

SALE

Gracie Lane Acreage

370 GRACIE LANE

Caneyville, KY 42721

PRESENTED BY:

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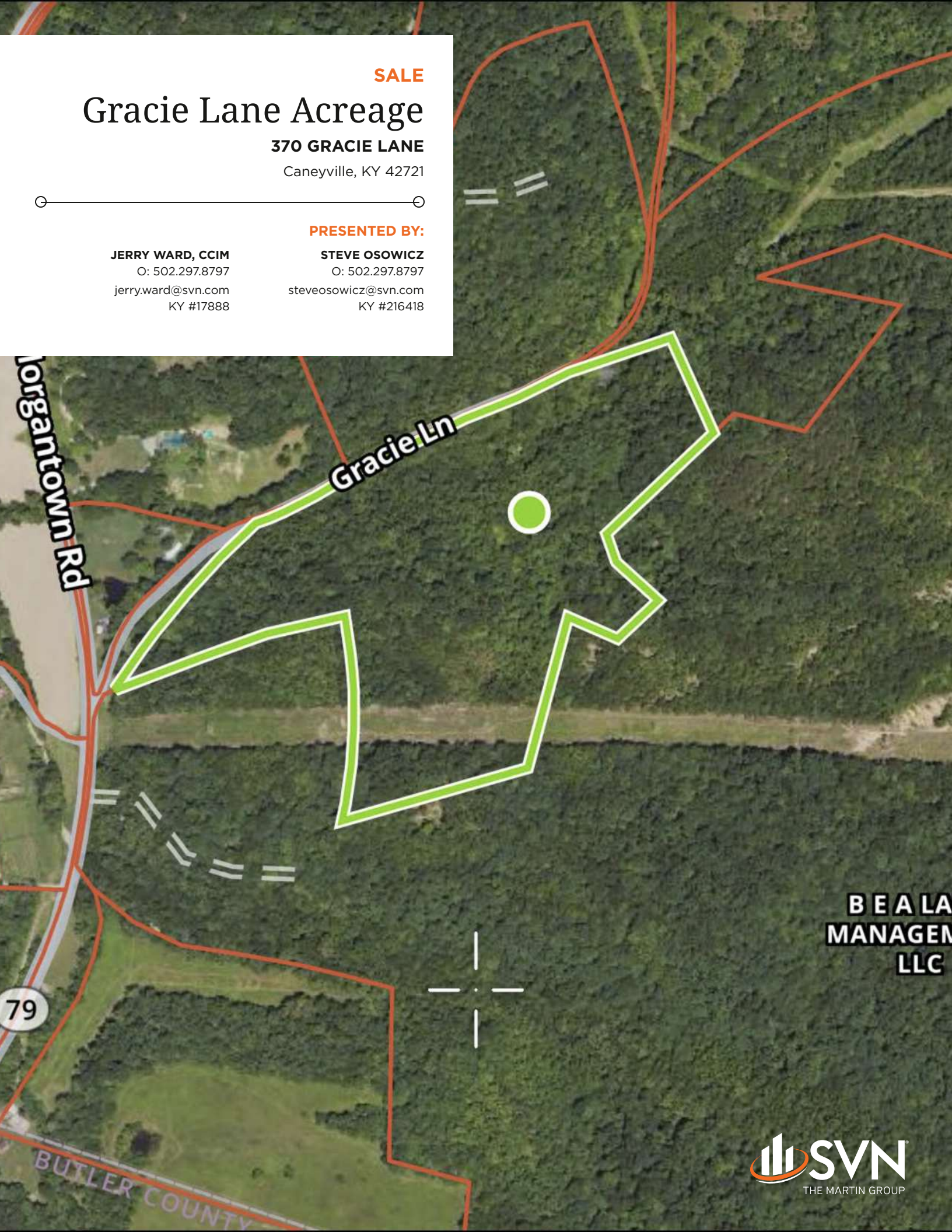
KY #17888

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**BEALA
MANAGEMENT
LLC**

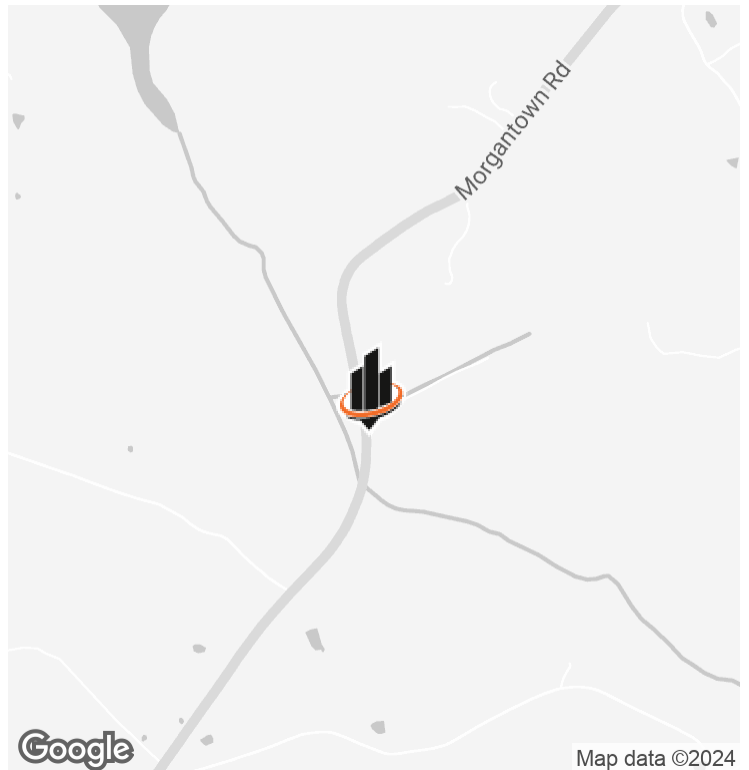
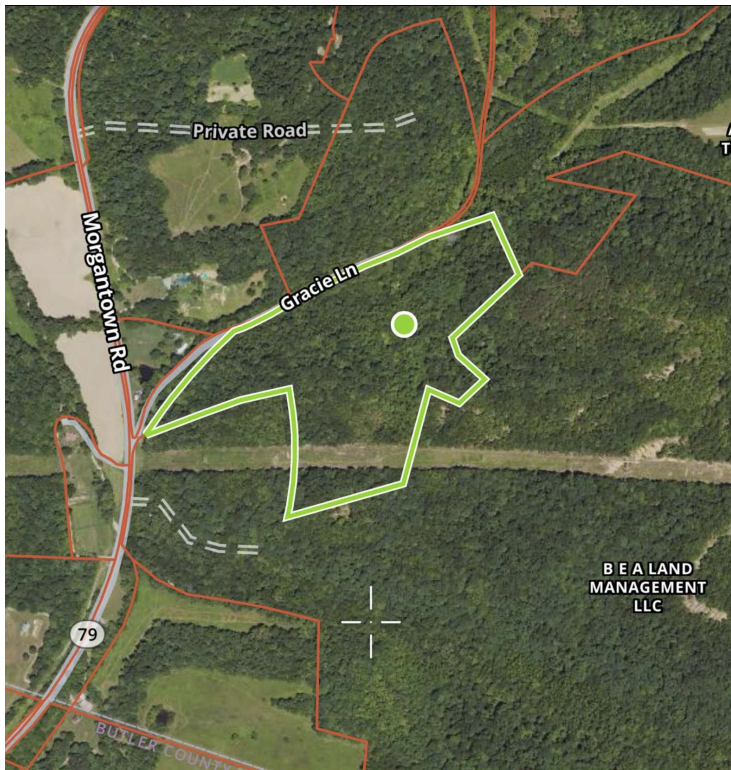
Morgantown Rd

Gracie Ln

79

BUTLER COUNTY

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$125,000
LOT SIZE:	28.22 Acres

PROPERTY DESCRIPTION

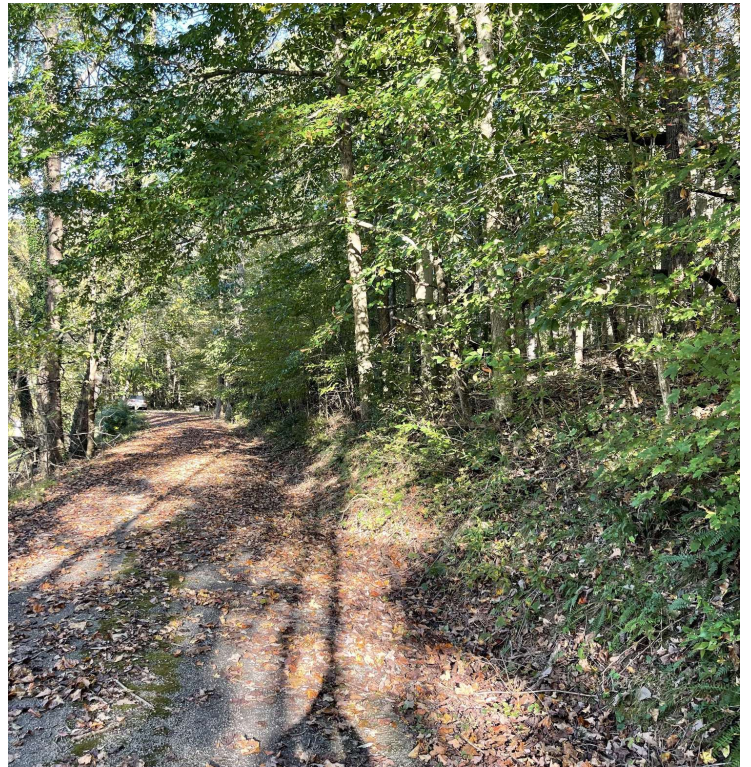
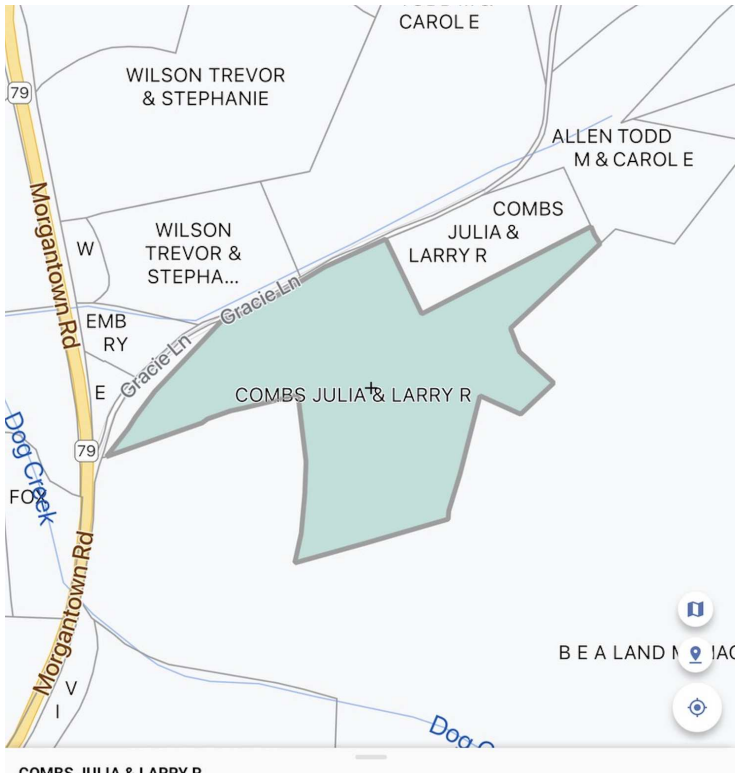
Introducing a prime investment opportunity located at 370 Gracie Lane in the Caneyville area. This expansive property offers significant road frontage, a large lot size ripe for development, and easy access to utilities and infrastructure. Situated in close proximity to major transportation routes, it's an ideal location for a range of land uses, from agricultural to recreational. Surrounded by breathtaking natural beauty and scenic views, this property holds the potential for future appreciation and numerous growth opportunities. Don't miss your chance to invest in this promising piece of land.

PROPERTY HIGHLIGHTS

- - Prime location in Caneyville area
- - Significant road frontage
- - Large lot size for development potential
- - Access to utilities and infrastructure
- - Proximity to major transportation routes
- - Surrounded by natural beauty and scenic views

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ADDITIONAL PHOTOS



JERRY WARD, CCIM

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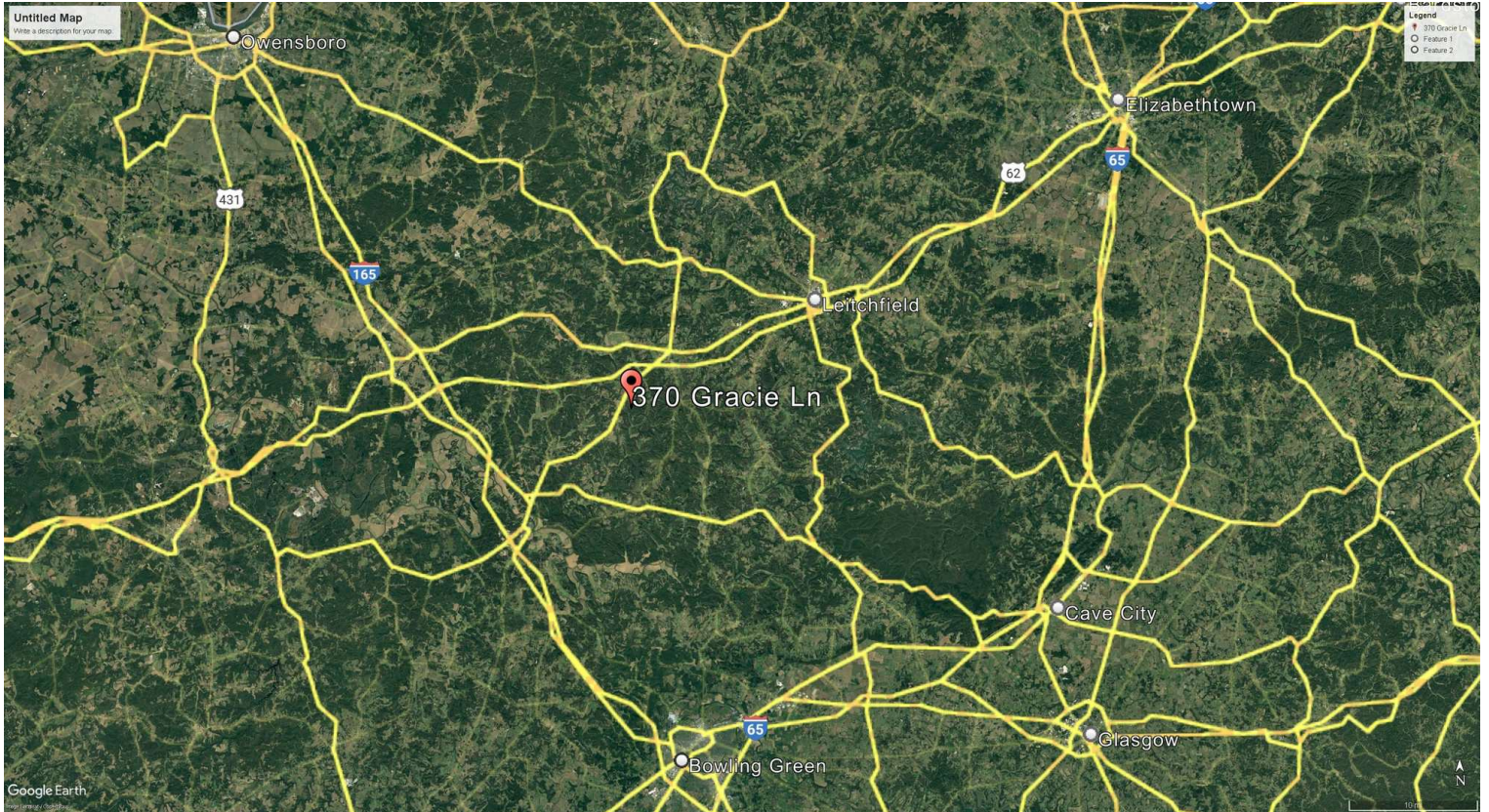
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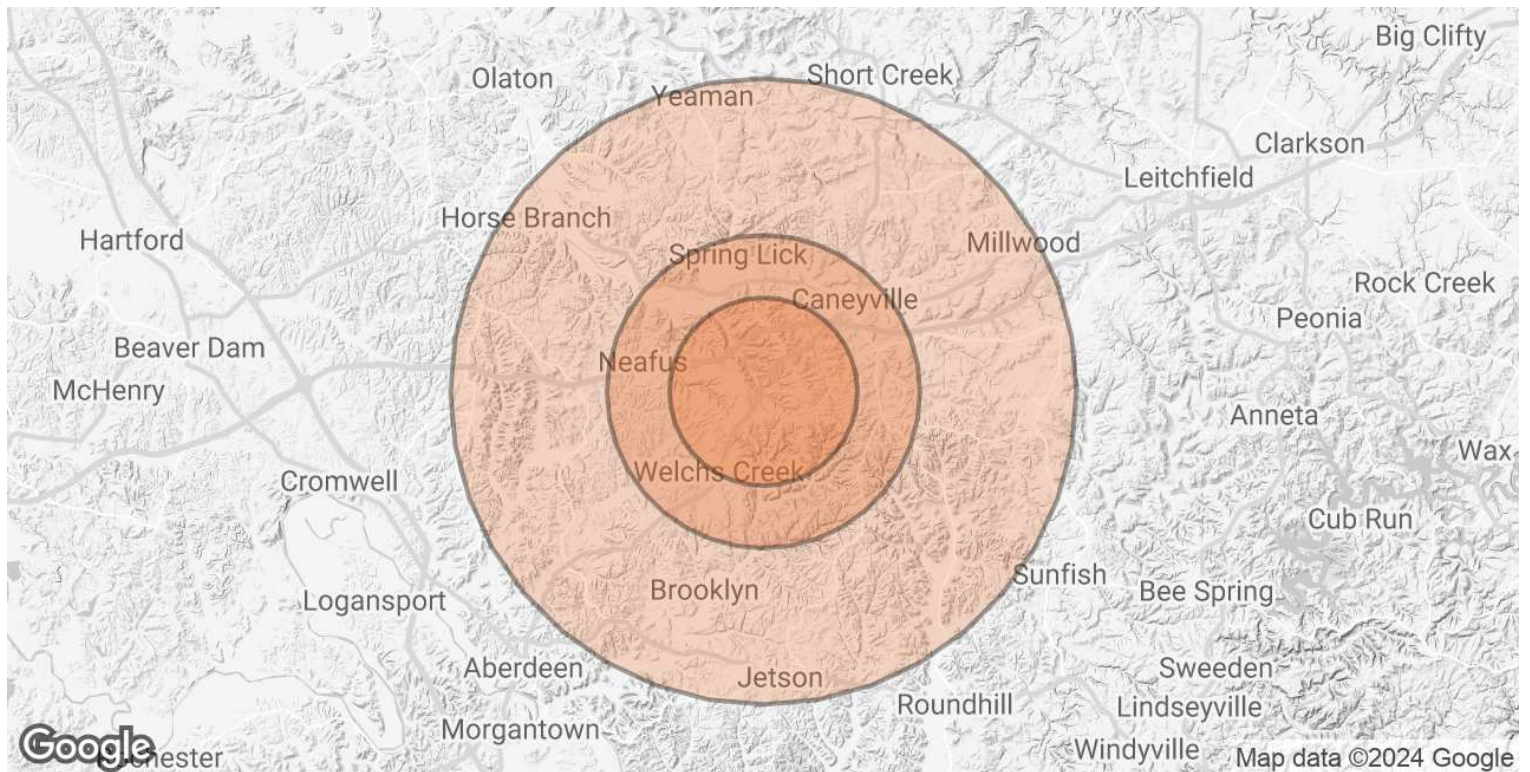
REGIONAL MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	587	2,255	7,425
AVERAGE AGE	43	42	41
AVERAGE AGE (MALE)	42	41	41
AVERAGE AGE (FEMALE)	44	43	42
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	235	896	2,919
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$71,119	\$67,994	\$66,878
AVERAGE HOUSE VALUE	\$194,164	\$192,339	\$190,153

Demographics data derived from AlphaMap

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