

Sale Price	\$2,000,000
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FOR SALE- 17.87 ACRES

OFFERING SUMMARY

Lot Size:	17.87 Acres
Price / Acre:	\$111,919
Zoning:	A-1 Agricultural District Zoning

- Development potential with ample frontage
- Corner location with excellent visibility and ideal topography
- Water, electric, gas and telecommunications available to the property
- Conveniently located near downtown Winchester, major retailers, restaurants, RD Campbell High School, George Rogers Clark High School and Winchester Country Club

LOCATION OVERVIEW

- Located 3 miles south of Interstate 64
- Signalized intersection at the Bypass and Boonesboro Road
- Traffic Counts: 15,320 cars per day
- Winchester is the county seat of Clark County, Kentucky
- Growing trade area that is part of the Lexington-Fayette, KY MSA
- Local employers include Amazon, Ale-8-One, Clark Regional Hospital and Alltech

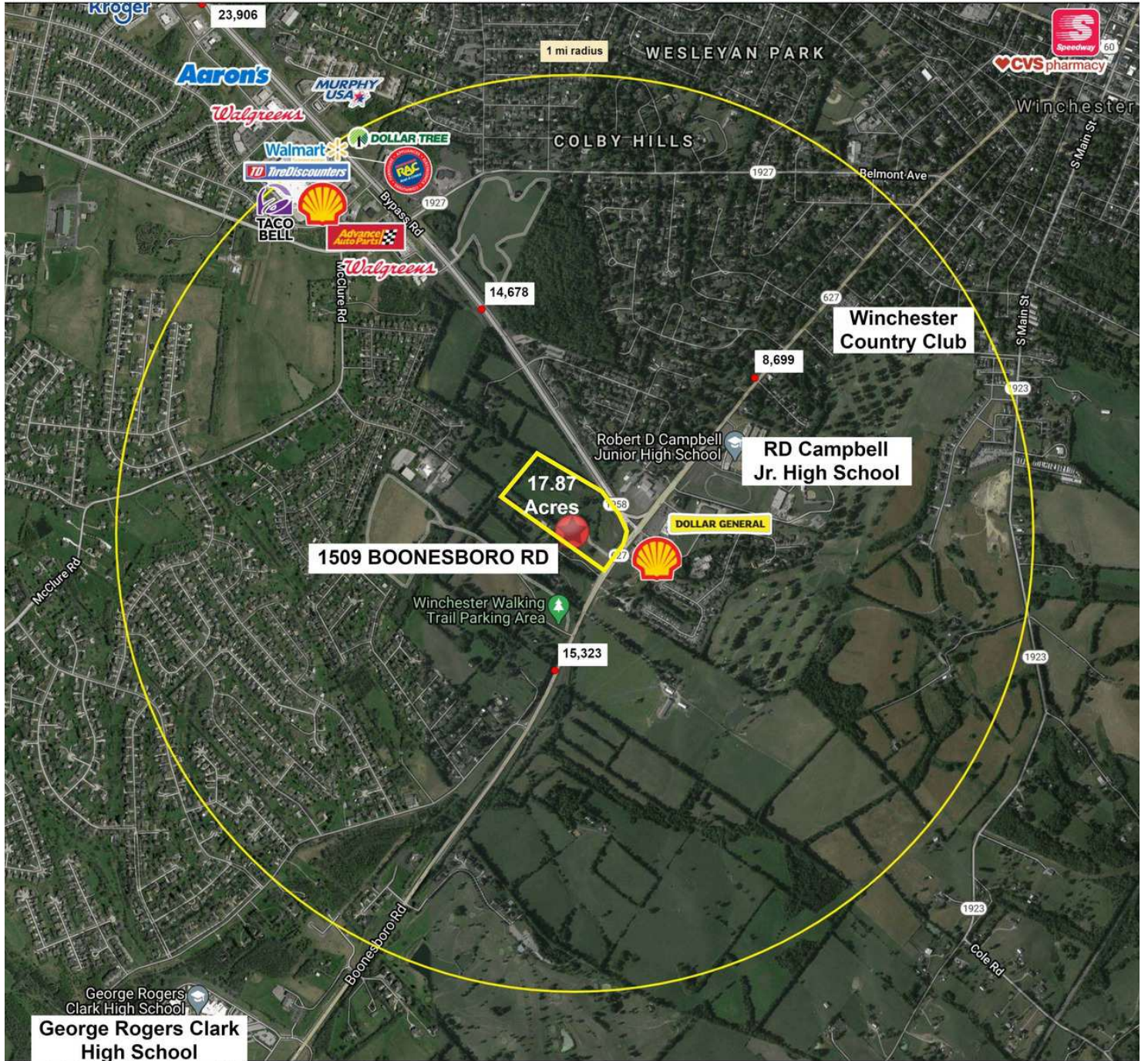
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SITE SOURCE
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1509 Boonesboro Road Winchester, KY 40391

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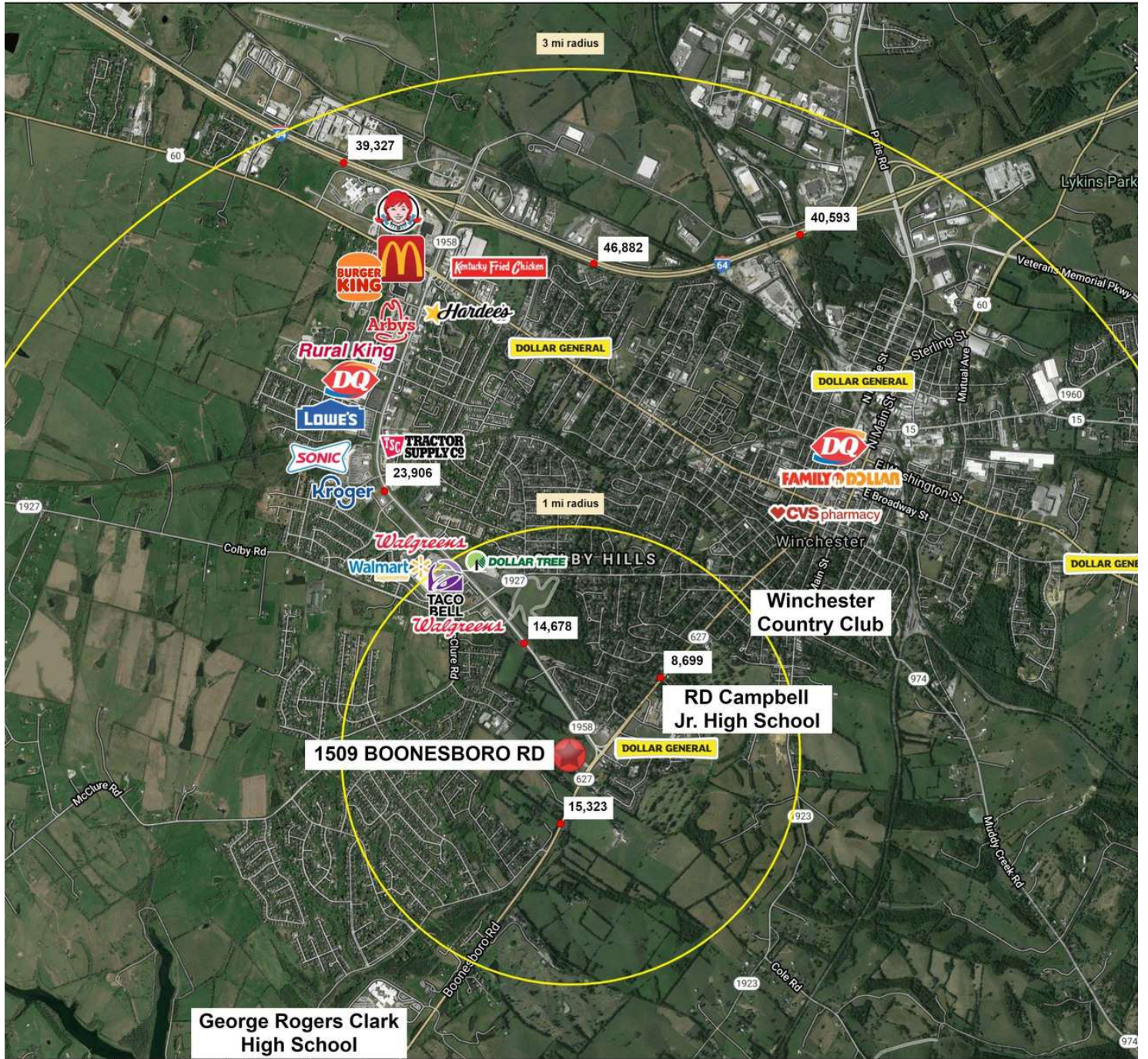
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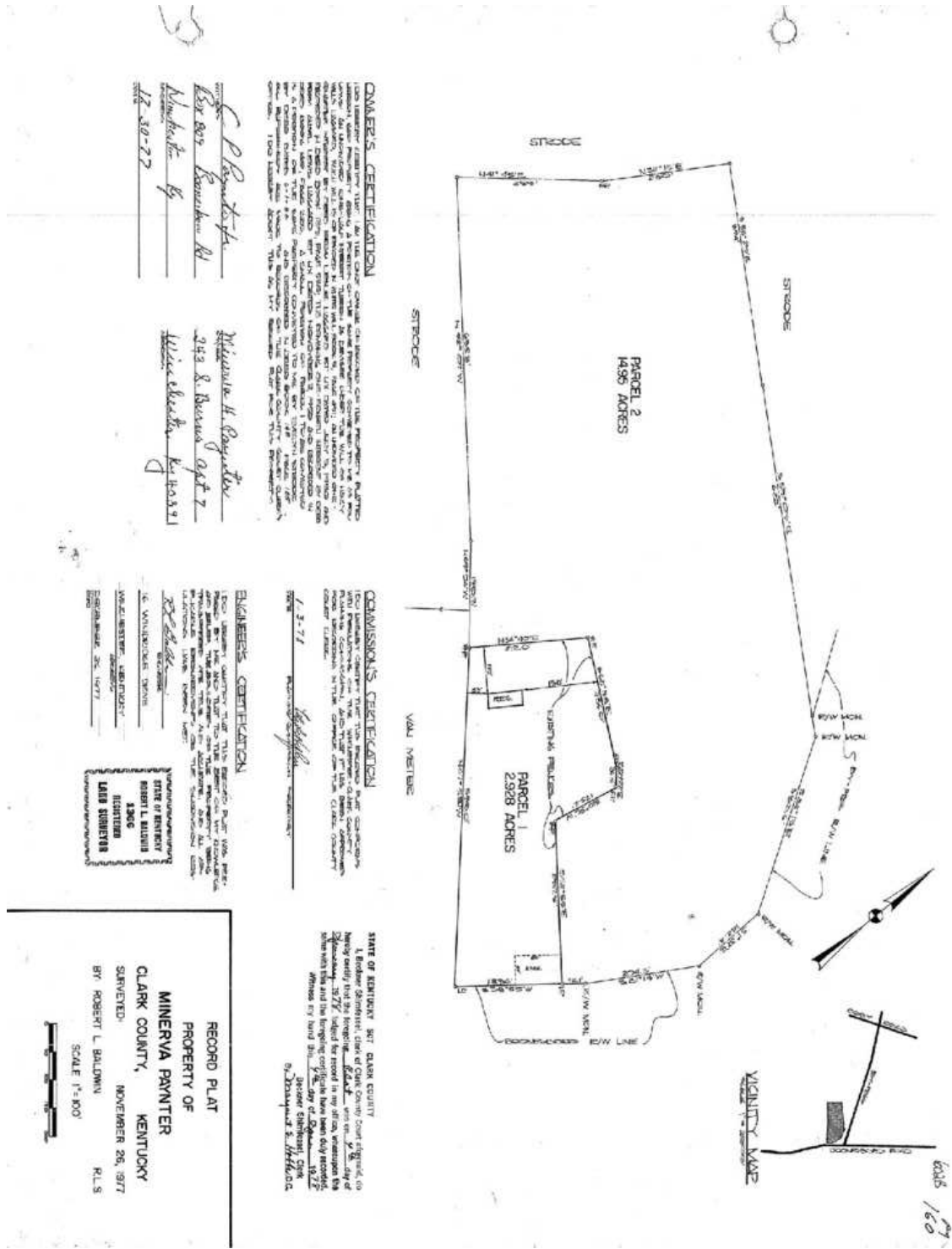
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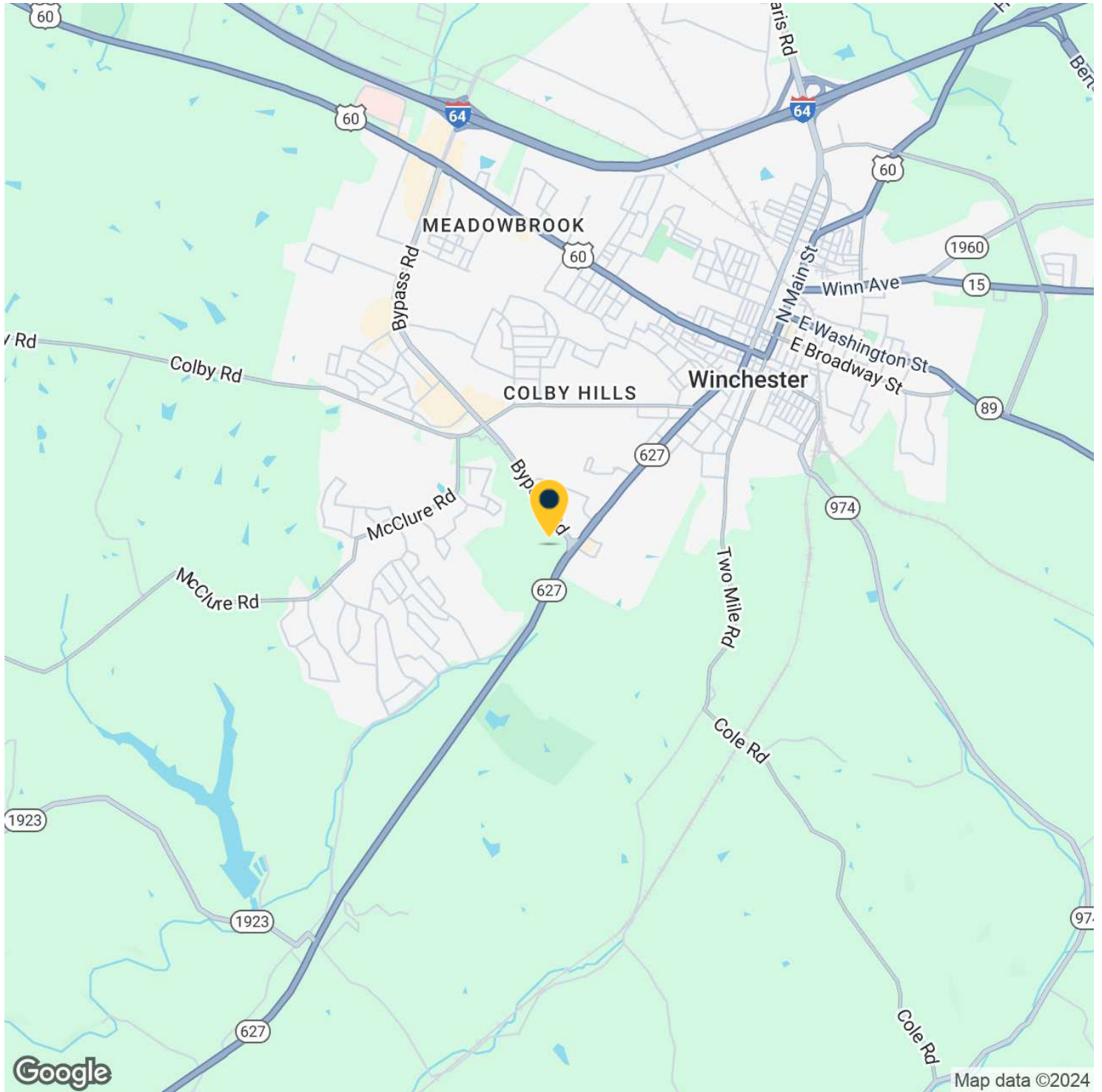
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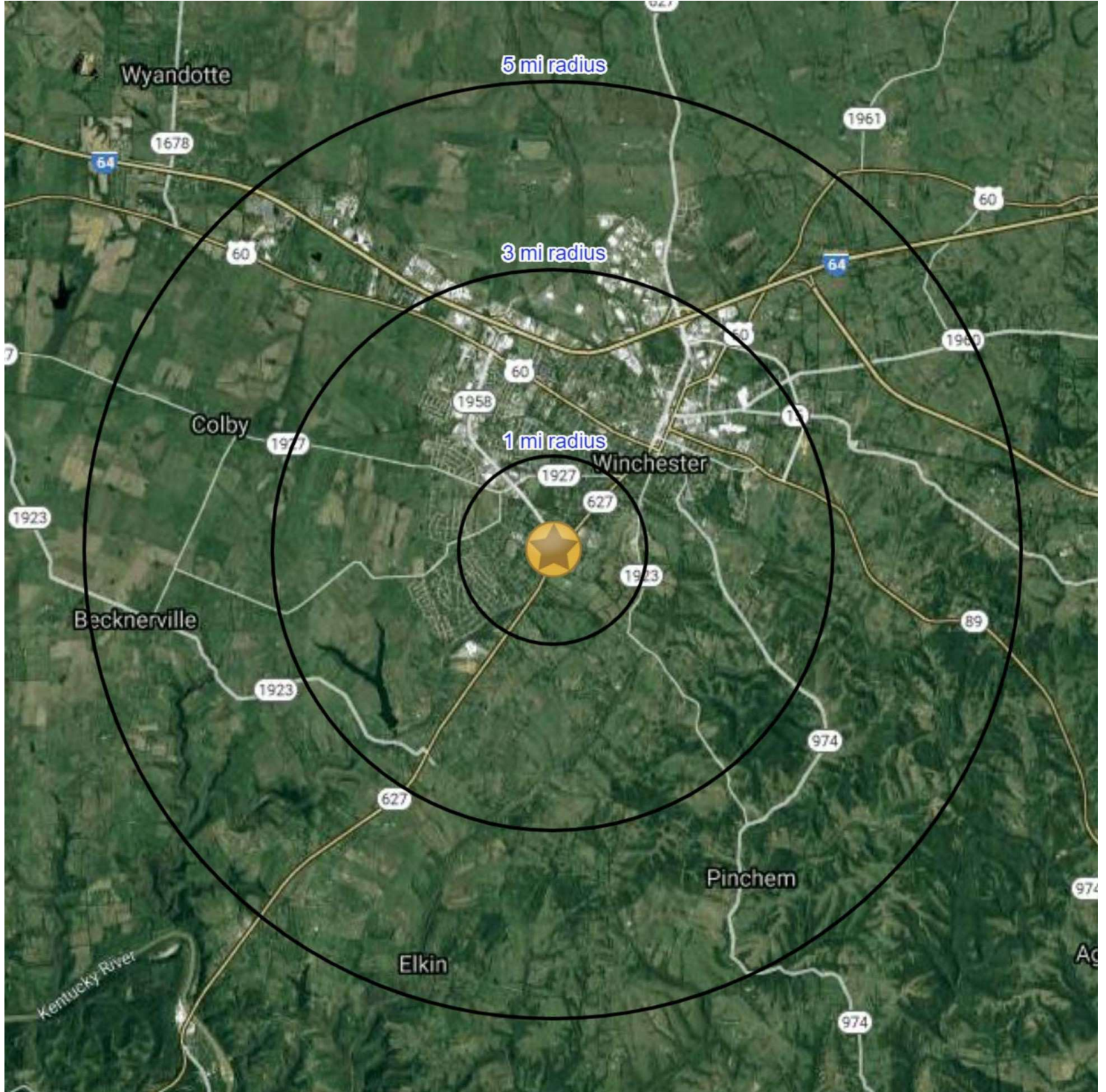
RS3

1509 Boonesboro Rd Winchester, KY 40391	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2020)	4,661		24,688		29,288	
Projected Population (2025)	4,728		25,021		29,622	
Census Population (2010)	4,438		24,292		28,730	
Census Population (2000)	4,453		23,313		26,749	
Estimated Annual Growth (2010 to 2020)	223	0.5%	396	0.2%	558	0.2%
Historical Annual Growth (2000 to 2010)	-15	-	980	0.4%	1,981	0.7%
Population in Group Qtrs (2020)	-	-	368	1.5%	447	1.5%
Median Age (2020)	44.6		39.9		39.9	
Households						
Estimated Households (2020)	1,896		10,189		11,979	
Projected Households (2025)	1,932		10,376		12,175	
Census Households (2010)	1,781		9,874		11,573	
Census Households (2000)	1,713		9,291		10,591	
Estimated Annual Growth (2010 to 2020)	116	0.7%	315	0.3%	406	0.4%
Historical Annual Growth (2000 to 2010)	68	0.4%	583	0.6%	981	0.9%
Family Households (2020)	1,425	75.1%	6,829	67.0%	8,142	68.0%
Average Household Size (2020)	2.46		2.39		2.41	
Age (2020)						
Age Under 5 Years	247	5.3%	1,556	6.3%	1,820	6.2%
Age 5 to 9 Years	273	5.8%	1,479	6.0%	1,780	6.1%
Age 10 to 14 Years	296	6.4%	1,541	6.2%	1,850	6.3%
Age 15 to 19 Years	273	5.9%	1,439	5.8%	1,701	5.8%
Age 20 to 24 Years	218	4.7%	1,520	6.2%	1,747	6.0%
Age 25 to 34 Years	461	9.9%	3,191	12.9%	3,796	13.0%
Age 35 to 44 Years	491	10.5%	2,812	11.4%	3,402	11.6%
Age 45 to 54 Years	660	14.2%	3,182	12.9%	3,780	12.9%
Age 55 to 64 Years	697	14.9%	3,245	13.1%	3,892	13.3%
Age 65 to 74 Years	601	12.9%	2,704	11.0%	3,205	10.9%
Age 75 to 84 Years	321	6.9%	1,453	5.9%	1,676	5.7%
Age 85 Years or More	124	2.7%	566	2.3%	637	2.2%
Occupation (2010)						
White Collar	1,352	66.2%	5,734	55.2%	6,944	55.8%
Blue Collar	690	33.8%	4,650	44.8%	5,501	44.2%
Income (2020)						
Estimated Per Capita Income	\$38,749		\$29,492		\$29,980	
Estimated Median Household Income	\$78,888		\$58,303		\$59,621	
Estimated Average Household Income	\$95,235		\$71,081		\$72,931	
Estimated Average Family Income	\$106,210		\$82,200		\$84,617	
Household Income \$200,000 or More	110	5.8%	326	3.2%	409	3.4%
Household Income \$150,000 to \$199,999	119	6.3%	398	3.9%	478	4.0%
Household Income \$100,000 to \$149,999	428	22.5%	1,433	14.1%	1,689	14.1%
Household Income \$75,000 to \$99,999	320	16.9%	1,495	14.7%	1,802	15.0%
Household Income \$50,000 to \$74,999	415	21.9%	1,961	19.2%	2,409	20.1%
Household Income \$35,000 to \$49,999	170	9.0%	1,186	11.6%	1,391	11.6%
Household Income \$25,000 to \$34,999	154	8.1%	1,108	10.9%	1,262	10.5%
Household Income \$15,000 to \$24,999	146	7.7%	1,203	11.8%	1,318	11.0%
Household Income \$10,000 to \$14,999	34	1.8%	1,079	10.6%	1,220	10.2%

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