

LAND FOR SALE & LEASE

110 KELLY COURT

Bowling Green, KY 42101



PROPERTY DESCRIPTION

Existing 2.5 +/- gravel pad available at the property. Zoned heavy industrial, this 19.30-acre parcel is strategically located near Exit 31 (access to I-65), Transpark, General Motors Corvette Assembly Line, and Scotty's Industrial Park. Ability to subdivide, land lease, purchase or build to suit. Electric, water, and sewer to the property. Over 1,000 feet of frontage along with Kelly Court. There is currently no gas service to the property.

PROPERTY HIGHLIGHTS

- Over 1,000 feet of Frontage along Kelly Court
- Sub dividable
- Existing 2.5 Acre Gravel Pad for Lease
- Zoned Heavy Industrial
- Electric, Water and Sewer to the Property
- Ideal location close to Transpark, I-65, and GM Corvette

LOCATION DESCRIPTION

Industrial zoned land near KY Transpark. Property is zoned Heavy industrial and provides for a wide array of uses. Excellent lot with row of trees and a secure gate for increased security. Opportunity to lease 2.5 Ac of graveled yard for outside storage. Located in Warren County/Bowling Green Annex.

OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	\$2,000 - 5,000 per month (NNN; Ground)
Available SF:	1 - 19.3 Acres
Lot Size:	1.0 to 19.3 Acres

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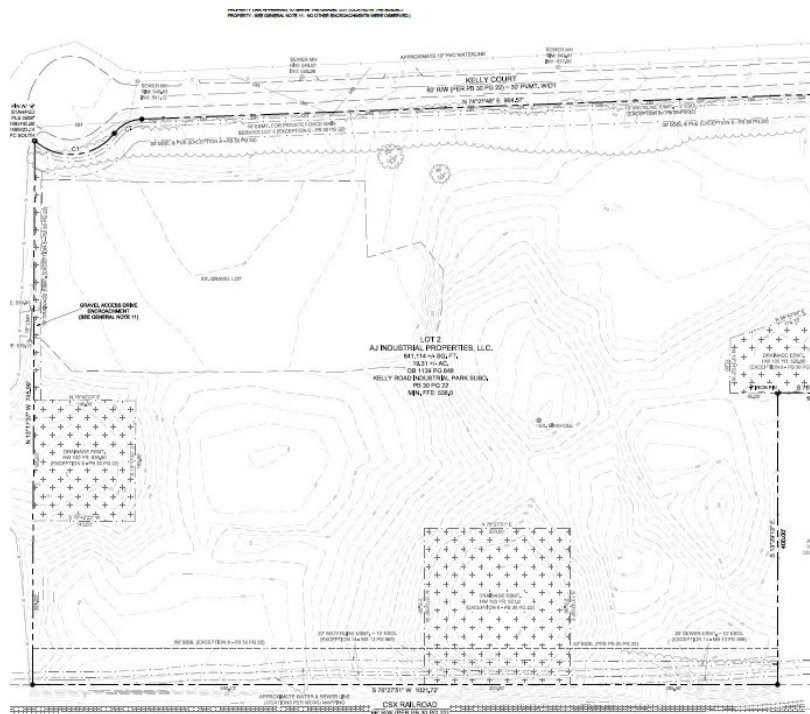
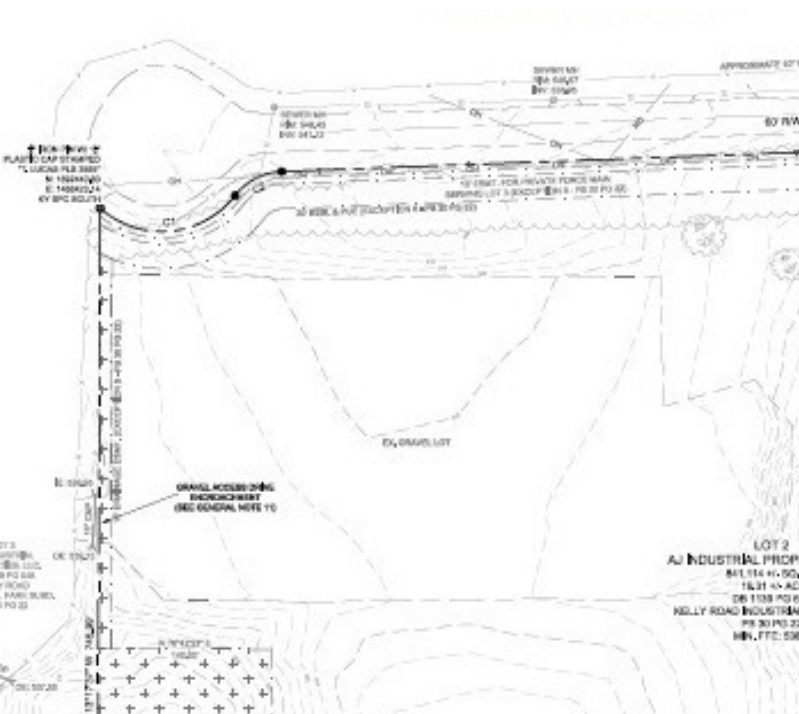
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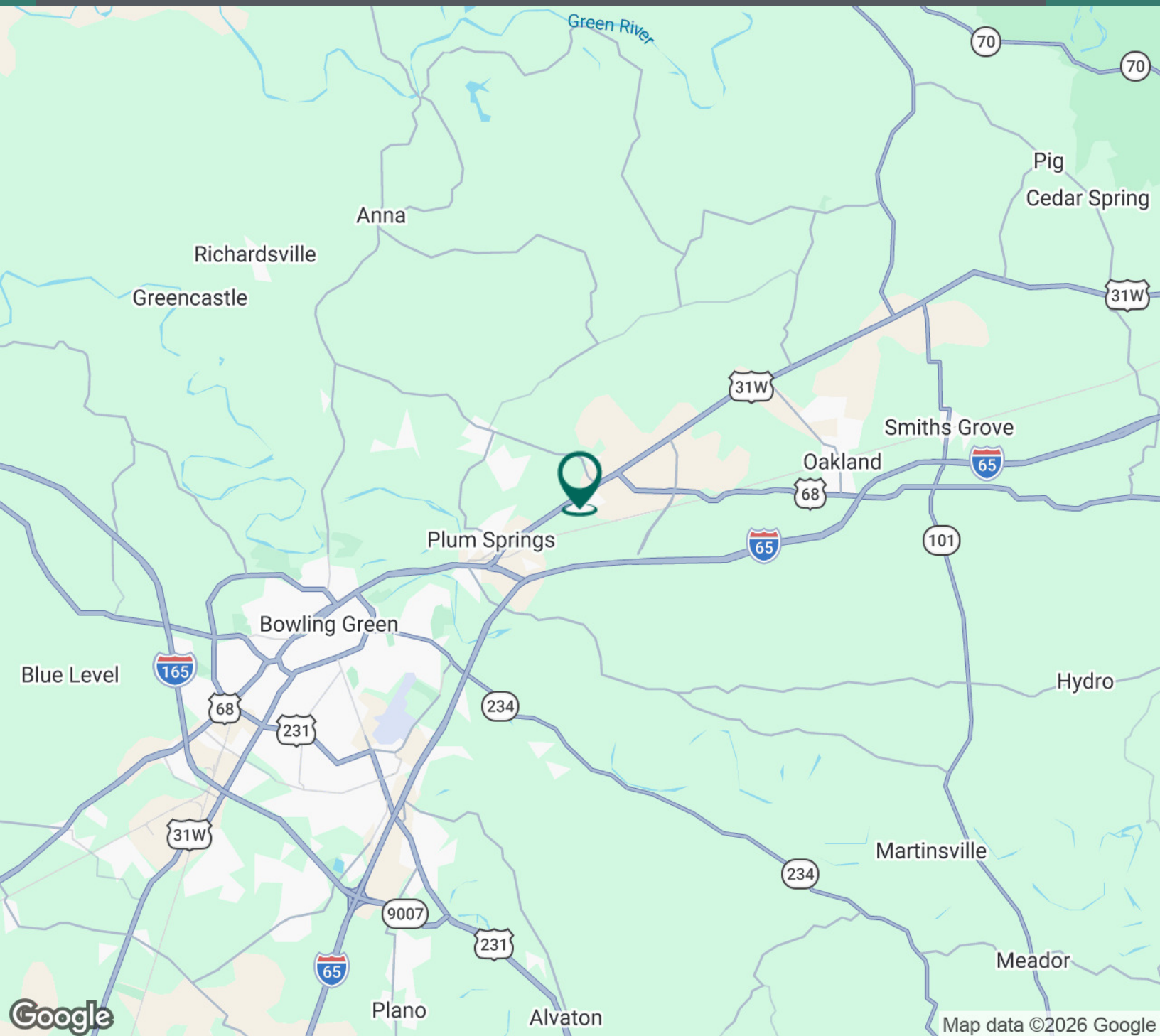
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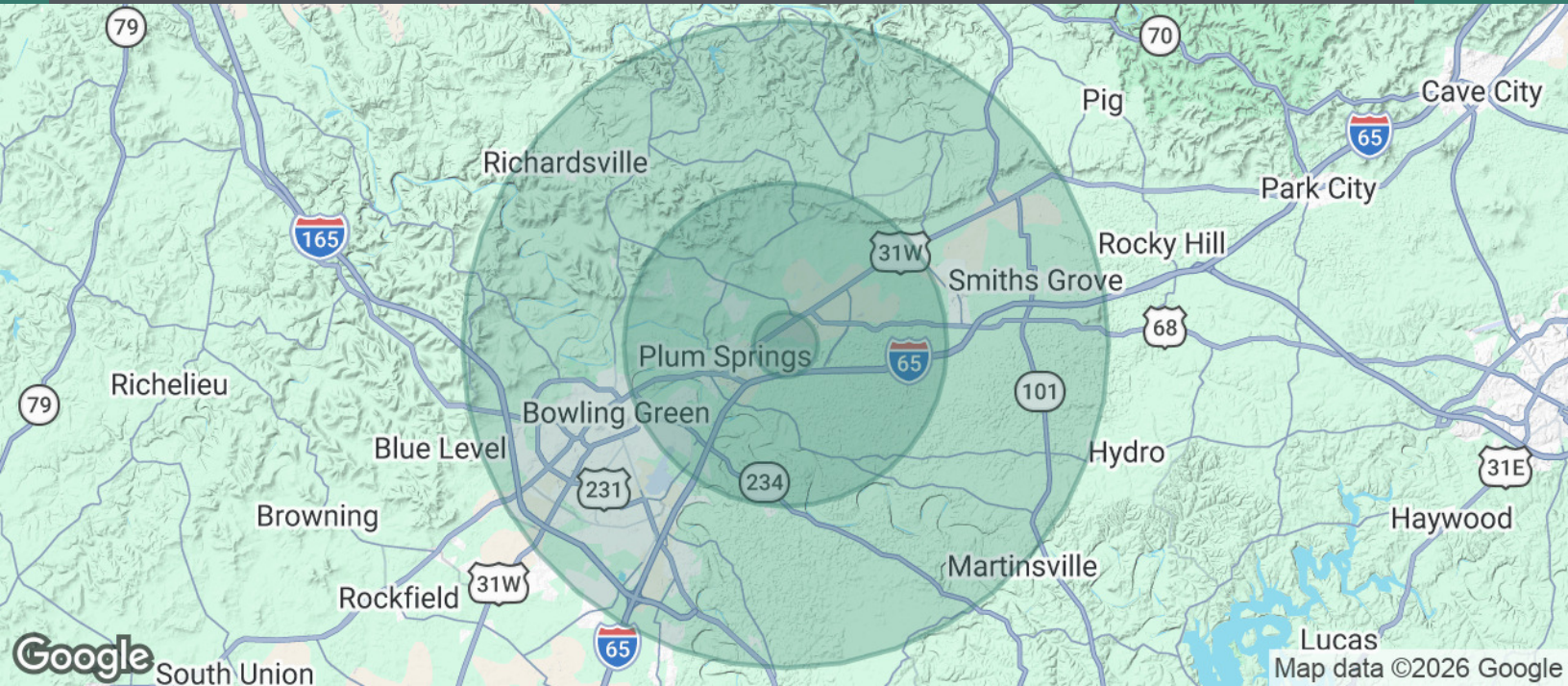
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POPULATION

1 MILE

5 MILES

10 MILES

Total Population	388	11,951	96,401
Average Age	32.6	37.3	33.3
Average Age (Male)	33.8	38.1	32.4
Average Age (Female)	30.6	36.6	34.3

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total Households	157	4,706	36,873
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$45,247	\$70,515	\$55,732
Average House Value	\$116,597	\$181,581	\$164,917

2020 American Community Survey (ACS)

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