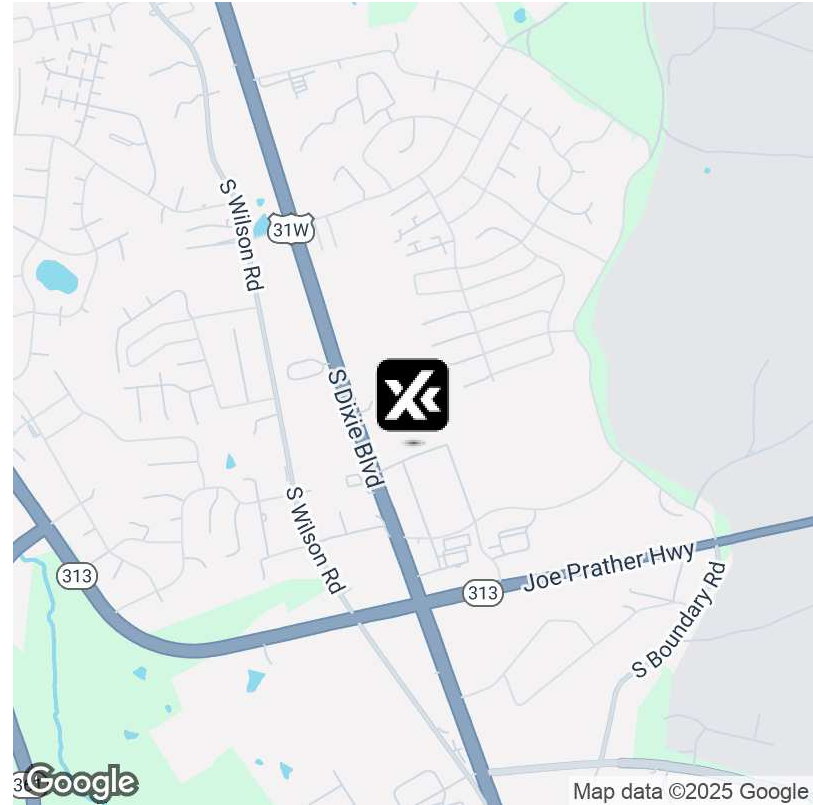


FOR SALE | Gateway Crossings - Lot 3



OFFERING SUMMARY

Sale Price:	\$1,075,000
Available SF:	
Lot Size:	2.89 Acres
Price / Acre:	\$371,972
Zoning:	Commercial
Market:	Elizabethtown-Fort Knox MSA
Submarket:	Radcliff, KY
Traffic Count:	25,000

PROPERTY OVERVIEW

Premier Commercial Lot on Dixie Hwy: Immediate Development Opportunity

Nestled in the heart of a thriving retail corridor on Dixie Hwy, this fully pad-ready Lot 3 offers a seamless blend of utility and premium location. Infrastructure is top-notch with complete utilities, advanced curb and gutter roads, and established off-site storm water mechanisms.

Situated just north of the over-performing Walmart Neighborhood Market, this lot stands in a commercial epicenter surrounded by heavyweights like McDonald's, Five Star Food Mart, and renowned hotel brands. Additionally, the nearby Boundary Oak Distillery, part of the illustrious Kentucky Bourbon Trail's Craft Tour, attracts close to a million visitors annually. A golden opportunity for discerning developers aiming for high returns in a dynamic commercial environment.

Site Features:

Turnkey Development: Fully pad-ready lot equipped with all essential utilities.

Infrastructure: State-of-the-art curb and gutter roads; pre-established off-site storm water detention and drainage connection points at right-of-ways.

Location: Strategically positioned just north of Walmart Neighborhood Market, an establishment consistently surpassing its sales targets by 20-25%.

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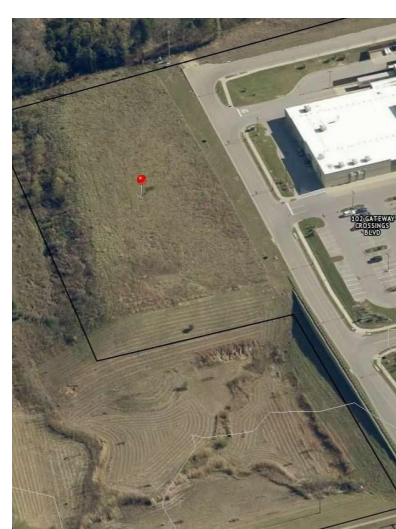
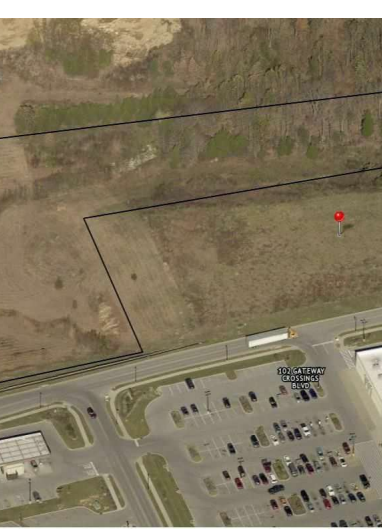
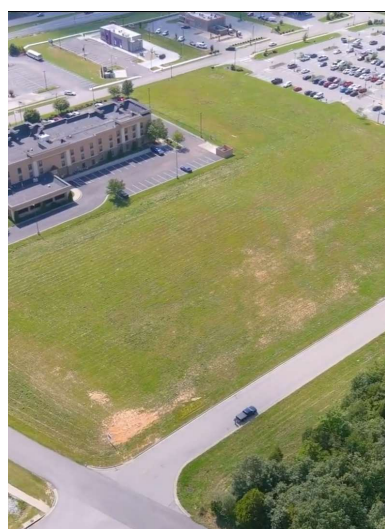
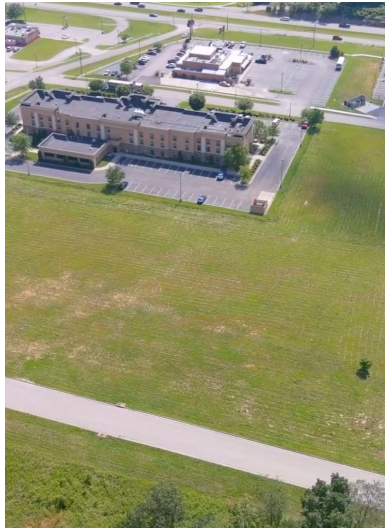
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FOR SALE | Gateway Crossings - Lot 3



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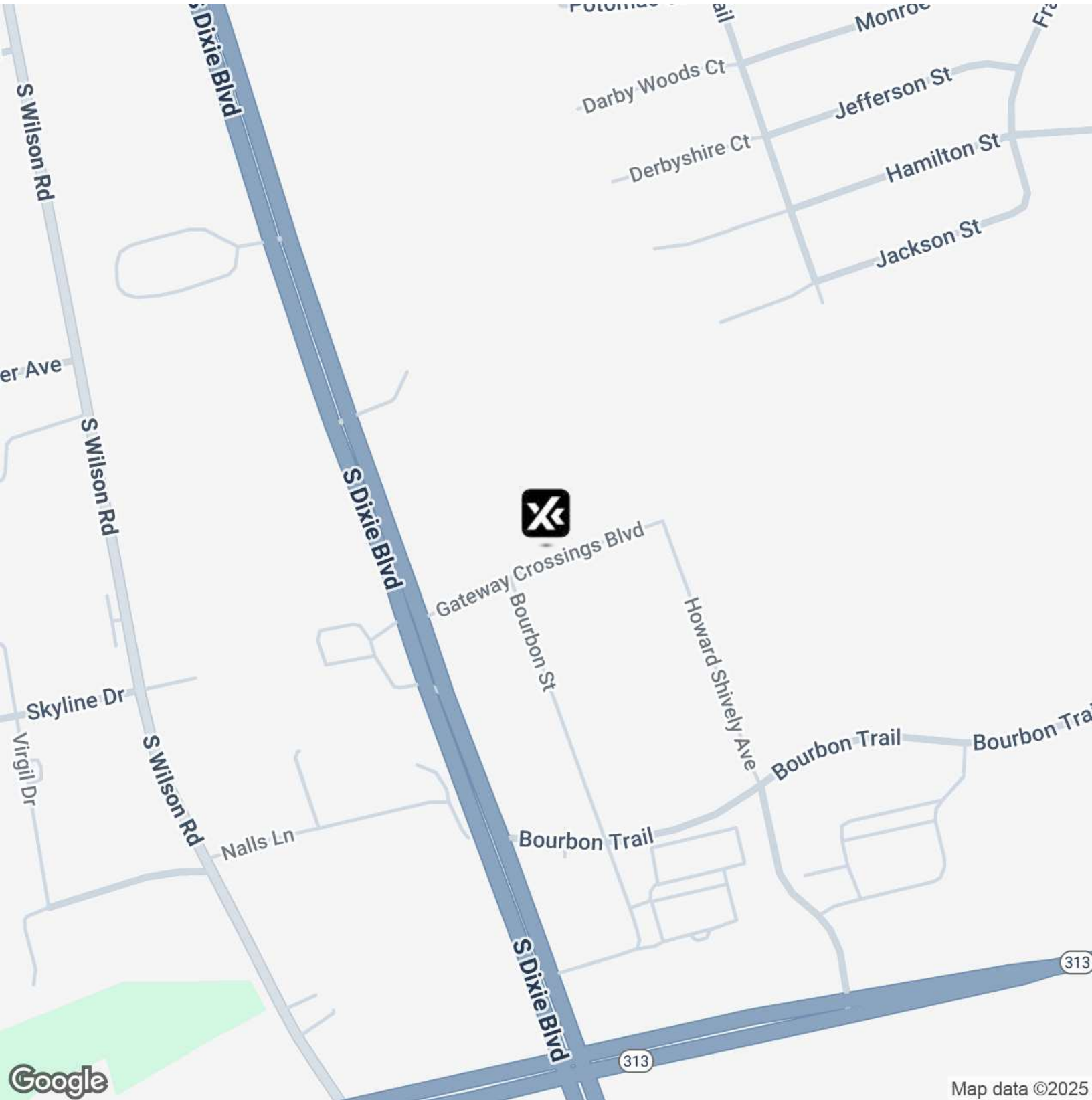
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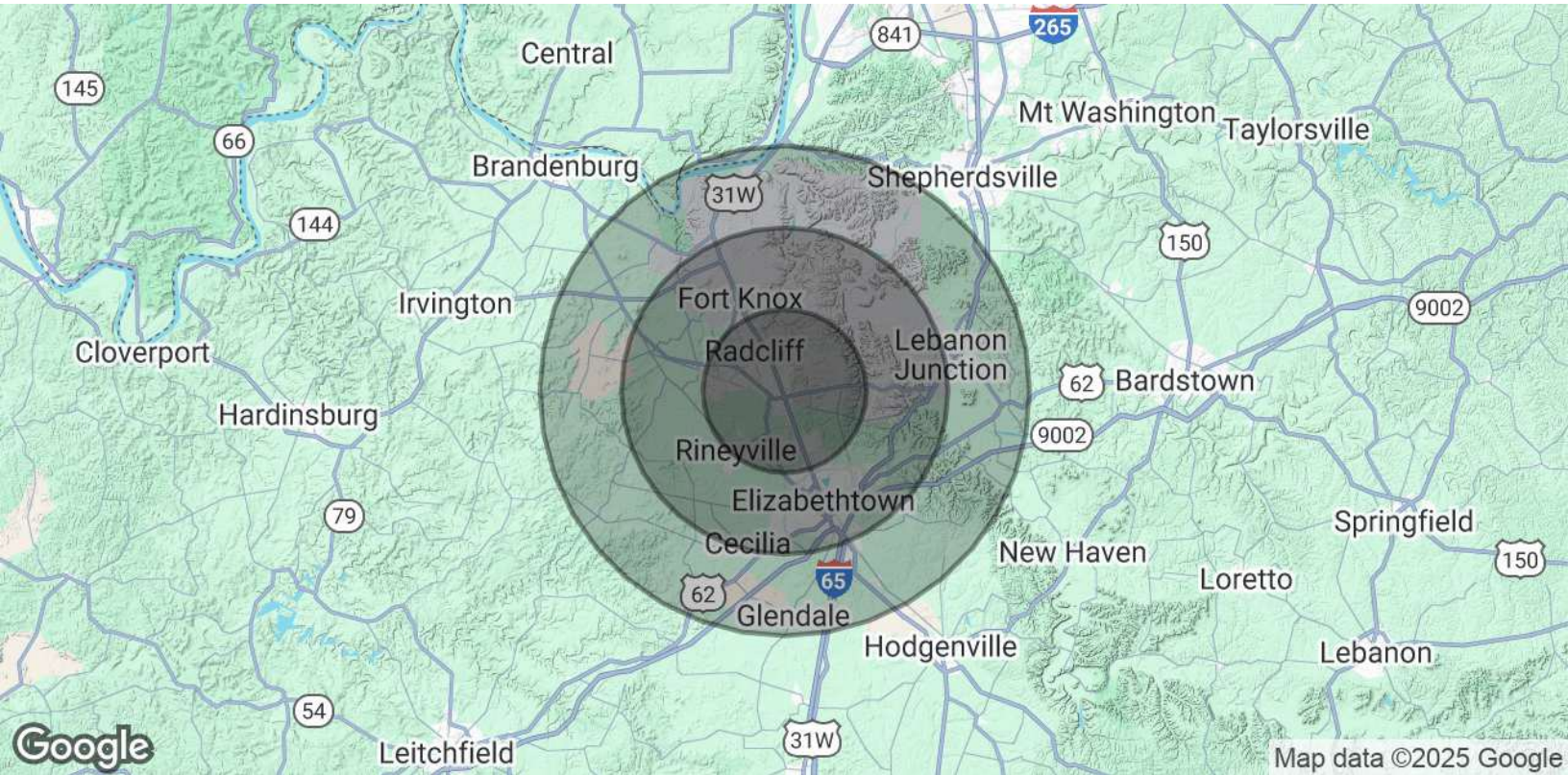
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FOR SALE | Gateway Crossings - Lot 3



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	41,900	92,280	124,032
Average Age	37.7	37.2	37.9
Average Age (Male)	36.7	36.0	36.8
Average Age (Female)	38.8	38.5	39.0
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	18,415	40,192	52,924
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$64,185	\$67,519	\$69,584
Average House Value	\$160,625	\$157,968	\$159,856

2020 American Community Survey (ACS)

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