

## LAND FOR SALE

# CHARLIE COURT- GARY FARMS

Charlie Court, Bowling Green, KY 42104



### PROPERTY DESCRIPTION

2 frontage lots remaining fronting Westpark Drive and shadowed by new Everhome Suites Choice Hotel. Centralized to Bowling Green with easy access from both Campbell Lane and Scottsville Road. Abundant Retail in the immediate area.

### PROPERTY HIGHLIGHTS

- All Utilities Available
- Off-Site Drainage
- Fully Developed
- Zone Highway Business
- Ideal restaurant
- Access off of Campbell Ln. & Scottsville Rd.

### OFFERING SUMMARY

Sale Price:	(\$20 a SF)	\$888,624 - \$1,141,272
Lot Size:		1.02-1.31 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	723	3,781	8,871
Total Population	1,474	8,002	18,554
Average HH Income	\$57,264	\$64,298	\$66,637

**Alex Nottmeier**

Broker

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CCIM





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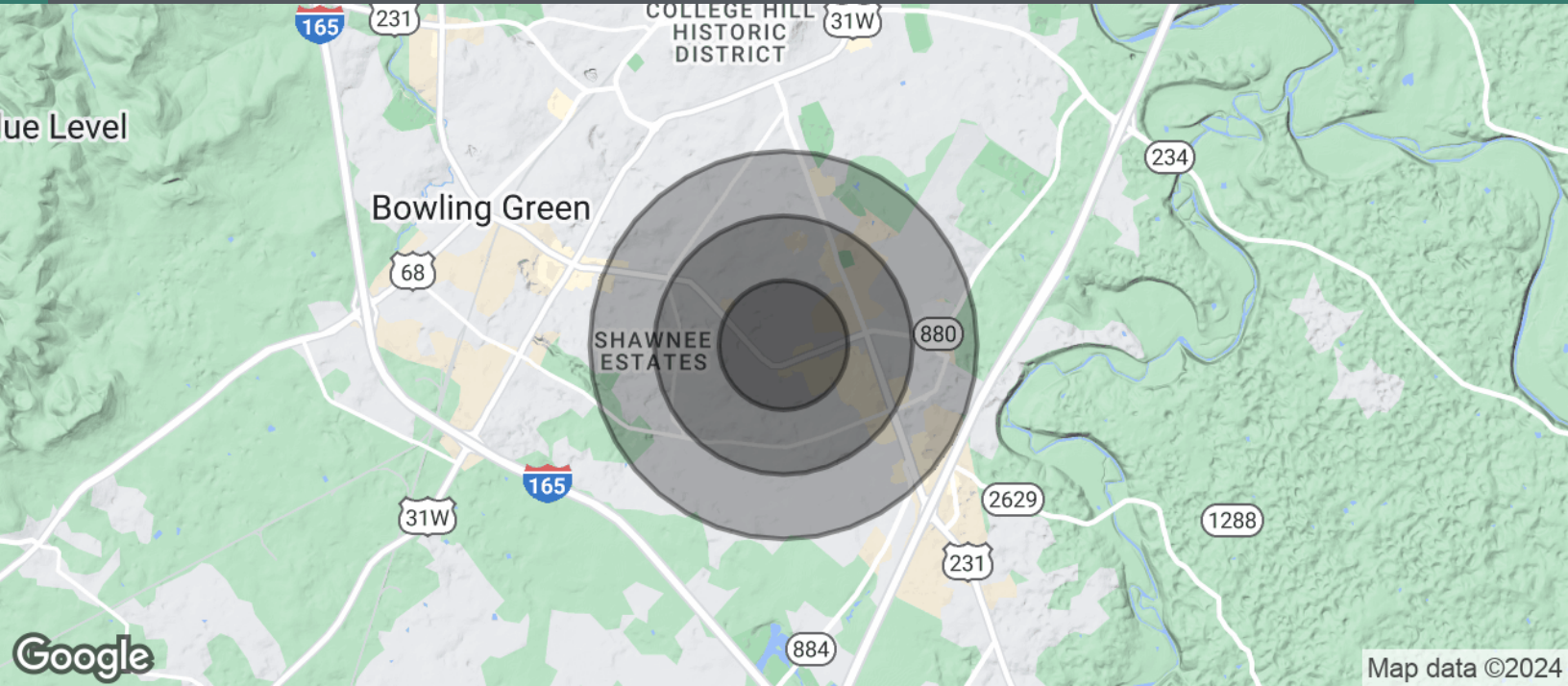




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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,474	8,002	18,554
Average Age	34.4	37.1	36.7
Average Age (Male)	33.9	36.7	36.2
Average Age (Female)	39.0	39.6	38.6

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	723	3,781	8,871
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$57,264	\$64,298	\$66,637
Average House Value	\$192,962	\$177,342	\$162,675

\* Demographic data derived from 2020 ACS - US Census

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