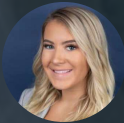




LEGACY
COMMERCIAL REAL ESTATE ADVISORS



JAIDYN SMITH
Senior Advisor
248.450.3249 x203
Jaidyn@legacycrea.com



DOMINIC SHAMANY
President
248.450.3259
dominic@legacycrea.com



4000 FORT CAMPBELL BLVD , HOPKINSVILLE, KY 42240

LAND PROPERTY

FOR SALE \$499,999 |

LEGACYCREA.COM

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Legacy Real Estate Advisors, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Legacy Real Estate Advisors, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Legacy Real Estate Advisors, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Legacy Real Estate Advisors, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Legacy Real Estate Advisors, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Legacy Real Estate Advisors, LLC in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

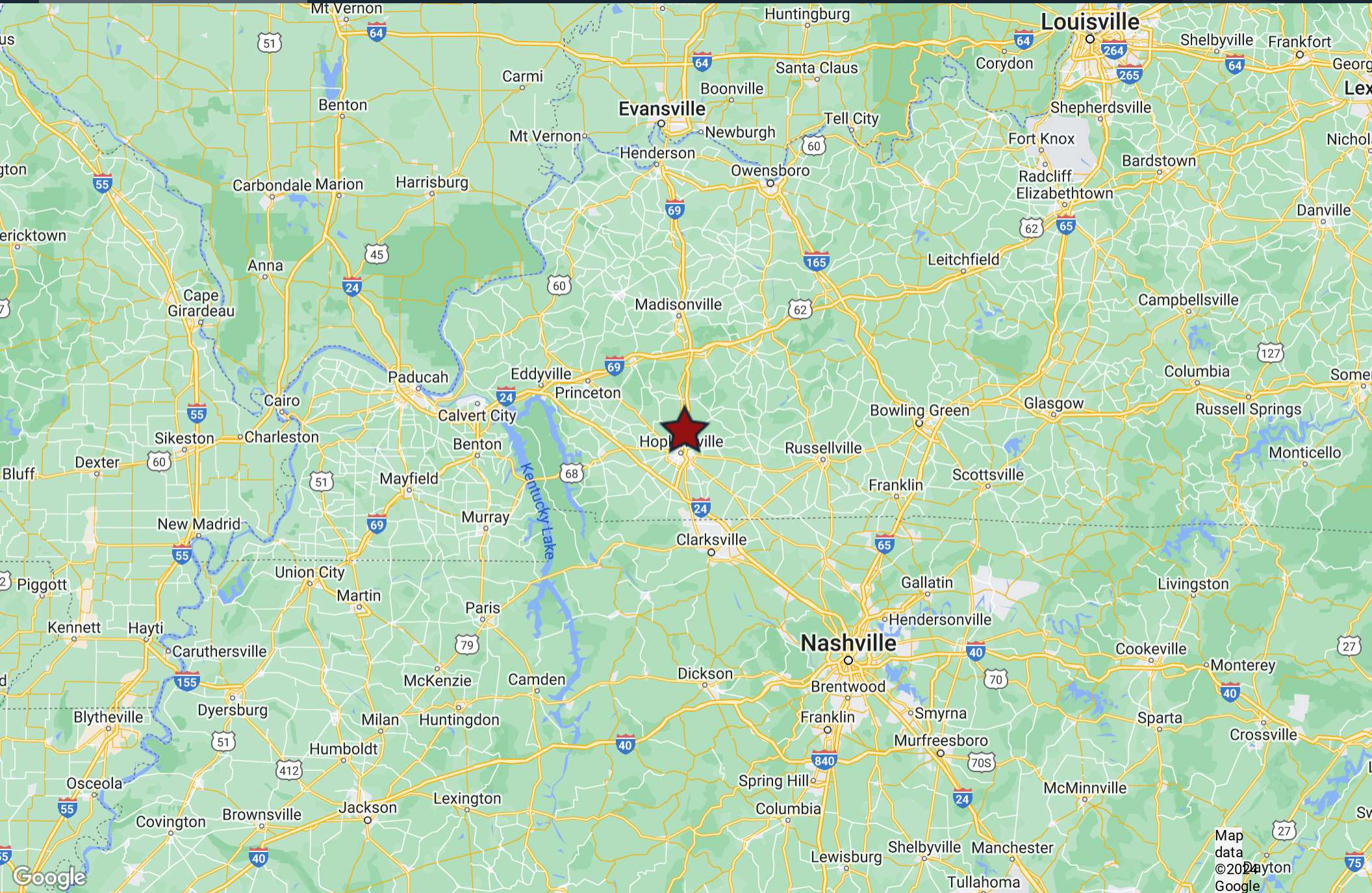
INVESTMENT OVERVIEW	3
REGIONAL MAP	4
RETAILER MAP	5
AERIAL MAP	6
DEMOGRAPHICS MAP & REPORT	7
BACK PAGE	8

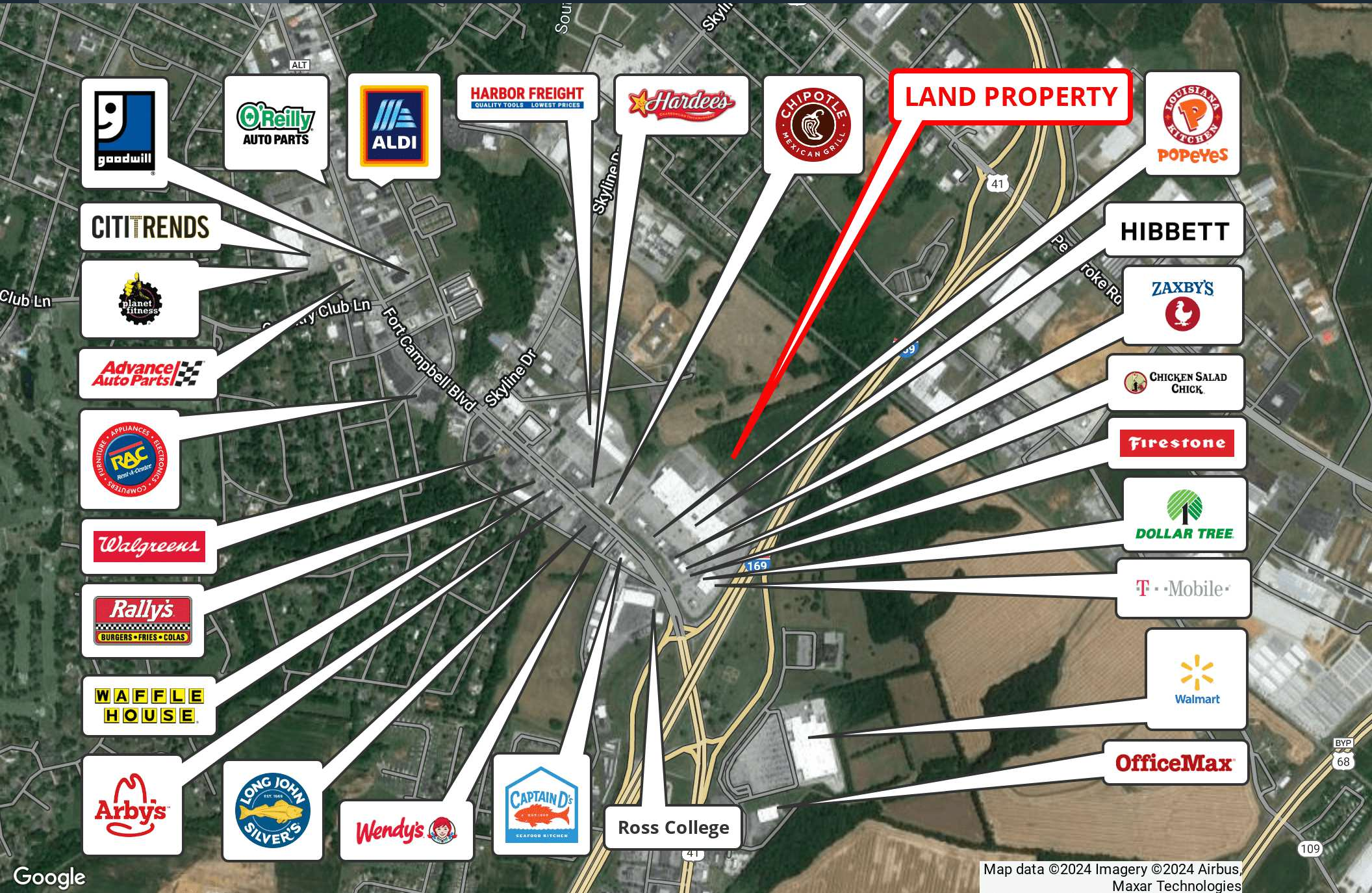
HOPKINSVILLE, KY

- 7.279 Acres of Land Located in Hopkinsville, KY
- Dense Demographics - 24,000+ People Reside within 3 Mile Radius of Site
- Excellent Visibility from I-169 - 18,000+ Vehicles Pass Site Daily
- Projected +2.30% Population Growth Through 2028 within 1 Mile Radius of Site
- Surrounded by Several National Retailers Including Walmart Supercenter, Kroger, Harbor Freight Tools, OfficeMax, Dollar Tree, Wendy's, Arby's, Taco Bell, + More
- Daytime Employees Exceed 18,000 People Reside within 3 Mile Radius of Site

PROPERTY DETAILS

Land Area:	7.279 Acres
Price:	\$499,999
Price (PSF):	\$1.58







LAND PROPERTY

25,500 Vehicles Per Day

18,511 Vehicles Per Day

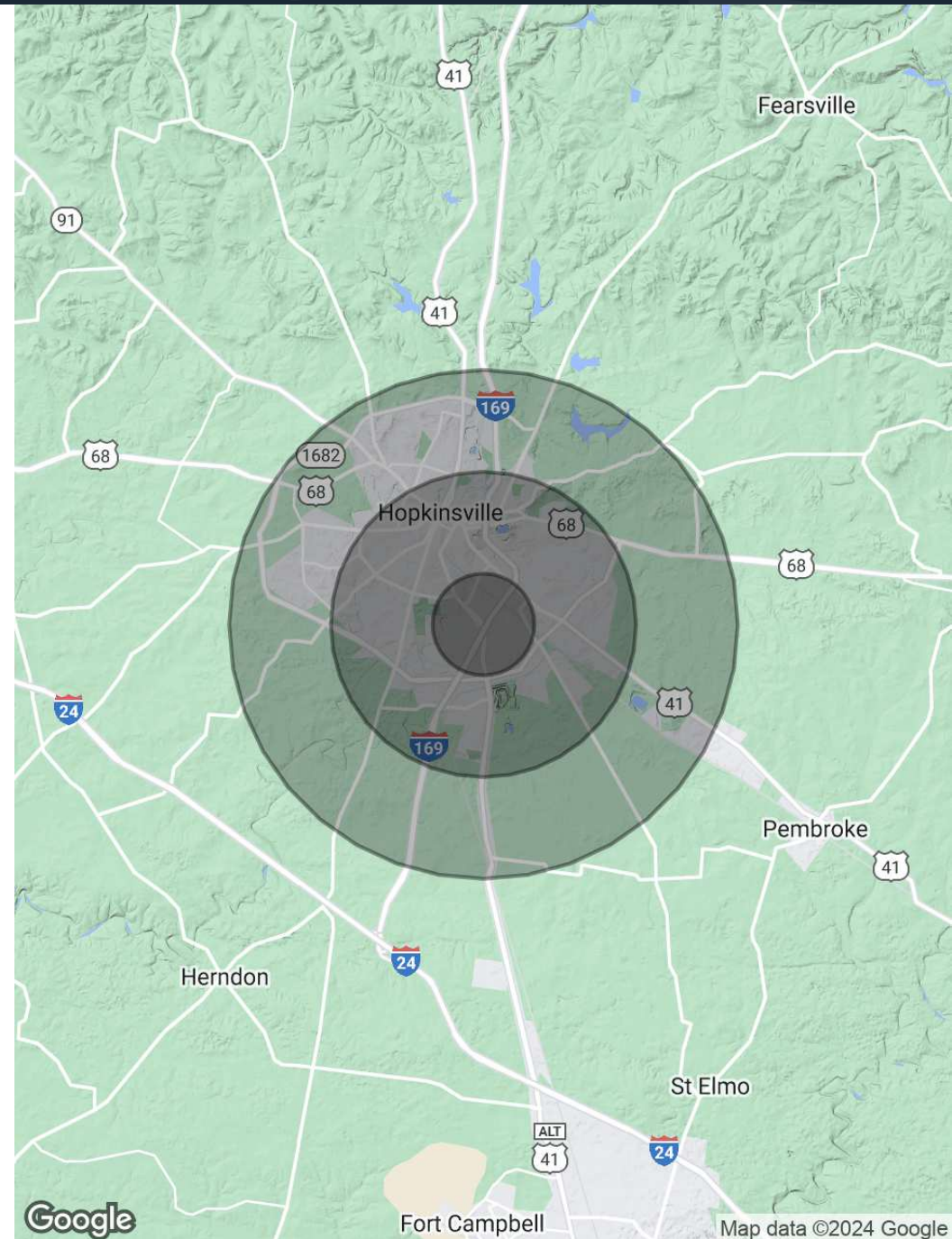
Google

Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,527	24,031	34,494
Average Age	39	40	40
Average Age (Male)	37	38	38
Average Age (Female)	41	42	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,121	9,687	13,925
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$54,450	\$56,907	\$58,815
Average House Value	\$188,703	\$174,228	\$180,731

Demographics data derived from AlphaMap





LEGACY

COMMERCIAL REAL ESTATE ADVISORS

JAIDYN SMITH
Senior Advisor
248.450.3249 x203
Jaidyn@legacycrea.com

DOMINIC SHAMANY
President
248.450.3259
dominic@legacycrea.com

LEGACYCREA.COM

29777 Telegraph Rd Suite 4526
Southfield, MI 48034

