



**7± AC Parcel**

CALL FOR OFFERS **SEPTEMBER 19** ::::::::::::::::::::::::::::::

## 7± AC Development Parcel with Retail Development Potential

Corner Parcel at a Heavily Trafficked, Signaled Intersection

1270 KY-192, London, KY



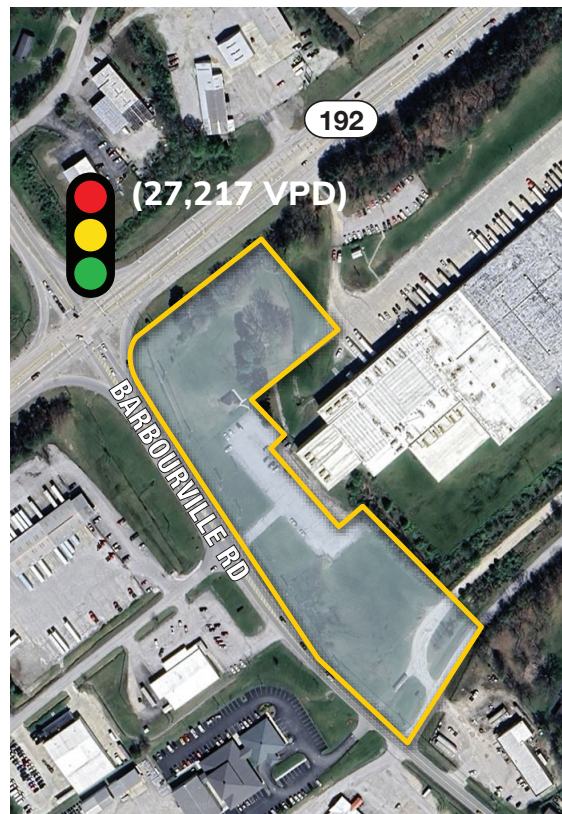
### LOCAL INFORMATION

London, Kentucky has emerged as a regional hub for surrounding communities, with increasing traffic from both local residents and interstate travelers. This parcel provides the rare opportunity to capitalize on rising consumer needs in a market that's still developing—making it a smart move for operators, developers or investors seeking long-term value in an accessible, utility-ready site.

### DETAILS

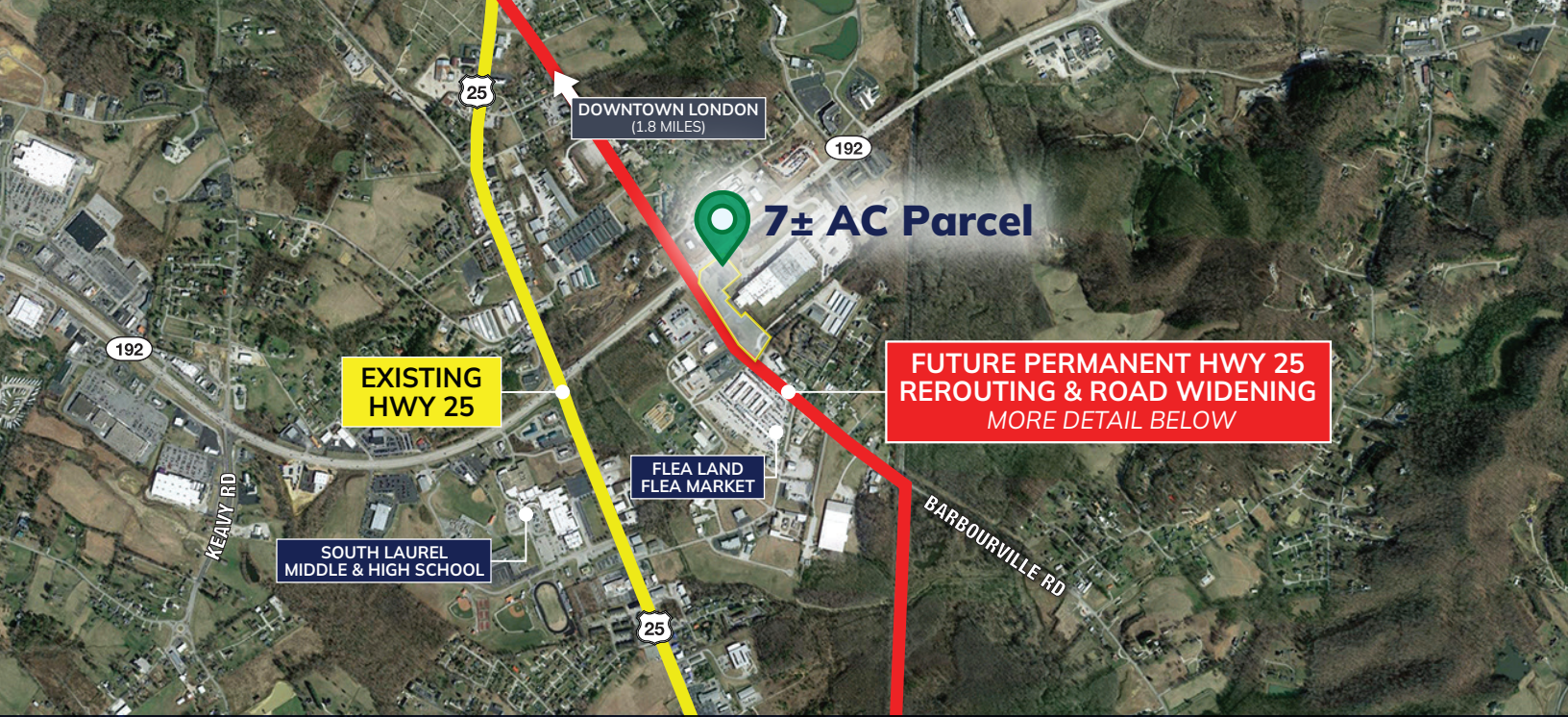
Located in Laurel County, this 7± AC development parcel offers prime potential for new commercial construction. With direct access to major thoroughfares and proximity to Interstate 75, the site is ideally suited for a gas station, convenience store, retail, or restaurant – services in high demand as the area continues to expand.

With Laurel County's population growing steadily from 62,727 in 2020 to 64,130 in 2025, this land is perfectly positioned to serve the area's growing population and transient base alike.



	<b>Land Size</b>	7± AC
	<b>Tax ID#</b>	063-00-00-008
	<b>Taxes (2023)</b>	\$39,259.88
	<b>Zoning</b>	C2 (General Business)

855.755.2300  
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 1270 KY-192, London, KY

## STRATEGIC LOCATION WITH TRANSFORMATIVE INFRASTRUCTURE IMPROVEMENTS

**Highway 25 widening and relocation project will place the Subject property at the heart of new burgeoning intersection of Hwy 25 and Rt. 192 with significantly increased traffic (VPD) and enhanced accessibility.**

Due to rapid commercial and residential development along U.S. 25—particularly south of its intersection with KY 192—traffic congestion has become a daily challenge. The corridor serves a growing number of businesses, South Laurel High and Middle Schools and the nearby London-Corbin Airport.

To address this, a \$16 million infrastructure improvement project has been launched to reduce congestion and ensure long-term accessibility. Key components of the project include:

- **Widening of key road segments** to accommodate increased traffic
- **Diverting traffic to alternative routes** to reduce bottlenecks
- **Access management upgrades** to streamline entry and exit points for businesses

The improvements will span the full U.S. 25 corridor between London and North Corbin. This includes the “North Leg” (between KY 229 and KY 1006), which is currently under construction. The “South Leg” (from KY 1006 to U.S. 25E) is planned for a future phase, pending funding.



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## SALE INFORMATION

### TERMS OF SALE

This sale is being conducted subject to the Terms of Sale, available for download from the Hilco Real Estate Sales (HRE) website at [www.HilcoRealEstateSales.com](http://www.HilcoRealEstateSales.com).

### ON-SITE INSPECTIONS

By Appointment Only

### OFFER DEADLINE

September 19 by 5:00 p.m. (CT)

### OFFER SUBMISSIONS

Offers should be submitted as a Letter of Intent (LOI), outlining the purchase price, earnest money deposit and closing timeline. All letters of intent must be submitted to Steve Madura at [smadura@hilcoglobal.com](mailto:smadura@hilcoglobal.com) and Chet Evans at [cevans@hilcoglobal.com](mailto:cevans@hilcoglobal.com).

### DATA ROOM

A Virtual Data Room has been assembled and contains important due diligence documents on the property. To gain access to these documents, interested parties will need to register at [www.HilcoRealEstateSales.com](http://www.HilcoRealEstateSales.com).

### Chet Evans

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### Steve Madura

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