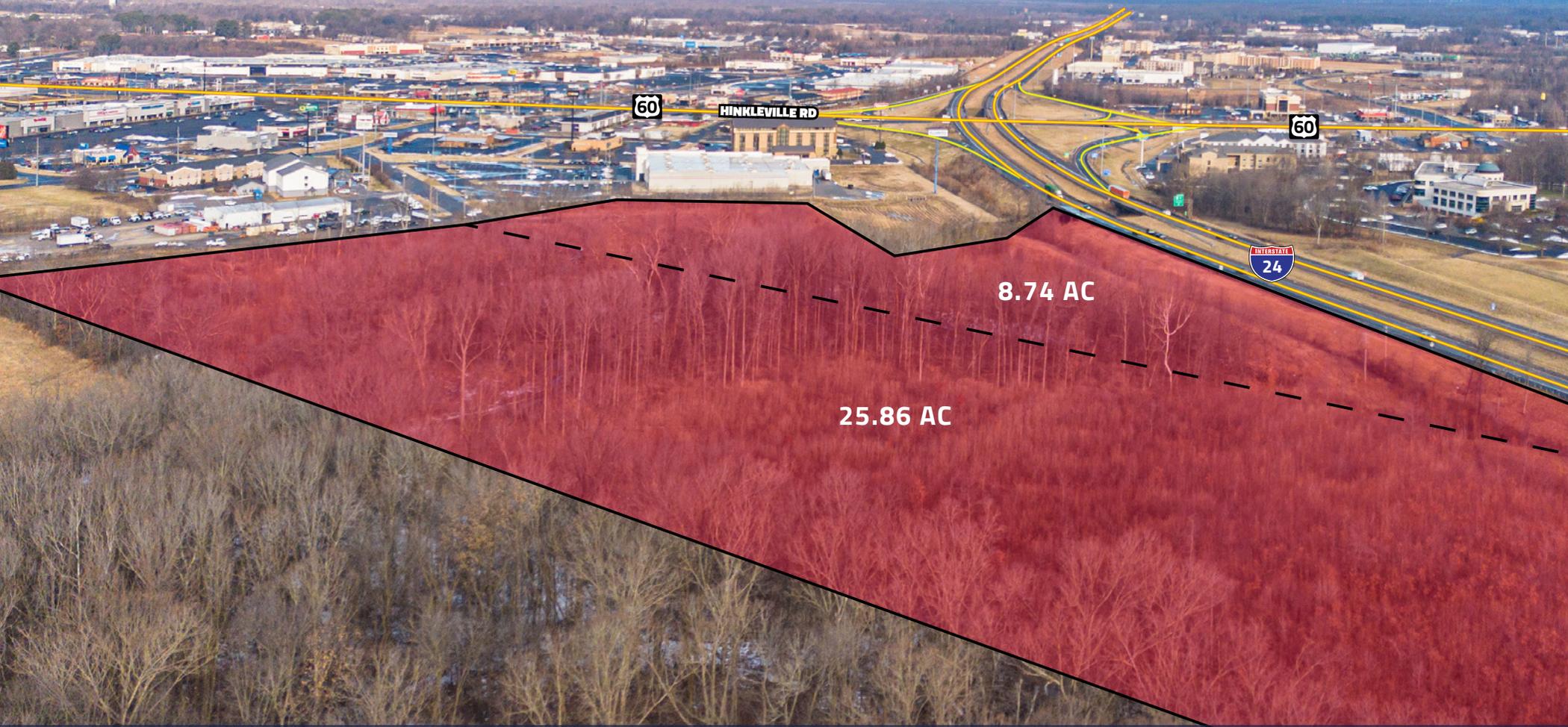


# LAND FOR SALE



**200 & 201 MCBRIDE LANE I +/- 34.6 ACRES**

EXCLUSIVE OFFERING MEMORANDUM

# EXECUTIVE SUMMARY

200 & 201 McBride Lane | Paducah, KY

## PRICE

- \$5,500,000

## SITE DESCRIPTION

- 34.6 Acres (25.86 Residential, 8.74 Commercial Approx.)
- Survey in Process
- Paducah City's Future Land Use is Entirely Commercially Zoned
- Water, Gas, Electric, and Sewage on site

## KEY HIGHLIGHTS

- 2,300' of I-24 HWY Frontage
- Prime development Opportunity – Highly visible site located along Paducah's primary retail corridor just off I-24 / Exit 4
- Surrounded by national brands including Walmart, Home Depot, Academy Sports, Office Depot, T.J. Maxx, Kohl's, Lowe's, and Kentucky Oaks Mall.
- Flexible configuration with the ability to subdivide
- Paducah has the #1 per-capita retail sales in the region and is centrally located in the Purchase Area Region of Western Kentucky
- Regional Retail Hub – Paducah serves a 15-county trade area of more than 250,000 residents across 4,396 square miles, with strong per-capita retail sales and consistent consumer draw to the corridor.

## TRAFFIC COUNTS

- I-24: 31,958 VPD
- James Sanders Blvd: 17,265 VPD
- Hinkleville Road: ~28,488 VPD

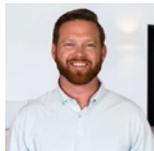
## DEMOGRAPHICS

	10-Miles	25-Miles	45-Miles
Population	~74,502	~153,869	319,699
Avg. HH Income	\$78,000	\$82,822	\$63,300
Total Households	31,818	63,740	132,726



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# CLOSE-UP AERIAL



# MIDRANGE AERIAL



# MARKET AERIAL



# PADUCAH OVERVIEW

## AREA OVERVIEW

Plug into the power of Paducah to amp up financial advantages that support maximum growth and profitability. While Paducah's low-cost environment provides an ongoing boost to your bottom line, the state of Kentucky rewards your job creation at every turn, providing eligible projects with lucrative incentives ranging from no-cost workforce training and assistance to sales and use tax abatement to jobs tax credits and much more.

The Paducah labor pool offers superior size: Approximately 120,000 workers in a labor shed encompassing 11 counties in Western Kentucky and Southern Illinois.

Named one of the "Most Charming Small Towns in America" by the Travel Channel and Travel Pulse, and ranked as one of "America's Top 10 Small Towns for Shopping" by USA Today.

### Geographically Centered

Located in the far western corner of Kentucky between the Ohio and Tennessee River. Travel easy with close proximity to Nashville and St Louis along I-24.

### Healthcare

Paducah offers a high quality of life where residents can feel good and live well thanks to low costs, minimal traffic, low stress, and an abundance of beautiful parks and trails that support year-round recreation. The city is also a regional healthcare hub, attracting patients from across a four-state area who travel to Paducah for its award-winning medical facilities and specialized care. This reputation is driven by leading providers such as Baptist Health Paducah, Mercy Health-Lourdes Hospital, and the Norton Children's Hospital Outpatient Clinic, along with a wide network of diagnostic, specialty, and rehabilitation centers that deliver exceptional outcomes and comprehensive care.

### Diverse Economic Base

Thanks to Paducah's low cost, low traffic, low stress and abundance of nature trails and parks the feel good, live well mentality stays positive. McCracken County boasts a wide array of manufacturing enterprises. It's strategic location along the Ohio River supports a vital maritime industry, including three of Paducah's largest employers, Ingram Barge, Marquette Transportation and James Marine, Inc. The county's tourism industry generated more than \$273.54 Million in 2019 and supports more than 3,000 jobs.

### Education

With multiple choices in both public and private schools, families enjoy one constant— quality in both instruction and performance. Dual enrollment and AP participation rates are strong and climbing in both public and private systems. A ready, skilled workforce and a knowledgeable populace are also supported by a portfolio of higher educational assets including Murray State University, Paducah Campus, West Kentucky Community and Technical College, University of Kentucky College of Engineering, Paducah Campus, and other area universities including MSU (45 miles), SEMO (73 miles), SIU (68 miles), and UT Martin (62 Miles).



# THE POWER OF PADUCAH

## ECONOMIC MOMENTUM & REGIONAL INVESTMENT

Paducah is experiencing a new wave of economic momentum driven by major infrastructure upgrades, federal investment, and regional destination development. These initiatives are strengthening the local economy while increasing long-term demand for commercial development.

## TRANSFORMATIONAL CAPITAL INVESTMENT

### **\$900+ Million U.S. Department of Energy Investment**

The U.S. Department of Energy continues to invest heavily in the Paducah Gaseous Diffusion Plant cleanup and redevelopment efforts. This major federal initiative injects hundreds of millions of dollars into the regional economy while supporting high-paying engineering, technical, and skilled trade jobs.

### **Barkley Regional Airport Expansion**

A recently completed terminal modernization at Barkley Regional Airport significantly improves corporate accessibility and regional connectivity. Expanded commercial service strengthens business travel, logistics capabilities, and site selection appeal for companies locating in the region.

### **Paducah–McCracken County Sports Park**

The new multi-field sports complex is attracting regional and multi-state tournaments, driving significant visitor traffic and year-round economic activity. The facility supports increased hotel occupancy, restaurant demand, and retail spending throughout the region.

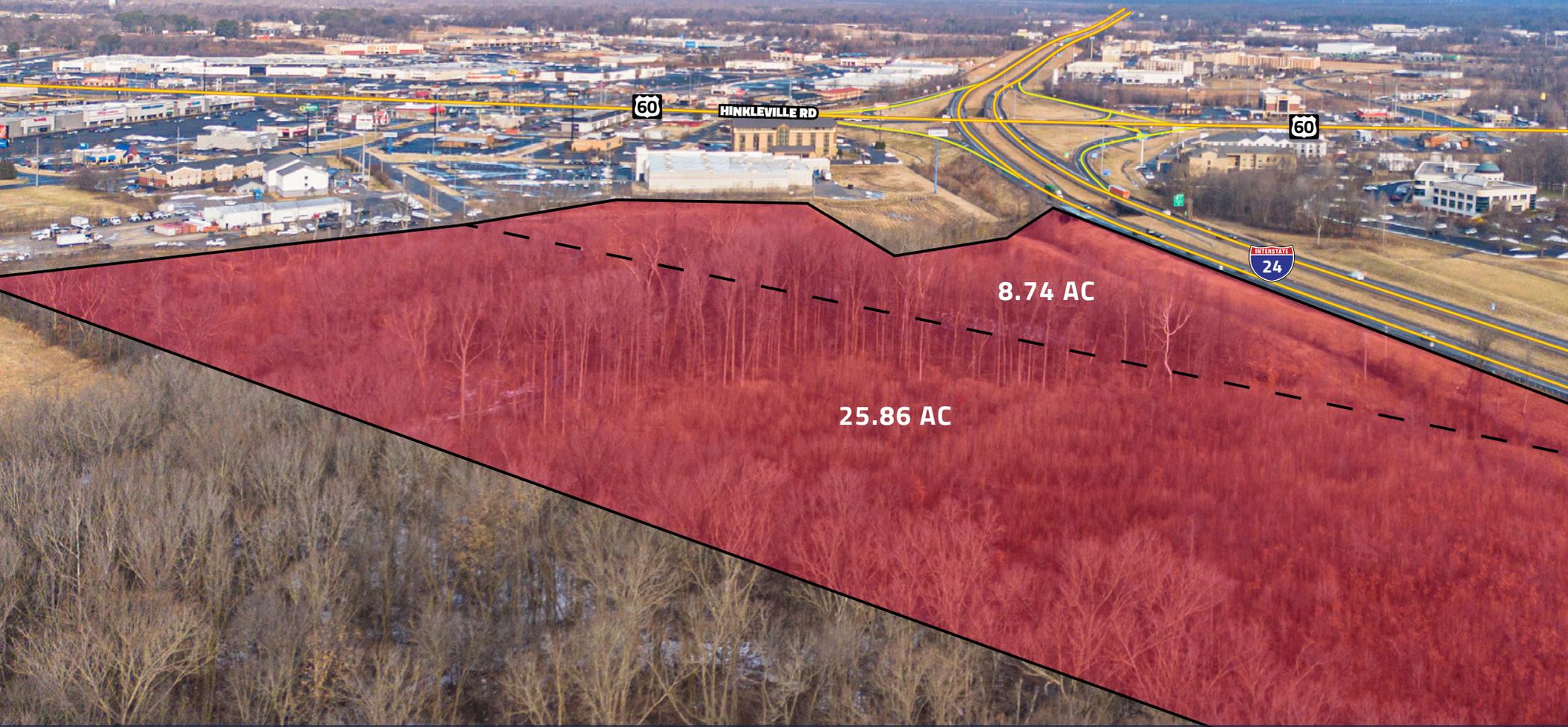
### **Strategic Location & Regional Reach**

Paducah is strategically positioned in the far western corner of Kentucky between the Ohio and Tennessee Rivers, serving as a commercial hub for a four-state region.

- Immediate access to Interstate 24
- Convenient proximity to Nashville and St. Louis
- Serves a regional trade area spanning Kentucky, Illinois, Missouri, and Tennessee
- Strong retail corridor anchored by Kentucky Oaks Mall

### **Investment Outlook**

Paducah's economic growth is supported by a powerful combination of public investment, regional accessibility, and a pro-business environment. With strong healthcare, maritime, manufacturing, and tourism sectors already established, the market continues to attract new development and long-term investment opportunities.



**PRIME PADUCAH DEVELOPMENT SITE | ±34.6 ACRES**

EXCLUSIVE OFFERING MEMORANDUM