

+/-8.58 AC Development Land

Old Lick Creek Road
Louisa, Kentucky 41230

Property Highlights

- +/-8.58 AC development land
- Property is inside Louisa city limits and available for city services
- Located adjacent to Brown Foodservice between Old Lick Creek Road and Clayton Lane
- Potential for industrial, government or multi-family uses
- A portion of the land is located in a flood zone but could be raised with fill permit
- Louisa borders the Big Sandy River and West Virginia
- Sale Price: \$259,900 REDUCED TO \$239,000

Offering Summary

Sale Price:	\$239,000
Lot Size:	8.58 Acres

For More Information

Al Isaac

President

O: 859 422 4400

alisaac@naiisaac.com | KY #223721

For Sale

8.58 Acres | \$239,000

Development Land



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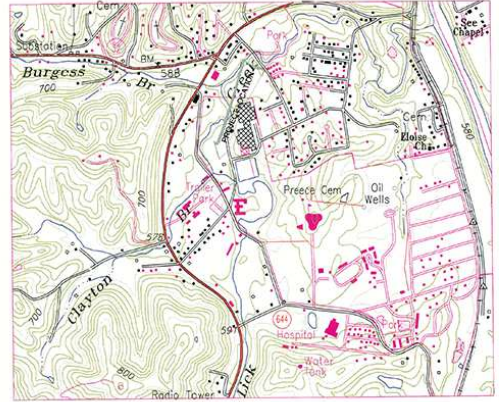
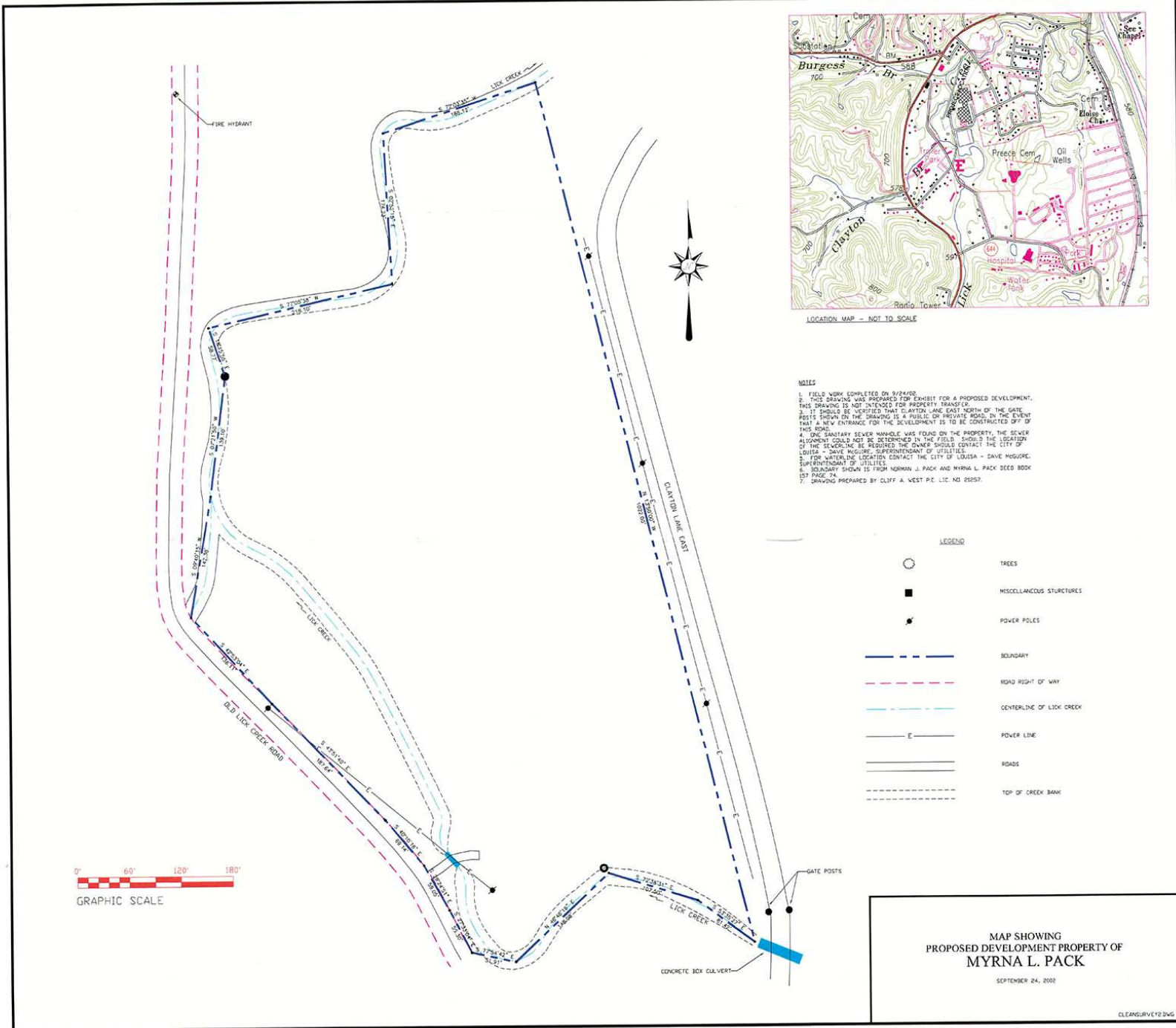
771 Corporate Drive, Suite 500
Lexington, KY 40503
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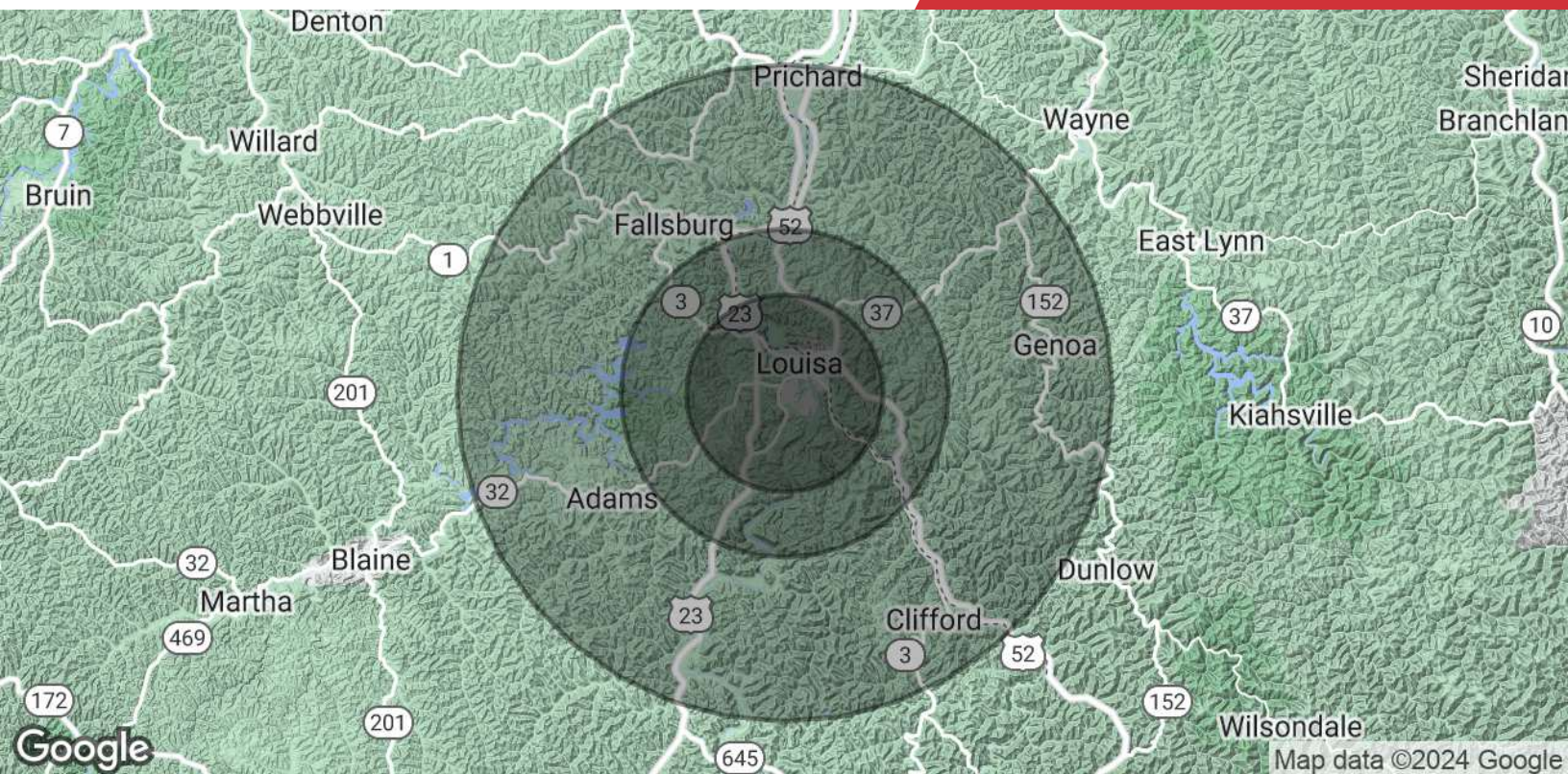


- NOTES**
1. FIELD WORK COMPLETED ON 9/24/02.
 2. THIS DRAWING WAS PREPARED FOR EXHIBIT FOR A PROPOSED DEVELOPMENT. THIS DRAWING IS NOT INTENDED FOR PROPERTY TRANSFER.
 3. IT SHOULD BE VERIFIED THAT CLAYTON LANE EAST NORTH OF THE GATE POSTS SHOWN ON THE DRAWING IS A PUBLIC OR PRIVATE ROAD. IN THE EVENT THAT A NEW ENTRANCE FOR THE DEVELOPMENT IS TO BE CONSTRUCTED OFF OF THIS ROAD.
 4. ONE SANITARY SEWER MANHOLE WAS FOUND ON THE PROPERTY. THE SEWER ALIGNMENT COULD NOT BE DETERMINED IN THE FIELD. SHOULD THE LOCATION OF THE SEWERLINE BE REQUIRED THE OWNER SHOULD CONTACT THE CITY OF LOUISA - DAVE MCGUIRE, SUPERINTENDENT OF UTILITIES. FOR WATERLINE LOCATION CONTACT THE CITY OF LOUISA - DAVE MCGUIRE, SUPERINTENDENT OF UTILITIES.
 5. BOUNDARY SHOWN IS FROM NORMAN J. PACK AND MYRNA L. PACK DEED BOOK 1ST PAGE 74.
 7. DRAWING PREPARED BY CLIFF A. WEST P.E. LIC. NO. 20257.

MAP SHOWING
 PROPOSED DEVELOPMENT PROPERTY OF
MYRNA L. PACK
 SEPTEMBER 24, 2002
 CLCENGURV02.DWG

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Population	3 Miles	5 Miles	10 Miles
Total Population	6,529	9,539	18,486
Average Age	37.3	37.5	38.1
Average Age (Male)	36.3	36.9	37.7
Average Age (Female)	38.1	38.3	38.9
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	2,691	3,872	7,320
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$47,639	\$47,800	\$47,859
Average House Value	\$105,832	\$99,225	\$96,588

* Demographic data derived from 2020 STDB