

## Elizabethtown Development Land

4897 N Dixie Hwy  
Elizabethtown, Kentucky 42701

### Property Highlights

- +/- .86 - 2.07 AC of development land available
- Located at the corner of North Dixie Highway and Drexler Circle
- Adjacent to Baskin Robbins and Papa Johns and in front of John Hardin High School, Bluegrass Middle School and New Highlands Elementary School
- +/-450 feet of direct frontage on North Dixie Highway
- Area retailers include Walmart, Lowe's, Kroger, Target, Home Depot, Burke's Outlet, Academy Sports, Hobby Lobby, Sam's Club, Menard's and more
- Elizabethtown is situated at the intersection of three major highways: I-65, Bluegrass Parkway and the Western KY Parkway
- Fort Knox Military Reservation, the sixth largest urban community in KY, is +14 miles north and a population of over 40,000 soldiers, family members and civilian employees

### Offering Summary

|                    |                               |
|--------------------|-------------------------------|
| <b>Sale Price:</b> | \$1,000,000 (\$483,091.78/AC) |
| <b>Lease Rate:</b> | Contact Agent                 |
| <b>Lot Size:</b>   | 0.86 - 2.07 Acres             |
| <b>Zoning:</b>     | Commercial                    |

### For More Information

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#### Paul Ray Smith, Jr

Executive Vice President  
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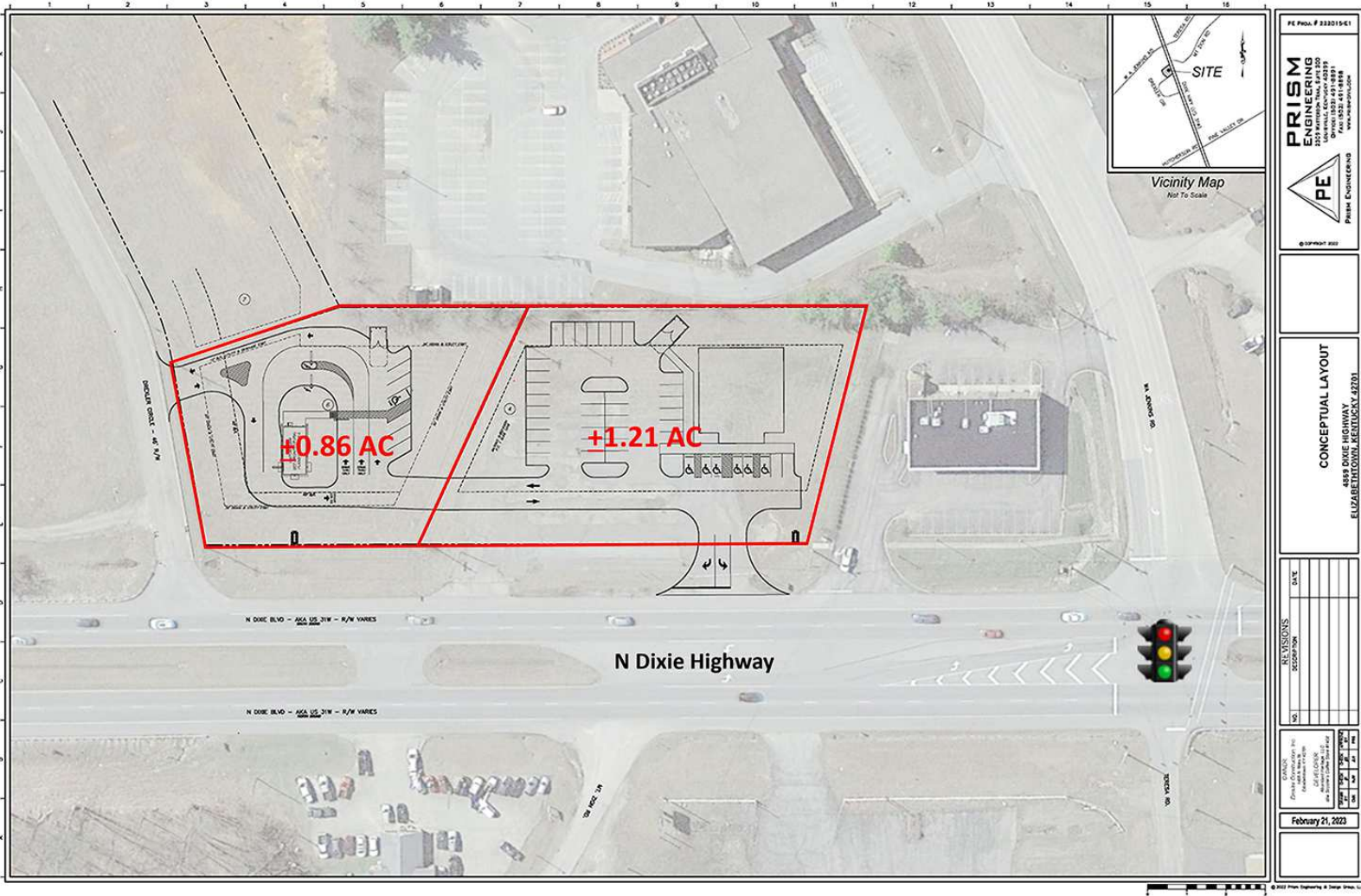




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FE Proj. # 232019-61

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**PE**  
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**CONCEPTUAL LAYOUT**  
 ELIZABETH CORTI, REGISTERED #2701

| NO. | REVISIONS | DATE |
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DATE: February 21, 2023

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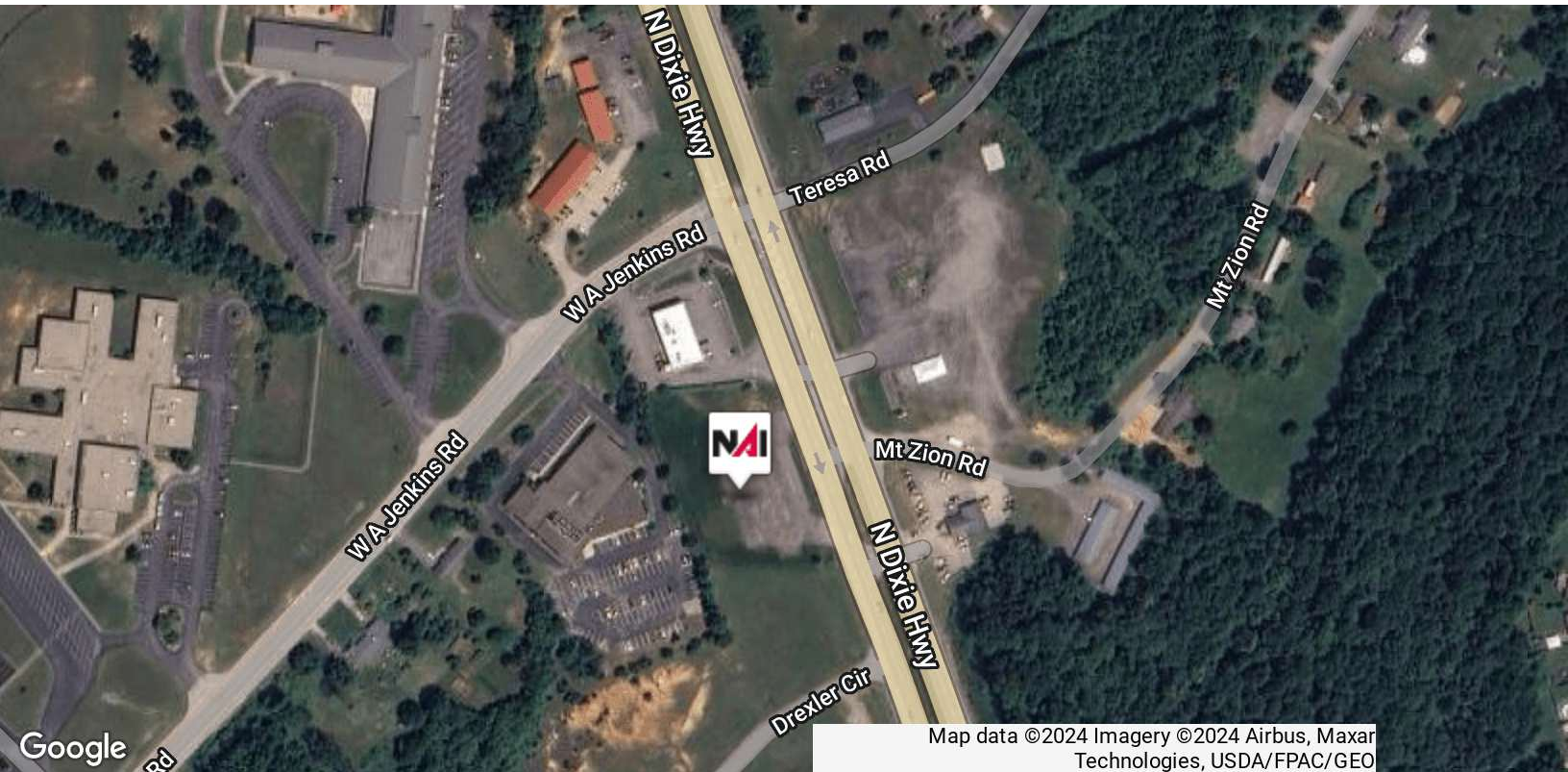


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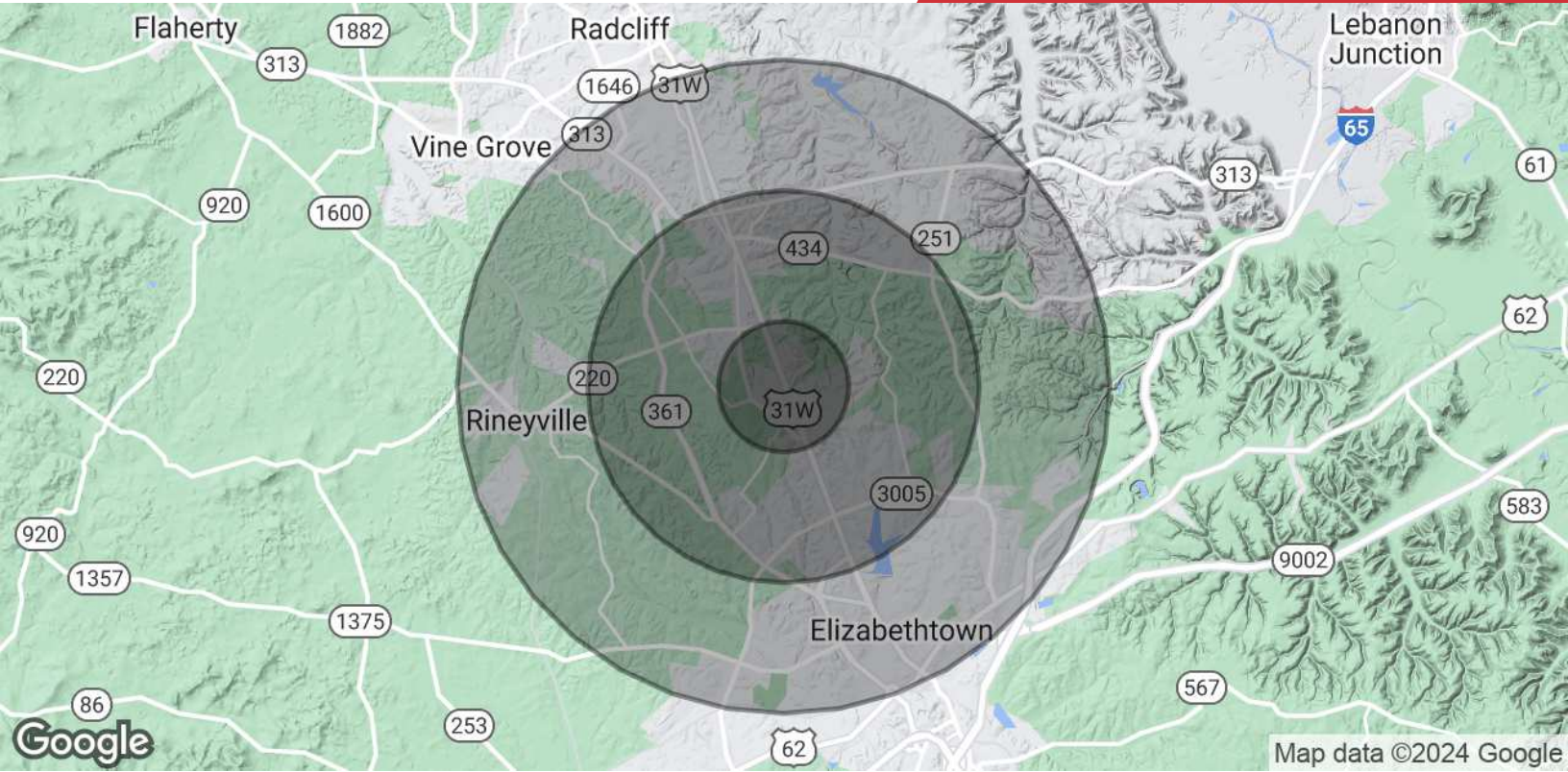




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**Population**

|                             | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------|--------|---------|---------|
| <b>Total Population</b>     | 2,986  | 16,538  | 50,281  |
| <b>Average Age</b>          | 39.7   | 41.6    | 39.3    |
| <b>Average Age (Male)</b>   | 38.8   | 39.8    | 38.3    |
| <b>Average Age (Female)</b> | 40.2   | 42.9    | 40.2    |

**Households & Income**

|                            | 1 Mile    | 3 Miles   | 5 Miles   |
|----------------------------|-----------|-----------|-----------|
| <b>Total Households</b>    | 1,232     | 6,847     | 20,573    |
| <b># of Persons per HH</b> | 2.3       | 2.2       | 2.2       |
| <b>Average HH Income</b>   | \$113,540 | \$96,888  | \$86,469  |
| <b>Average House Value</b> | \$206,487 | \$213,391 | \$180,377 |

\* Demographic data derived from 2023 STDB