

FORMER HENDERSON GLEANER NEWSPAPER/PRINTING FACILITY

New Roof

New HVAC

New parking lot surfacing and striping



INDUSTRIAL INVESTMENT OPPORTUNITY

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The purpose of this analysis is to provide summary information to prospective investors and to establish a preliminary level of interest in the property. THE INFORMATION IS NOT A SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION BY THE PROSPECTIVE INVESTOR. Although the information contained herein has been secured by sources believed to be reliable, Barron Commercial Group, makes NO REPRESENTATION OF WARRANTY, EXPRESS OF IMPLIED, AS TO THE ACCURACY OF THE INFORMATION, including but not limited to number of legal units, income and expenses of the property; projected financial performance of the property; size and square footage of the property; presence or absence of contaminating substances, lead, PCB's or asbestos; compliance with the Americans with Disabilities Act; physical condition or age of the property or improvements' suitability for a prospective investors' intended use; or financial condition of occupancy plans of tenant. Barron Commercial Group, has not conducted an investigation for verified the information.

ALL POTENTIAL INVESTORS ARE RESPONSIBLE TO TAKE APPROPRIATE STEPS TO VERIFY ALL INFORMATION SET FORTH HEREIN AND CONDUCT THEIR OWN THOROUGH DE DILIGENCE BEFORE PURCHASING THE PROPERTY. Potential investors assume all risk for any inaccuracies or inconsistencies.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE ALLOW 24-48 HOUR NOTICE IN SCHEDULING YOUR SHOWING.



1 | PROPERTY INFORMATION

Executive Summary

Additional Photos

Additional Photos



OFFERING SUMMARY

Sale Price:	\$1,300,000
Building Size:	29,867 SF
Available SF:	3,600 - 29,867 SF
Lot Size:	1.68 Acres
Price / SF:	\$43.53
Year Built:	1976
Renovated:	2019
Zoning:	GB - General Business District

PROPERTY OVERVIEW

Completely renovated in 2021, the former Henderson Gleaner has been a newspaper and printing facility since its construction in 1976. It has 1,500 sf of office space - mainly open space - and 22,267 sf of warehouse space.

The warehouse space was used to operate a myriad of printing equipment as well as storage of supplies. The office space is currently leased to River Valley Behavioral Health.

There are two in-ground docks - one on each side of the building, as well as three 10' grade level doors.

Over the last 15 months, there owners have painted the building, replaced and repaired doors, taken down ceiling tiles, and blown in insulation for the majority of the warehouse portion of the property.

LOCATION OVERVIEW

This property is located conveniently off of Hwy 41 one exit from the Audobon Parkway. It is minutes from downtown Henderson and 10 minutes south of downtown Evansville, IN.





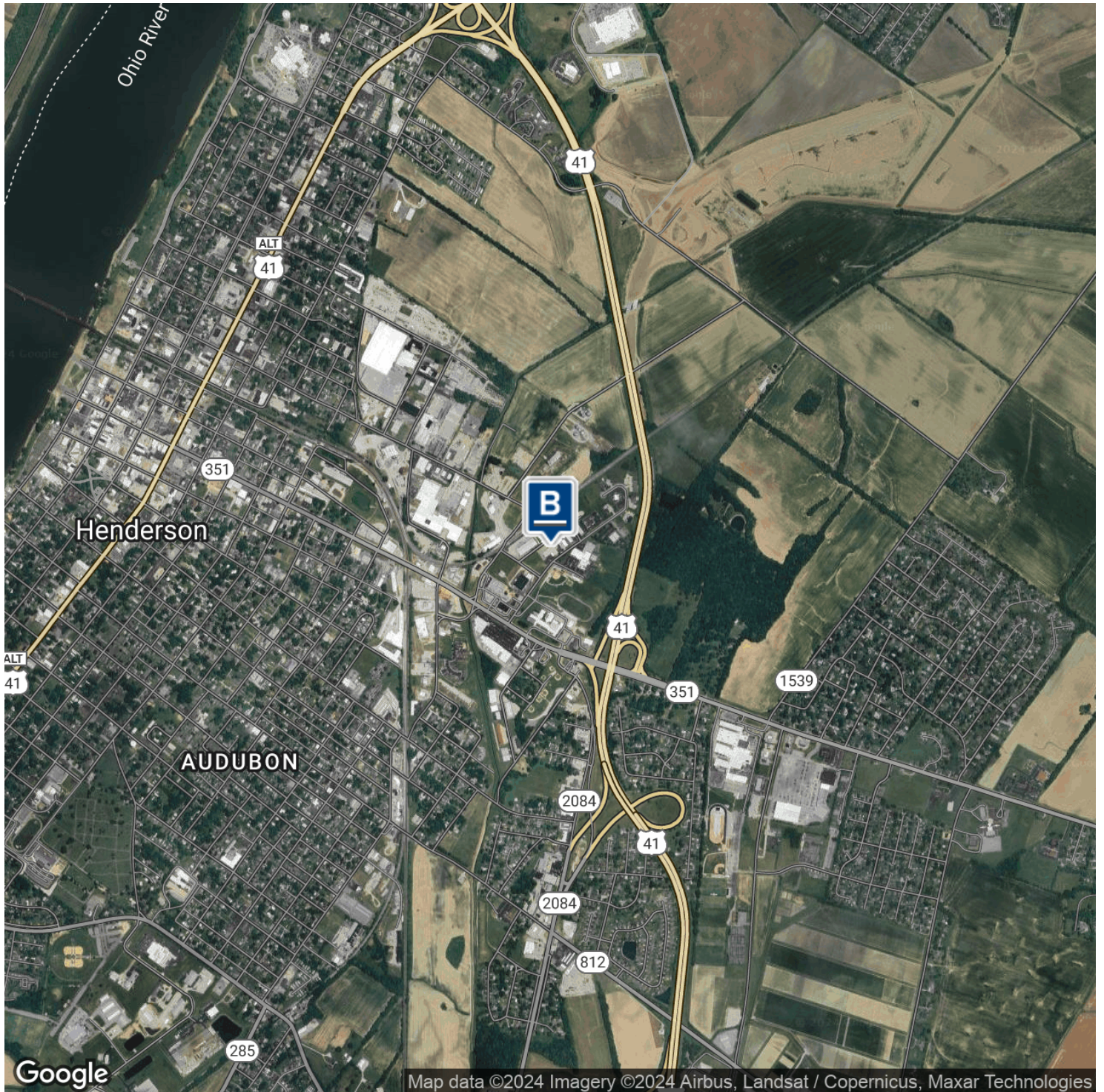


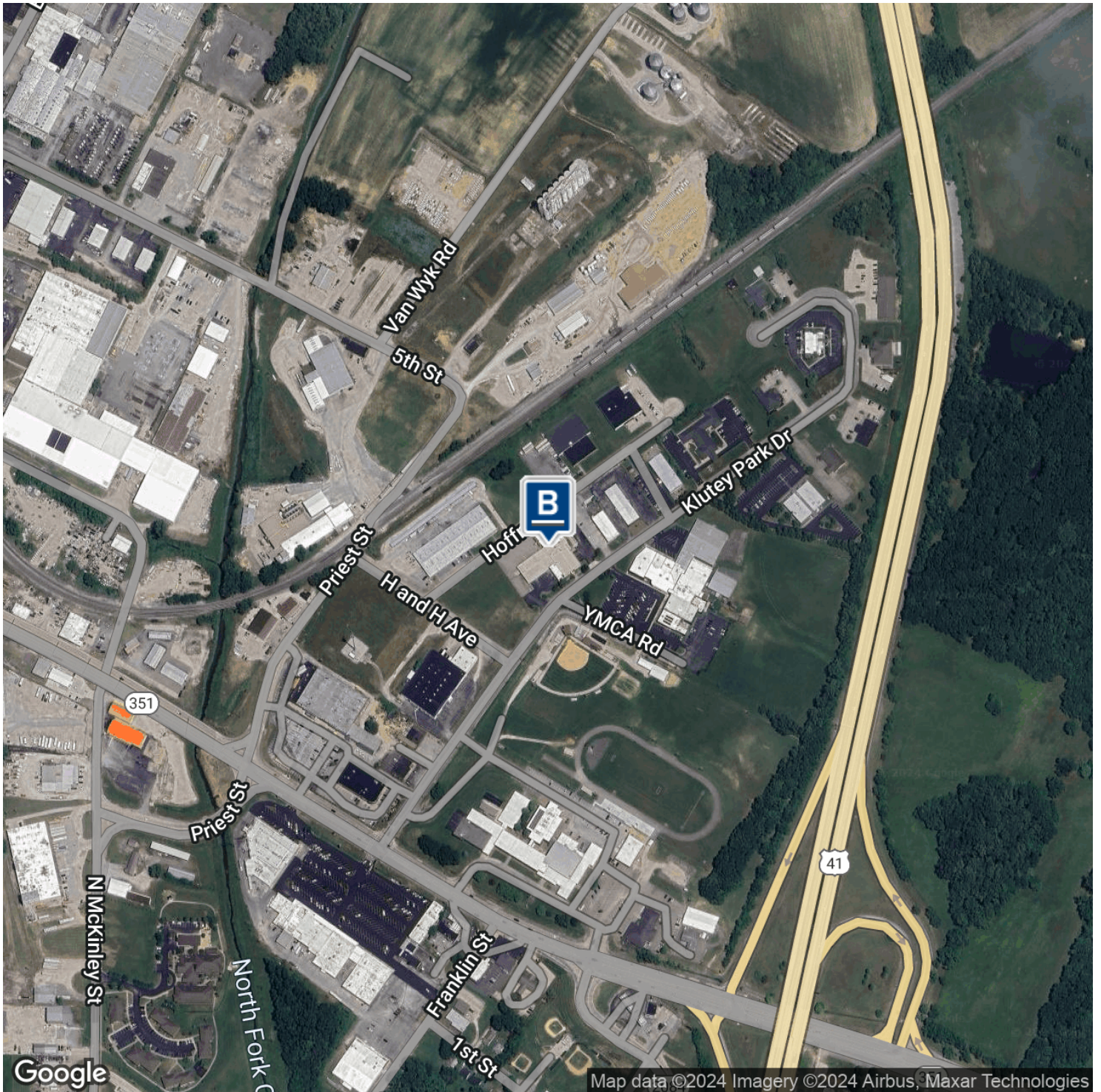
2 | LOCATION INFORMATION

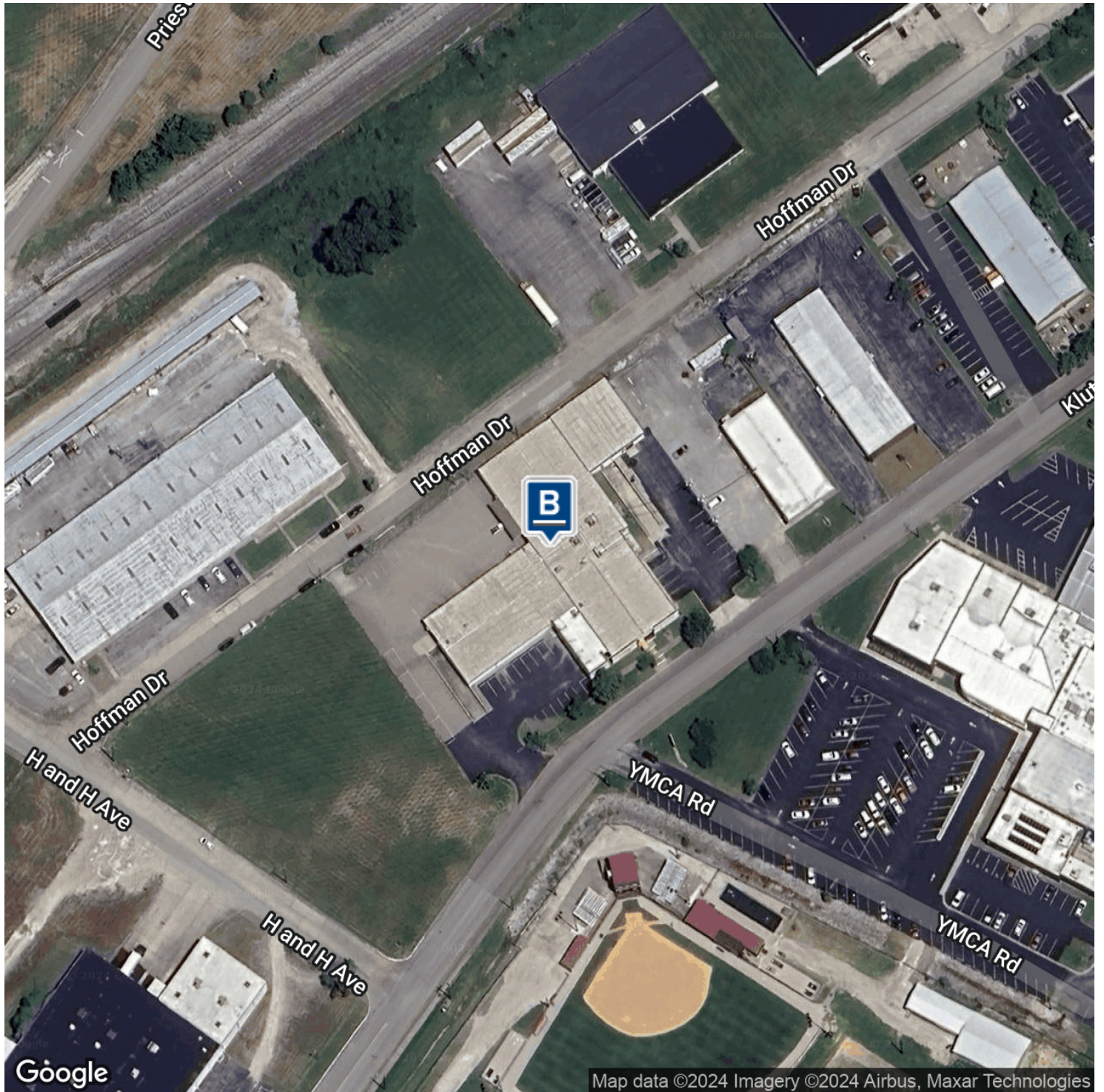
Regional Map

Location Map

Aerial Map



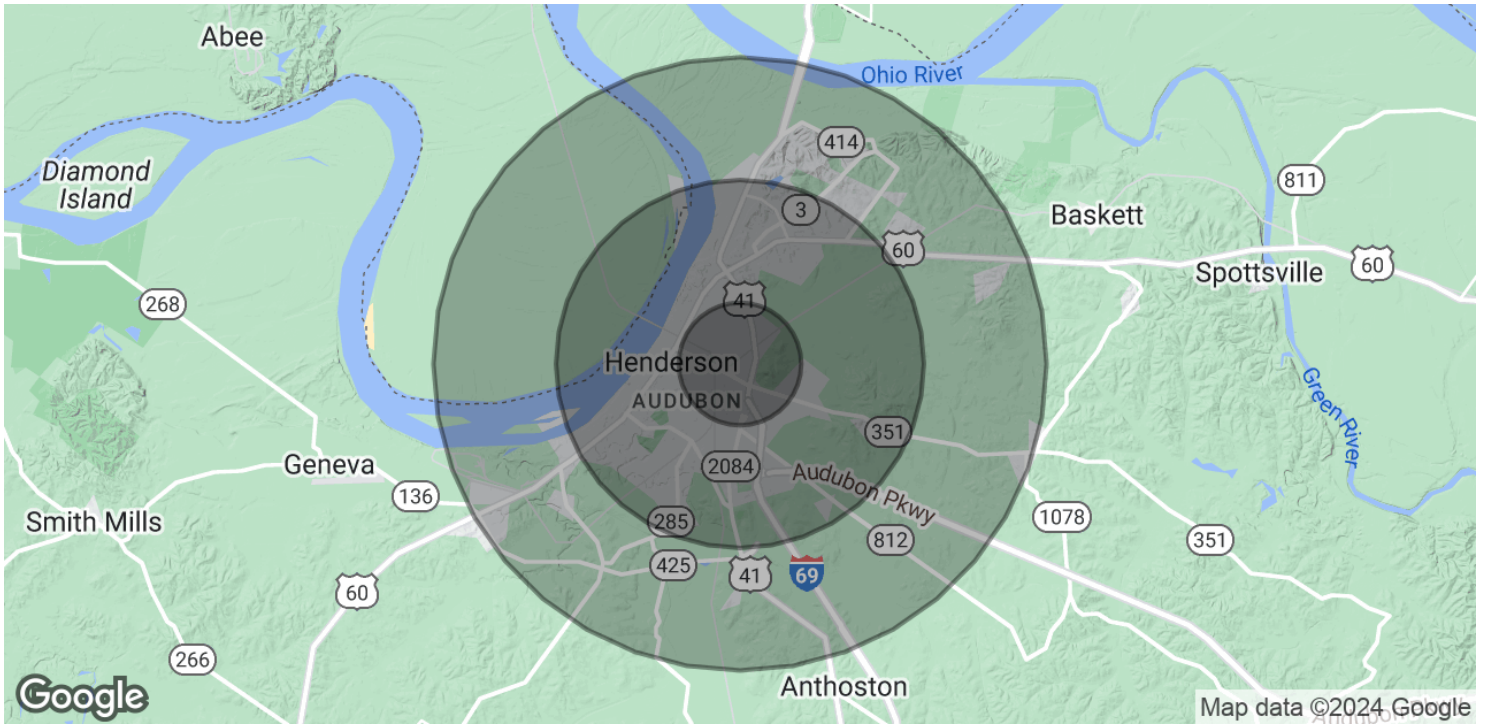






3 | DEMOGRAPHICS

Demographics Map & Report



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,829	25,557	33,201
Average Age	35.9	38.4	37.7
Average Age (Male)	35.7	36.8	36.5
Average Age (Female)	36.2	40.2	39.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,073	11,047	13,941
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$40,809	\$41,756	\$45,110
Average House Value	\$55,470	\$74,140	\$76,410

2020 American Community Survey (ACS)



4 | ADVISOR BIOS

Todd Humphreys

Bo Barron, CCIM



TODD HUMPHREYS

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KY #222972

PROFESSIONAL BACKGROUND

Todd began his career in 1986 as a retail sales manager for Kinney Shoe Corporation. He moved over to finance after 5 years in retail sales management to work for ITT Financial as a Branch Manager.

Moving from a finance company to a bank after 2 years, Todd performed many positions at three different banks over a 20 year period. He was a branch manager, mortgage loan officer, Business Banking Officer overseeing 10 branches to finally a Vice President of Commercial Lending his last 5 years of his banking career.

Then, in 2009, Todd entered real estate development and property management with Gateway Commercial Properties. Gateway developed 7 acres adjacent to Walmart on highway 54 in Owensboro, KY building two retail strip centers that Todd fully leased. He still manages the properties today as president of Gateway Property Management and Leasing. Gateway Commercial also sold land to Goodwill Industries as well as sold land and built offices for Kentucky Farm Bureau and Davita Dialysis.

In 2020, Todd joined forces with Owensboro's only dedicated Commercial Real Estate brokerage firm, Barron Commercial Group. Barron has deep roots in Owensboro with over a 50 year history in commercial real estate sales and leasing, development, and property management as well as tenant representation. Barron has developed a network of commercial real estate relationships extending to every major market in the United States. Whether the need is local or national, we have the experience and expertise, the tools, and the people to get the job done.

EDUCATION

Studied Business at Western Kentucky University.

MEMBERSHIPS

Kids Football League, Co-founder & Past President, Coach (2013-2018)
 ODCYFL Football Coach (1992-2002, 2009-2012)
 Daviess County Middle School Football Coach (2016)
 EDC Little League Baseball Coach (2012-2016)
 Southern Little League Baseball Coach (1994-1999)
 Highland Playground Softball Coach (2000-2003)
 Meadowlands Playground Baseball Coach (2008-2011)
 Junior Achievement, Instructor (1997-2014)
 Boulware Center, Fundraising Committee (2006-2007)
 Habitat for Humanity Owensboro, Fundraising Chairman (1998-2001)
 Community Coordinator for Daviess County High School Football (2018-present)

**BO BARRON, CCIM**

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KY #207674

PROFESSIONAL BACKGROUND

In a world where the commercial real estate landscape is complex and ever-changing, Bo Barron, CEO of Barron Commercial Group, serves as a trusted guide. Bo understands the challenges and opportunities that clients face when navigating commercial real estate decisions. As a third-generation leader in the industry and a former Marine, Bo is on a mission to empower investors, owners, and users of commercial real estate.

The journey with Bo and his team at BCG begins with the understanding that success in the commercial real estate sector requires more than just transactions. It requires a strategic partner who can help clients overcome obstacles, seize opportunities, and achieve their financial goals. With a track record of increasing revenue by 397% since taking over the company, Bo has a proven strategy to help clients thrive.

In addition to his work at BCG, Bo and his brother Timmy co-host the podcast Commercially Speaking, turning complex real estate concepts into accessible and engaging discussions. Listeners are equipped with valuable insights, helping them make informed decisions about their investments.

Bo also contributes to the broader commercial real estate community as a Senior Instructor at the CCIM Institute. He educates aspiring professionals and serves on the CCIM Foundation Board, supporting veterans and minorities in their career development. By providing these resources, Bo helps others avoid the pitfalls he's learned to navigate.

Bo's vision for the future is ambitious but grounded in a proven strategy. This growth will be driven by attracting top talent, fostering a collaborative culture, and leveraging advanced technology. This strategy ensures that clients not only survive in the commercial real estate market but thrive.

Bo Barron is more than a leader in commercial real estate; he's a guide who empowers clients to reach their financial goals. His commitment to excellence, education, and client success positions him as an invaluable partner in your commercial real estate journey. With Bo and the Barron Commercial Group, you're not just investing in property; you're investing in a brighter, more prosperous future.

EDUCATION

B.A. Organizational Communication - Murray State University

A.A Arabic Language - Defense Language Institute at the Presidio of Monterrey, California