MILE	3-MILE	5-MILE
Population	6,136	18,896	25,655
Daytime Population	8,896	27,265	31,904
Households	1,543	7,280	10,122
Median HH Income	\$30,602	\$44,858	\$51,201
Median Home Value	\$188,889	\$200,884	\$215,991
Median Age	22.6	28.5	32.2
Bachelor's Degree +	26.9%	35.5%	36.9%

DAYTIME WORKFORCE & ANCHORS

5-MI DAYTIME POP.	31,904
5-MI WORKERS	17,522
5-MI DAYTIME RESIDENTS	14,382
REGIONAL DRAW	W. Kentucky & NW Tennessee
MURRAY STATE UNIVERSITY	~9,800 students · 1.2 mi
MURRAY-CALLOWAY HOSPITAL	Regional hub · 0.8 mi
ANNUAL GROWTH '26-'31	+0.29%/yr (5-mi)
TOP TAPESTRY	C1 — Single Thrifties

ANALYSIS

Workers outnumber residents throughout the trade area — the five-mile daytime population reaches 31,904 against 25,655 residents, a durable weekday base for medical, service, and hospitality uses anchored by Murray State and the regional hospital. Income and home value rise steadily with radius as the ring reaches established owner-occupied neighborhoods. *Source: Esri (2026 estimates), U.S. Census, Esri–U.S. BLS. Rings centered on 1025 Southwood Drive.*

COUNTY ECONOMY

EMPLOYMENT BY SECTOR

SECTOR	EMPLOYEES	SHARE
Health Care & Social Asst.	2,403	17.4%
Accommodation & Food	1,920	13.9%
Retail Trade	1,428	10.3%
Manufacturing	1,297	9.4%
Educational Services	1,052	7.6%
Other Services	951	6.9%
Construction	864	6.3%

KEY STATISTICS · 2026

TOTAL BUSINESSES	1,504
TOTAL EMPLOYEES	13,820
TOTAL BUSINESS SALES	\$2.27 Billion
UNEMPLOYMENT RATE	5.3%
DAYTIME POPULATION	40,290 (1.04× resident)
BACHELOR'S DEGREE +	32.1% of adults 25+
POPULATION GROWTH '20-'26	+0.73%
WEALTH INDEX	61 (100 = U.S. avg)

MARKET CONTEXT

Calloway County supports 1,504 businesses and 13,820 jobs against a 38,832 resident base — a daytime population that exceeds residents (1.04×), led by health care, education, and hospitality. Business density runs above state and national norms in retail (5.4 per 1K vs. 4.5 U.S.) and finance (2.2 vs. 1.8). A B-2 site one turn off US-641 is positioned for medical-office, professional-service, and hospitality uses that mirror the county's strongest sectors. *Source: Esri–Data Axle & Esri (2026). Calloway County, KY (21035).*

LARGEST AREA EMPLOYERS

COMPANY / BUSINESS	INDUSTRY SECTOR	EMPLOYEES
Murray-Calloway County Hospital	Health Care & Social Assistance	1,000
Pella Manufacturing Plant	Manufacturing	450
Paschall Truck Lines, Inc.	Transportation & Warehousing	375
Kenlake Foods	Manufacturing	300
Saputo Dairy Foods	Wholesale Trade	274
Holland Medical Services, Inc.	Health Care & Social Assistance	212
Cracker Barrel Old Country Store	Accommodation & Food Services	160
Calloway County Middle School	Educational Services	135
Vanderbilt Chemical Corp.	Manufacturing	118
Lowe's Home Improvement	Retail Trade	117
Drywall Systems Plus, Inc.	Construction	110
Murray State University Athletics	Arts, Entertainment & Recreation	100

EMPLOYMENT BASE

The county's largest establishments span health care, advanced manufacturing, logistics, food processing, and education — a diversified base that limits single-employer risk. Murray State University and the regional hospital additionally anchor thousands of jobs, sustaining steady demand for medical-office, service, and hospitality space of the kind a B-2 site supports. *Source: Esri Business Key Facts (2026); 12 largest area establishments by employee count.*

REGIONAL ACCESS

REGIONAL CONNECTIVITY



REGIONAL CONTEXT

MICROPOLITAN AREA	Murray, KY · Calloway County
REGIONAL HUB	Paducah / McCracken County
NEAREST COMMERCIAL AIR	Barkley Regional (PAH) · ~45 min
MAJOR-METRO AIR	Nashville (BNA) · ~2 hrs
INTERSTATE ACCESS	I-24 via Paducah · US-641 & KY-80
NASHVILLE METRO REACH	~2.1M people within 2 hrs
KENTUCKY LAKE / LBL	~15 mi west · tourism corridor
ANCHOR INSTITUTION	Murray State University

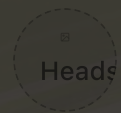
REGIONAL REACH

Murray sits within a 50-minute drive of Paducah’s regional hub and Barkley Regional Airport, and inside a two-hour reach of Nashville’s ~2.1M-person metro. Positioned among Clarksville, Bowling Green, Evansville, Memphis, and St. Louis, the site draws on a four-state consumer and labor shed while retaining a small-market land basis. *Distances via published KY/TN highway routing; drive times approximate.*

NEXT STEPS

CONNECT WITH THE ADVISOR

We invite qualified principals and their advisors to review 1025 Southwood Drive in detail and receive the full diligence package. Tours by appointment only.

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