



7520 LOUISVILLE RD
Bowling Green, KY 42101
OFFERING MEMORANDUM



Perry Thessen, Realtor®

**7520 Louisville Rd
Bowling Green, KY 42101**

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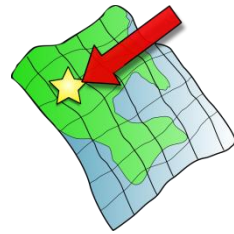
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Property Description

Property Overview

7520 LOUISVILLE RD
 BOWLING GREEN, KY 42101

Asking Price.....\$625,000
 Lot Size.....5.6 Acres (243,936.0 SF)
 Present Zoning.....AG
 Future Zoning.....Industrial

Property Type.....Vacant Land with Warehouse
 Topography.....Level
 Buildings.....Main 45'x80', Attached Bldg 27'.4"x74'
 Tax Rate.....County



Available Utilities: Public water, Electricity and Septic.

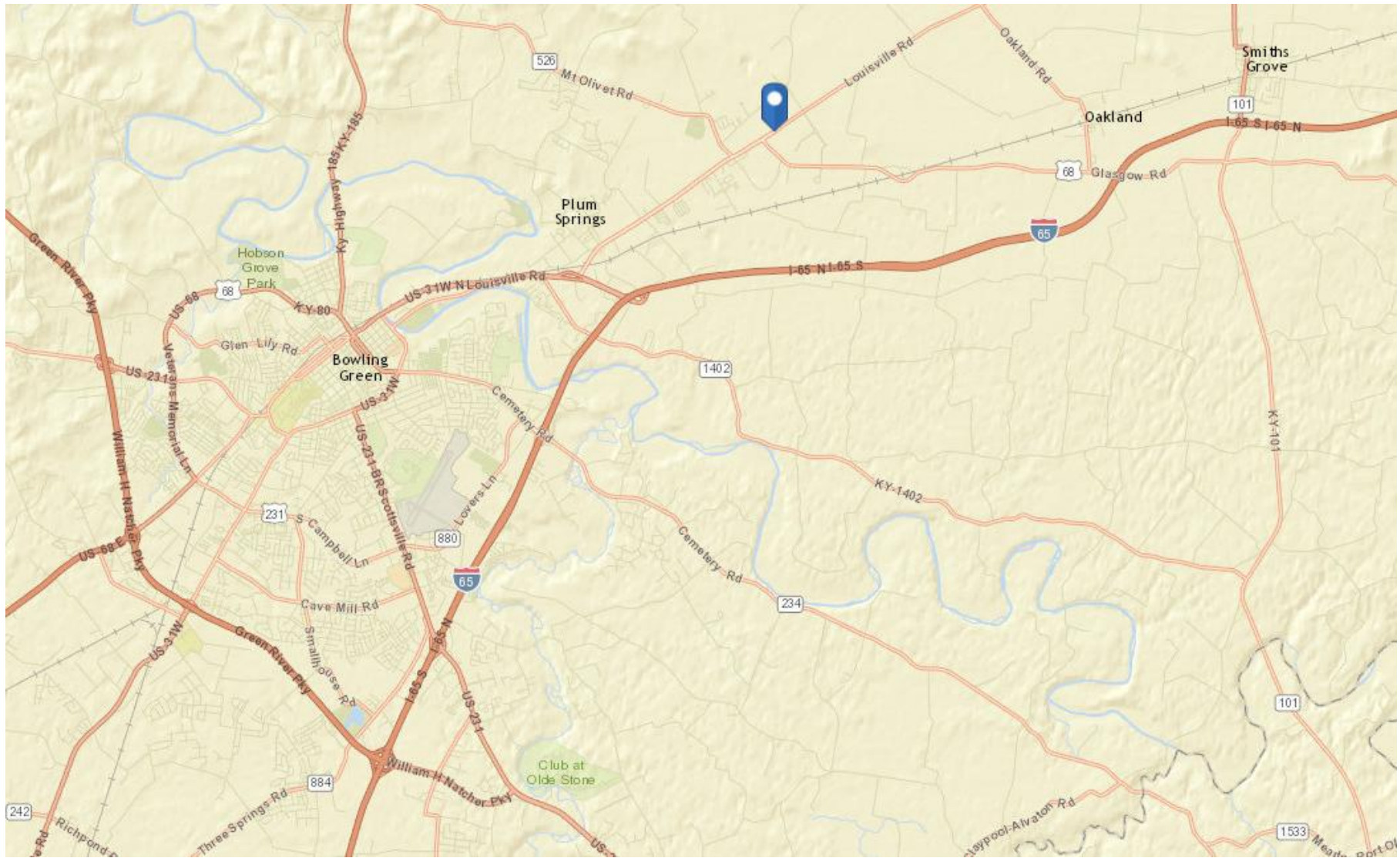
Main building has 3,600 SF with 11'-15' overhead clearance and attached building has 2,000 SF. Excellent growth area surrounded by commercial and residential neighbors. Adjacent to the Kentucky Transpark; a 4,000 acre state-of the art business park.

Mobile home is not included in the sale.

Bird's Eye



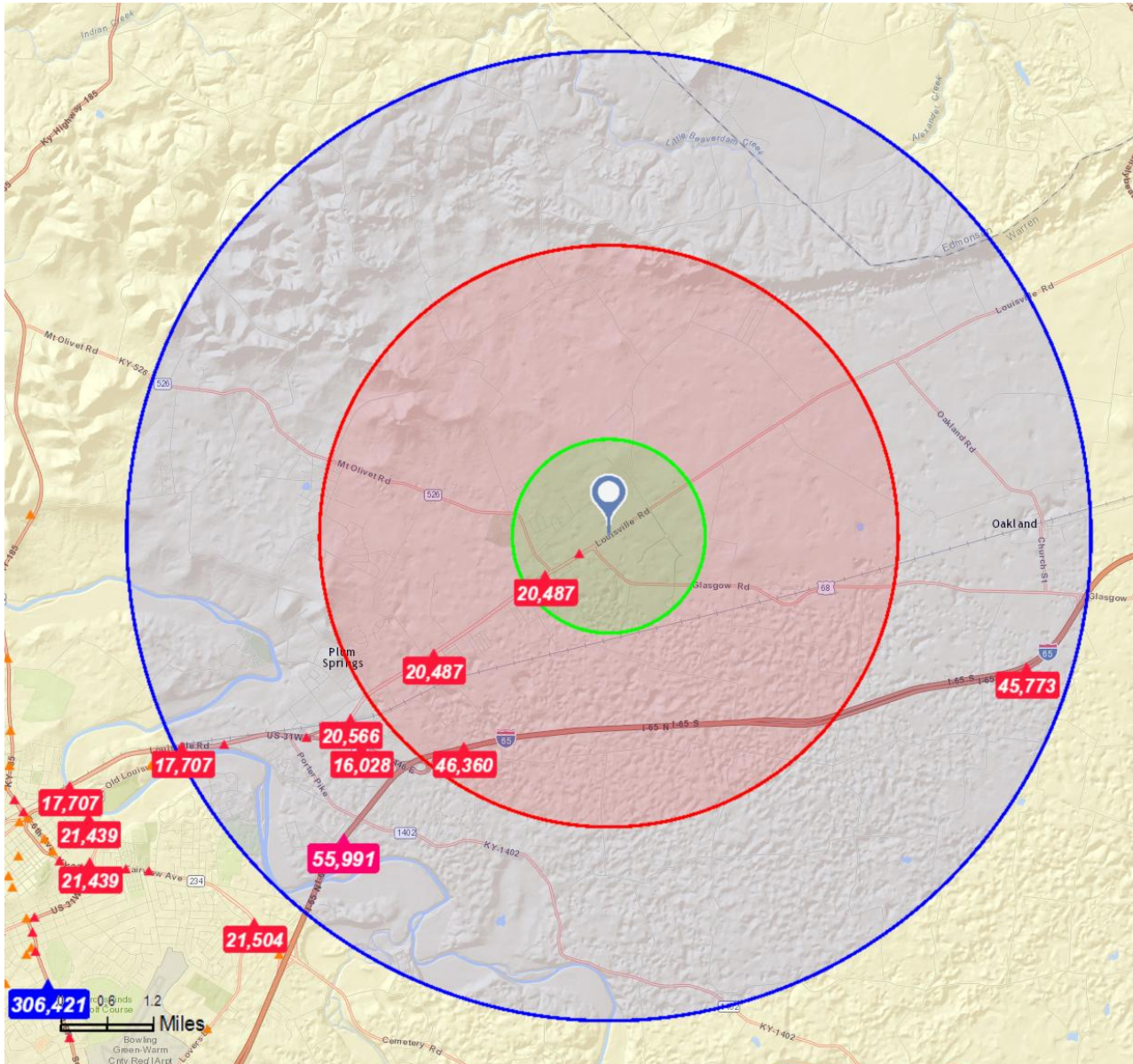
Regional Map



Aerial Map



Traffic Count



Ring Bands:

Green – 1 mile

Red – 3 miles

Blue – 5 miles

- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Demographics

Demographics Report



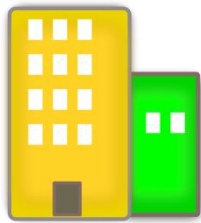
Population	1-Mile	3-Mile	5-Mile
2020 Projection	534	6,866	12,981
2015 Estimate	518	6,478	12,333
2010 Census	506	6,121	11,505
2000 Census	409	4,756	9,255
Growth 2000 - 2010	23.72%	28.70%	24.31%
Growth 2010 - 2015	2.37%	5.83%	7.20%
Growth 2015 - 2020	3.09%	5.99%	5.25%
Households			
2020 Projection	249	2,669	5,060
2015 Estimate	238	2,510	4,756
2010 Census	230	2,353	4,438
2000 Census	179	1,812	3,511
Growth 2000 - 2010	28.49%	29.86%	26.40%
Growth 2010 - 2015	3.48%	6.67%	7.17%
Growth 2015 - 2020	4.62%	6.33%	6.39%
Income - 2015			
Income < \$15,000	16.80%	14.30%	13.80%
Income \$15,000 - \$24,999	29.40%	22.10%	19.60%
Income \$25,000 - \$34,999	15.10%	13.70%	13.10%
Income \$35,000 - \$49,999	19.70%	18.90%	17.90%
Income \$50,000 - \$74,999	12.20%	17.80%	18.90%
Income \$75,000 - \$99,999	4.20%	8.00%	9.40%
Income \$125,000 - \$149,999	2.10%	3.90%	5.20%
Income \$150,000 - \$199,999	0.40%	0.70%	1.10%
Income \$200,000+	0.40%	0.60%	1.00%
2015 Est. Average Household Income	35,288	43,423	47,640
2015 Est. Median Household Income	27,046	34,884	37,145
2020 Est. Median Household Income	30,101	37,816	40,696

City Overview | Bowling Green, KY

Founded by pioneers, Bowling Green was established as a commercial and transportation center for the South Central Kentucky area and gained the official designation of county seat in Warren County, KY in 1809. Agriculture provided the town's economic base, with the main trade products being tobacco, hay and livestock.

By the late 1850's, Bowling Green boasted several manufacturing facilities as well, including an iron foundry, woolen factory, candle factory and several flour mills. Local residents enjoyed shipping excursions to Louisville by steamboat, expeditions to the exotic and mysterious Mammoth Cave, and picnicking at Beech Bend.

Today General Motors Manufacturing Plant, Holley Performance Products, Houchens Industries, SCA, Camping World, Fruit of the Loom, Russell Brands, and other major industries call Bowling Green home. Bowling Green is also home to the state's second-largest public university, Western Kentucky University. In 2014, Forbes Magazine listed Bowling Green as one of the Top 25 Best Places to Retire in the United States.



Local Business

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Top 10 Reasons To Move Your Business To Bowling Green, KY

- 1) Some of the best commercial space available anywhere
- 2) Home to many world-renowned businesses, industries and attractions
- 3) Active business community represented in Chamber of Commerce, town and state government, and other business organizations
- 4) Local pool of skilled and educated workers
- 5) Access to major highways
- 6) Great place to live--award winning schools
- 7) Safe and secure--low crime rate
- 8) Excellent planning and zoning
- 9) Historic downtown district with enticing restaurants, unique shops and architectural charm
- 10) Ranks #35 on Forbes' 2015 List Of The Best Small Places For Business And Careers

2015 Local Business Expansion Announcements

2015 has been a banner year for South Central Kentucky...

with announcements totaling \$824 million in investments and the creation of 813 new jobs.

“Bowling Green Area Chamber Of Commerce”

Bando USA, Inc. - Invested \$1 million in improvements

Bendix Spicer Foundation Brake, LLC - Invested \$8.79 million, creating 90 new jobs

Bluegrass Supply Chain Services - \$5.185 million in capital investment, creating 55 new jobs

Bowling Green Metalforming - \$261 million in capital investment, adding up to 388 new jobs

Delta Faucet Company - A substantial capital investment resulted in over 60 new jobs

Final Finish - Invested \$150,000 in improvements

General Motors Bowling Green Corvette Assembly Plant - Investing \$439 million in improvements

Graham Packaging Company - Capital investment will reach \$31.5 million and create 68 new jobs

KapStone Container Corporation - \$4.5 million in capital investment , adding up to 30 new jobs

Kiriu USA - Invested \$2.1 million in improvements

ProCom Heating, Inc - Complete project will bring \$19.1 million in capital investment and 37 new jobs

Solrac Corp - Invested \$1 million in improvements

Trace Die Cast, Inc. - Invested \$8.5 million and created 20 new jobs

TMS Automotive, LLC - Will invest \$5 million and create 38 new jobs

Vector Horizon Technologies, LLC - Expansion project will create 20 new jobs

West Park Industries, Inc. - Invested \$235,000 and created 12 new jobs