



Elizabethtown Development Land

4897 N Dixie Hwy
Elizabethtown, Kentucky 42701

Property Highlights

- +/-1.21 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
- 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

Sale Price:	\$584,541 (\$483,091.78/AC)
Lease Rate:	Contact Agent
Lot Size:	1.21 Acres
Zoning:	Commercial

For More Information

Zach Smith, CCIM

Senior Associate

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Paul Ray Smith, Jr

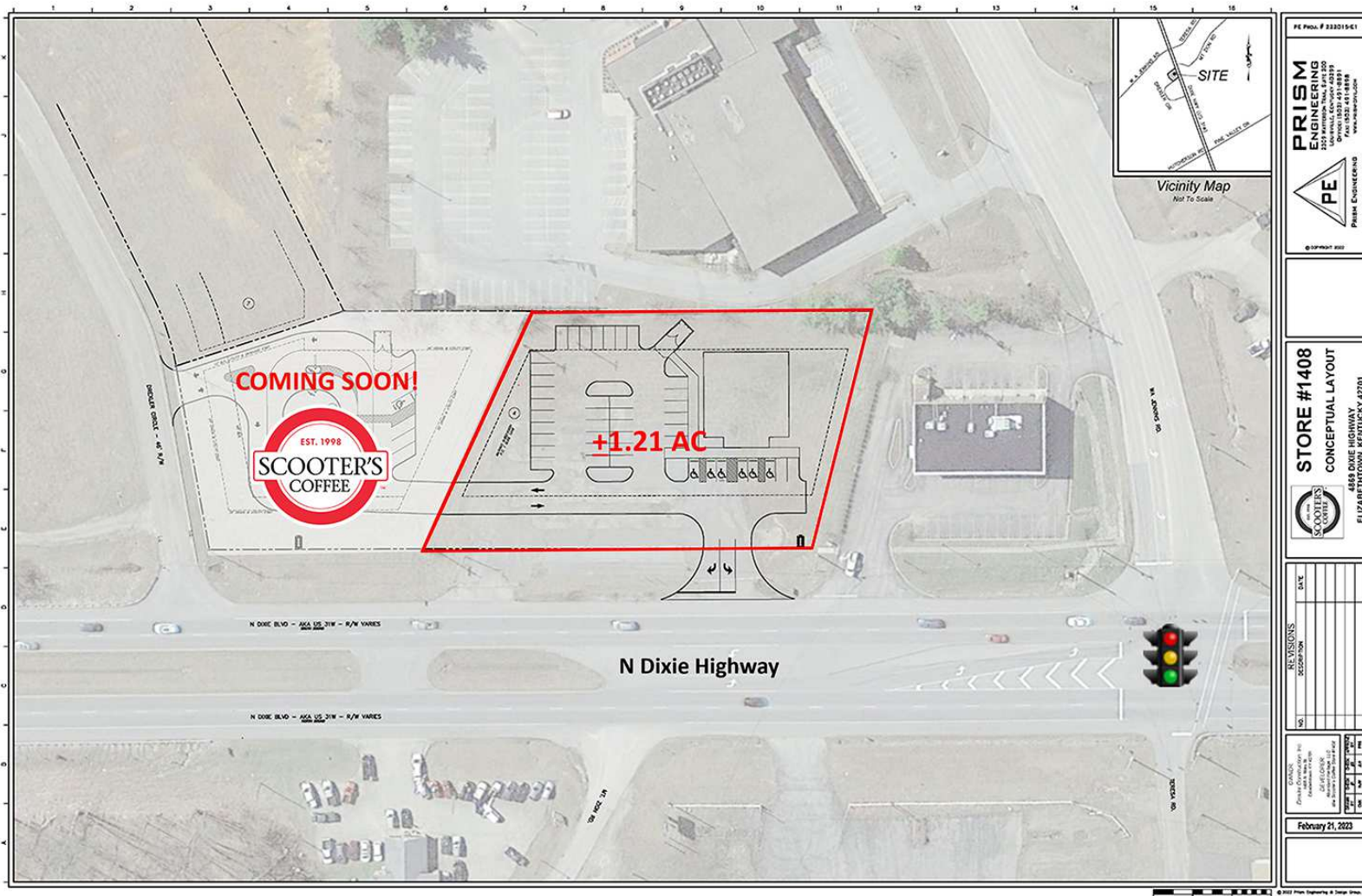
Executive Vice President

O: 859 422 4401

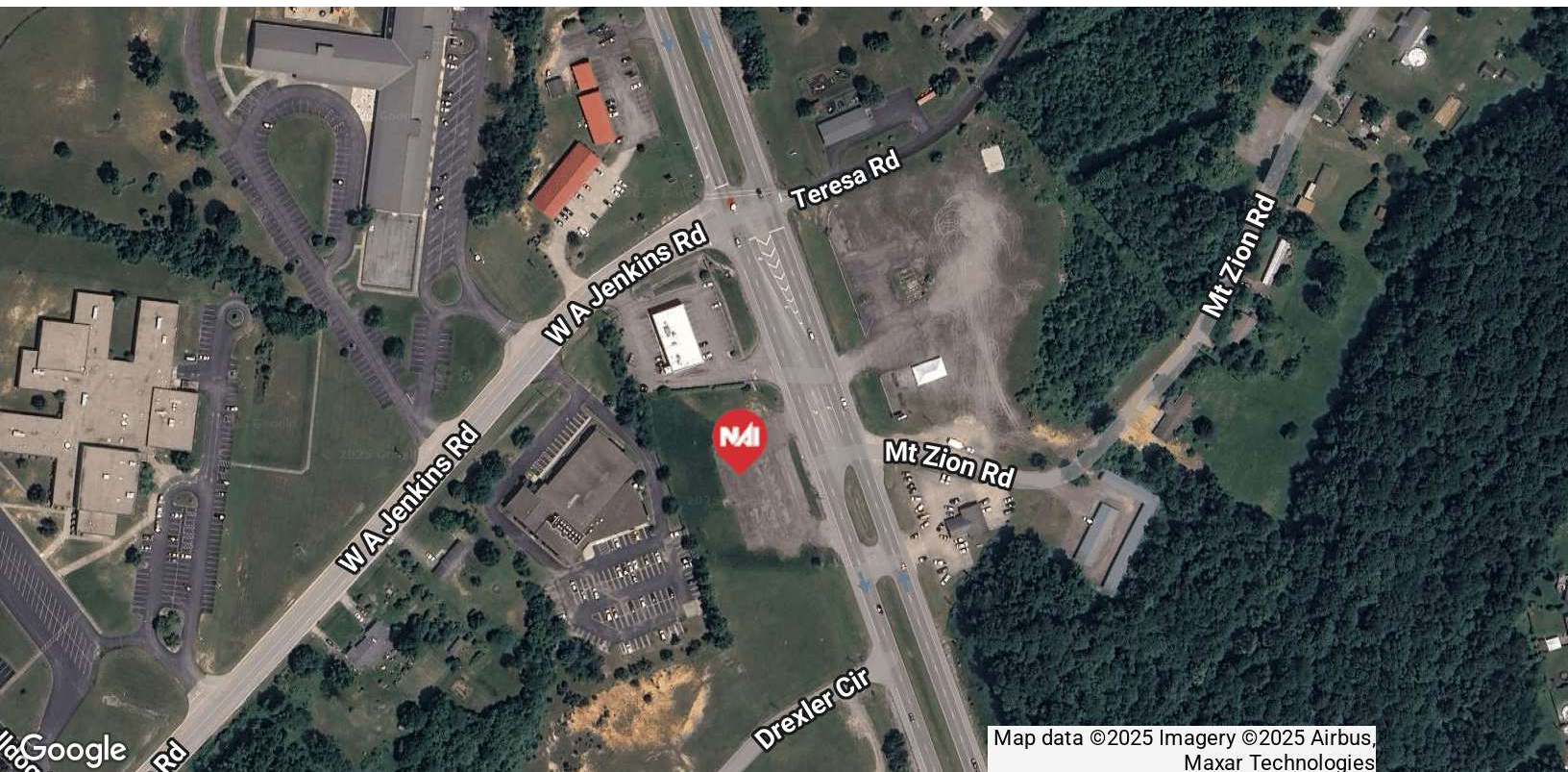
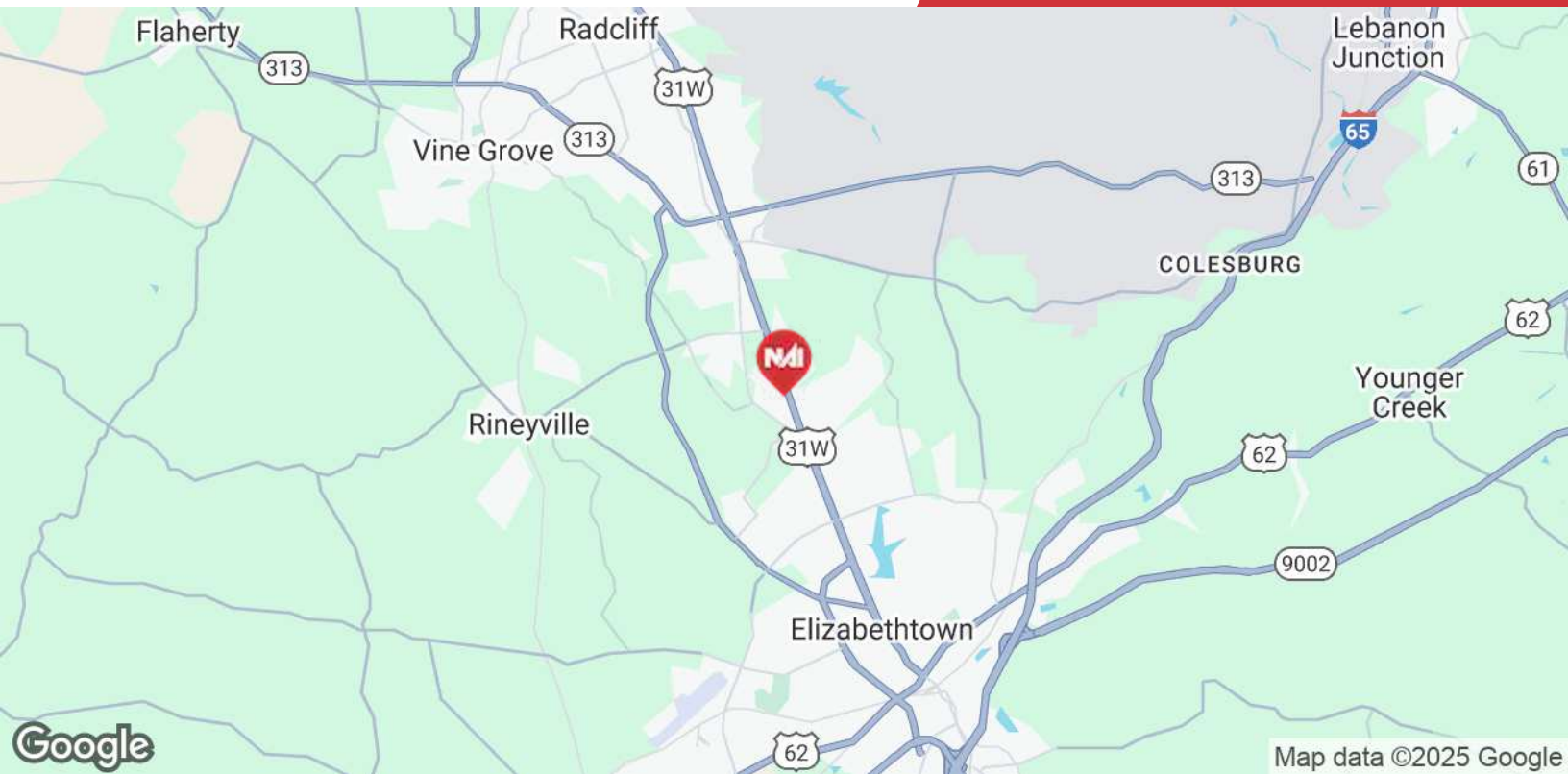
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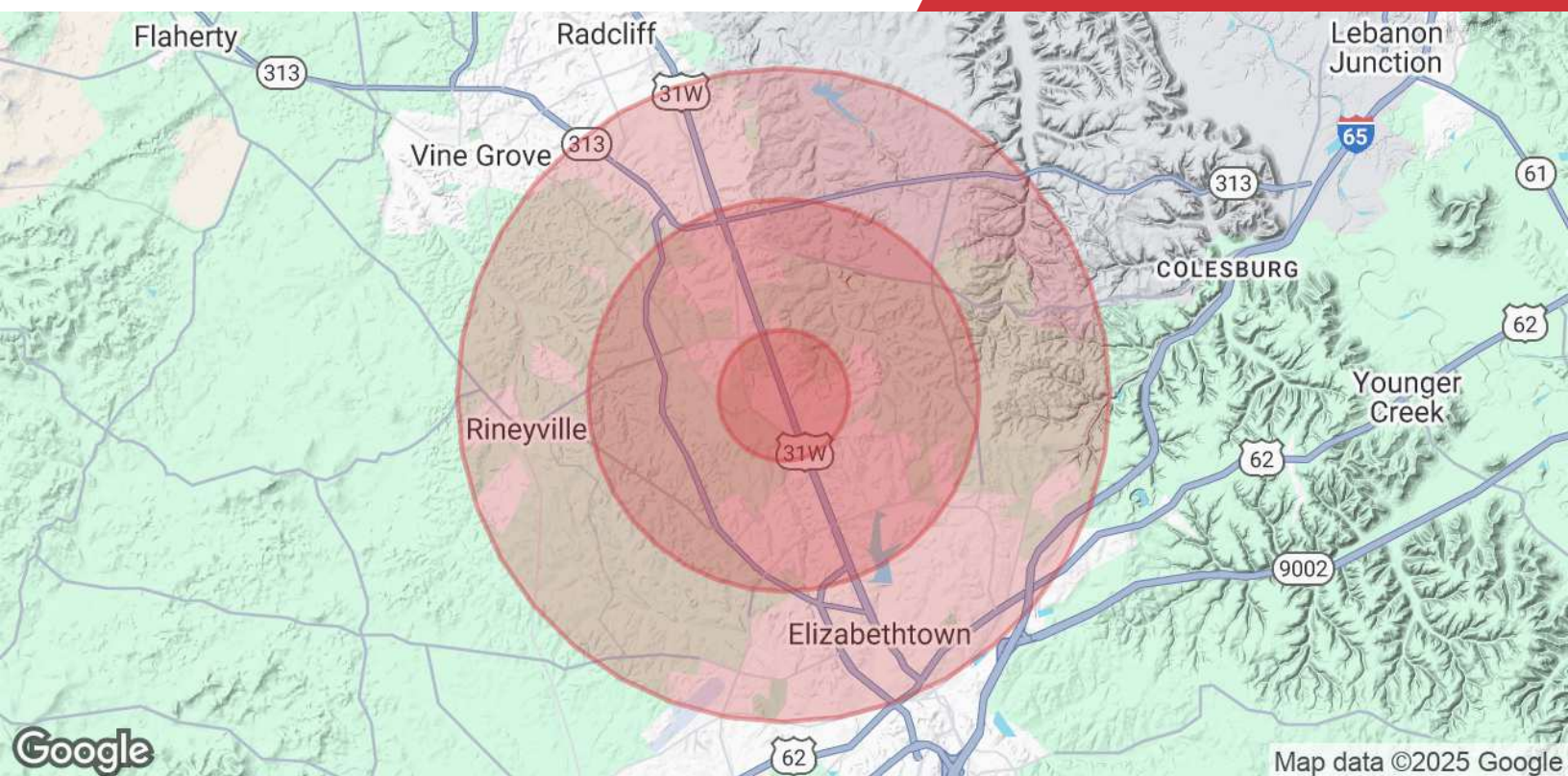












Population	1 Mile	3 Miles	5 Miles
Total Population	2,986	16,538	50,281
Average Age	39.7	41.6	39.3
Average Age (Male)	38.8	39.8	38.3
Average Age (Female)	40.2	42.9	40.2
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,232	6,847	20,573
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$113,540	\$96,888	\$86,469
Average House Value	\$206,487	\$213,391	\$180,377

* Demographic data derived from 2023 STDB