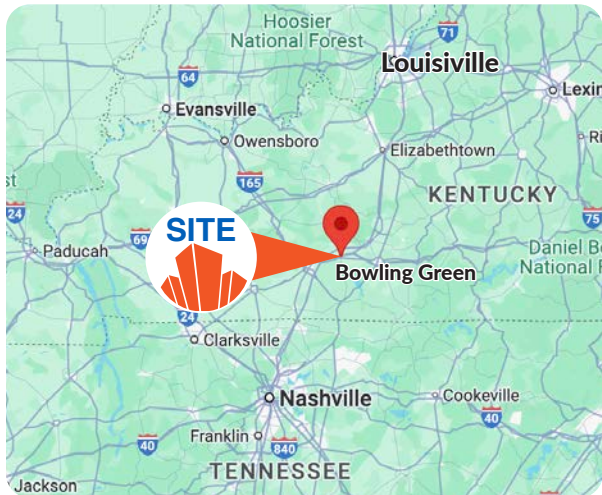




LAND AVAILABLE | BOWLING GREEN, KY MSA

4004 Smiths Grove-Scottsville Rd | Smiths Grove, KY 42171



FOR SALE 50.53± ACRES AVAILABLE

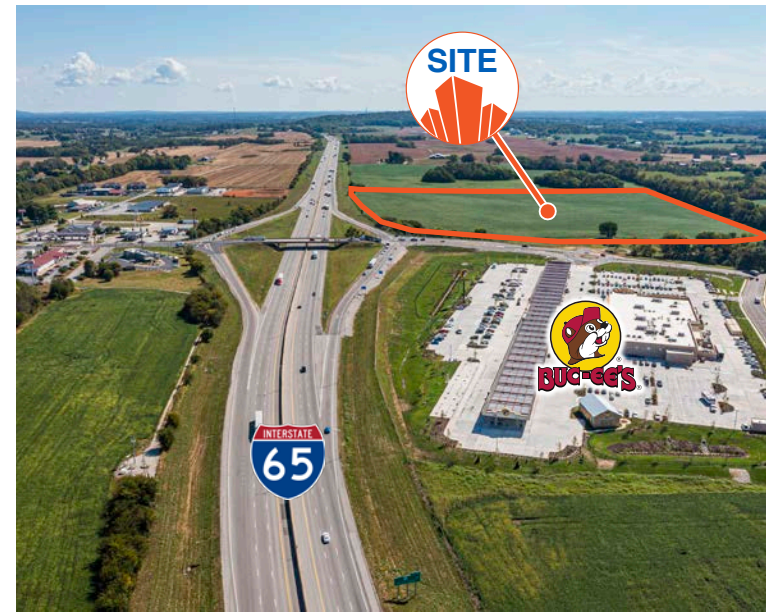
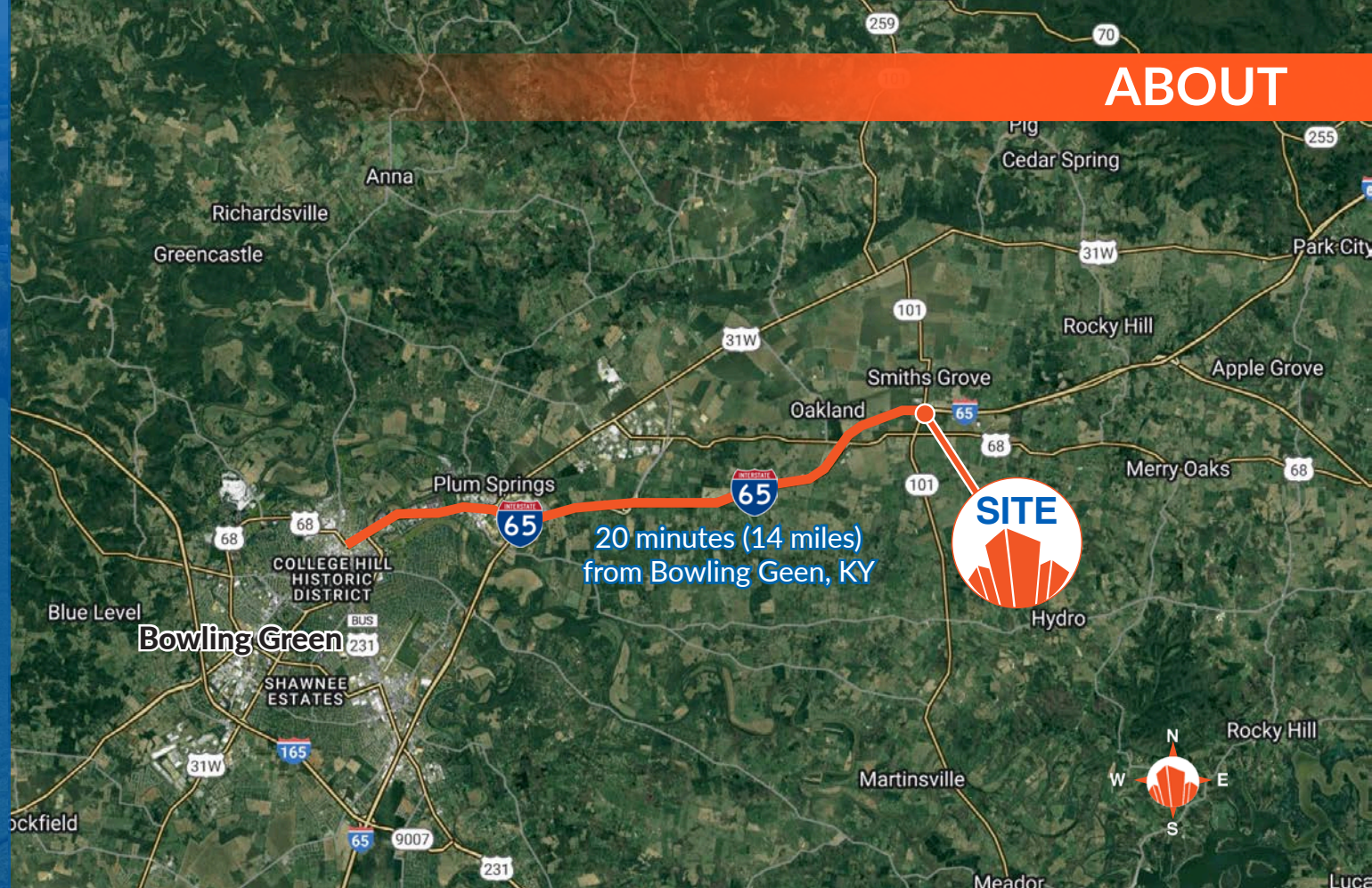
- **Prime Location:** Across from Kentucky's NEW 53,000 SF Buc-ee's Travel Center with 120 pumps, ensuring high visibility and traffic.
- **Proximity:** Just 20 minutes north of Bowling Green, home to the new 1.6 million square foot state-of-the-art AESC gigafactory in the Kentucky Transpark.
- **Size:** 50 acres of expansive land, suitable for multiple development opportunities.
- **Accessibility:** Easy access located at Exit 38 on I-65 to Smiths Grove-Scottsville Road (KY-101).
- **Visibility:** High visibility due to its proximity to I-65 and the iconic Buc-ee's Travel Center
- **Development Opportunity:** Excellent development potential due to its prime location and growth potential. Can be developed for various purposes, including retail, commercial, or residential. Currently zoned AG (Agricultural)

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50 ACRES

This 50-acre property is located across from the high-traffic Buc-ee's rest stop in Smiths Grove, Kentucky, offering exceptional visibility and investment potential. Situated along Smiths Grove-Scottsville Road (KY-101) and near I-65, the land provides convenient access and is well-suited for a range of development opportunities, from commercial to mixed-use projects.

With Buc-ee's drawing significant foot and vehicle traffic to the area, this land represents a prime location in a rapidly growing corridor, making it an ideal investment for businesses looking to capitalize on the area's growth.



AERIAL



101

65,962 ADT



50 ACRES



Schlotzsky's



Convel



SUBWAY

Vincent St

Brown St

Lawson St

Stanley Rice Rd

Smiths Grove-Scottsville Rd

SURVEY





50 ACRES



65,962 ADT

Smiths Grove-Scottsville Rd



Schlotzsky's

DEMOGRAPHICS

4004 Smiths Grove- Scottsville Rd Smiths Grove, KY 42171	5 mi radius	10 mi radius	15 mi radius
Population			
2024 Estimated Population	5,198	26,176	113,680
2029 Projected Population	5,713	28,277	120,313
2020 Census Population	4,909	24,950	108,803
2010 Census Population	4,691	23,188	96,940
Projected Annual Growth 2024 to 2029	2.0%	1.6%	1.2%
Historical Annual Growth 2010 to 2024	0.8%	0.9%	1.2%
2024 Median Age	41.2	38.3	35.5
Households			
2024 Estimated Households	2,089	10,498	45,378
2029 Projected Households	2,320	11,406	48,685
2020 Census Households	1,908	9,579	41,846
2010 Census Households	1,822	8,934	37,121
Projected Annual Growth 2024 to 2029	2.2%	1.7%	1.5%
Historical Annual Growth 2010 to 2024	1.0%	1.3%	1.6%
Race and Ethnicity			
2024 Estimated White	90.7%	88.1%	80.3%
2024 Estimated Black or African American	5.0%	6.0%	8.9%
2024 Estimated Asian or Pacific Islander	0.7%	0.9%	4.3%
2024 Estimated American Indian or Native Alaskan	-	0.2%	0.2%
2024 Estimated Other Races	3.4%	4.9%	6.2%
2024 Estimated Hispanic	1.9%	3.6%	4.9%
Income			
2024 Estimated Average Household Income	\$85,977	\$84,024	\$93,998
2024 Estimated Median Household Income	\$71,957	\$66,881	\$65,595
2024 Estimated Per Capita Income	\$34,570	\$33,749	\$37,808
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	3.0%	4.3%	6.5%
2024 Estimated Some High School (Grade Level 9 to 11)	6.2%	7.5%	6.3%
2024 Estimated High School Graduate	33.8%	36.5%	30.2%
2024 Estimated Some College	21.1%	20.8%	19.0%
2024 Estimated Associates Degree Only	10.1%	9.0%	7.6%
2024 Estimated Bachelors Degree Only	14.8%	12.4%	17.7%
2024 Estimated Graduate Degree	11.1%	9.5%	12.8%
Business			
2024 Estimated Total Businesses	101	558	4,437
2024 Estimated Total Employees	732	7,605	47,731
2024 Estimated Employee Population per Business	7.2	13.6	10.8
2024 Estimated Residential Population per Business	51.3	46.9	25.6

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