



BHG REALTY

Offering Memorandum

*5421 Scottsville Road
Bowling Green, KY 42101*

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EXECUTIVE SUMMARY

This offering presents a 5.32-acre multifamily development located at 5421 Scottsville Road in Bowling Green, Kentucky, approved and rezoned for 20 duplex buildings totaling 40 residential units. The project has already progressed with 12 units completed as part of a modern development constructed in 2022. The property also includes a 5,000-square-foot clubhouse that enhances resident appeal and offers additional income potential, along with 12 on-site storage units. With entitled density, recent construction, and existing improvements in place, the property is well-positioned for continued residential development and long-term investment along Scottsville Road.

Offering Highlights:

- **5.32-acre** site approved and rezoned for **20 duplexes** (40 total units)
- 12 residential units already constructed
- New construction completed in 2022
- **5,000 SF** clubhouse amenity with rental income potential
- **12 on-site storage units**

PROPERTY OVERVIEW

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LIST PRICE: \$3,490,000



ADDITIONAL AMMENITIES:

CLUBHOUSE SPACE: 5,000 S.F.

STORAGE UNITS: 12

CLOSE PROXIMITY TO RETAIL,
DINING, AND SERVICES

EASY ACCESS TO MAJOR
COMMUTER ROUTES

PROPERTY FACTS:

**5421 SCOTTVILLE RD,
BOWLING GREEN, KY**

PROPERTY TYPE:
MULTIFAMILY RESIDENTIAL DEVELOPMENT

ZONING: RM4

LOT SIZE: 5.32 ACRES

YEAR BUILT: 2022

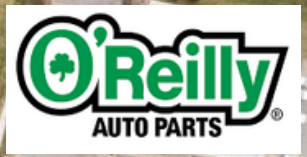
UNIT TYPE: DUPLEX

UNITS IN PLACE: 12

TOTAL APPROVED UNITS: 40

CLUBHOUSE SPACE:
5,000 S.F.

AREA OVERVIEW



POPULATION	
1 MILE	3,467
3 MILES	29,380
5 MILES	70,162

HOUSEHOLD	
1 MILE	1,343
3 MILES	11,587
5 MILES	28,127

PROJECTED ANNUAL POPULATION GROWTH 2025-2030	
1 MILE	1.88%
3 MILES	1.46%
5 MILES	1.35%

MEDIAN HOUSEHOLD INCOME	
1 MILE	\$64,959
3 MILES	\$69,725
5 MILES	\$69,445

Peachtree Place



25,000 AADT

SCOTTSVILLE ROAD

INVESTMENT HIGHLIGHTS

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Approved Multifamily Development

5.32-acre site approved and rezoned for 20 duplex buildings totaling 40 residential units, providing a clear development path and defined density.

Existing Improvements in Place

The property includes 12 completed residential units, allowing a buyer to build on existing development momentum rather than starting from raw land.

New Construction Community

Residential units and amenities were constructed in 2022, featuring modern design and layouts consistent with current market demand.

Amenity-Driven Design

A 5,000 SF community clubhouse enhances tenant appeal and provides additional income potential, complemented by 12 on-site storage units.

Flexible Development Opportunity

Supports phased development, allowing remaining units to be constructed over time while leveraging existing improvements and infrastructure.

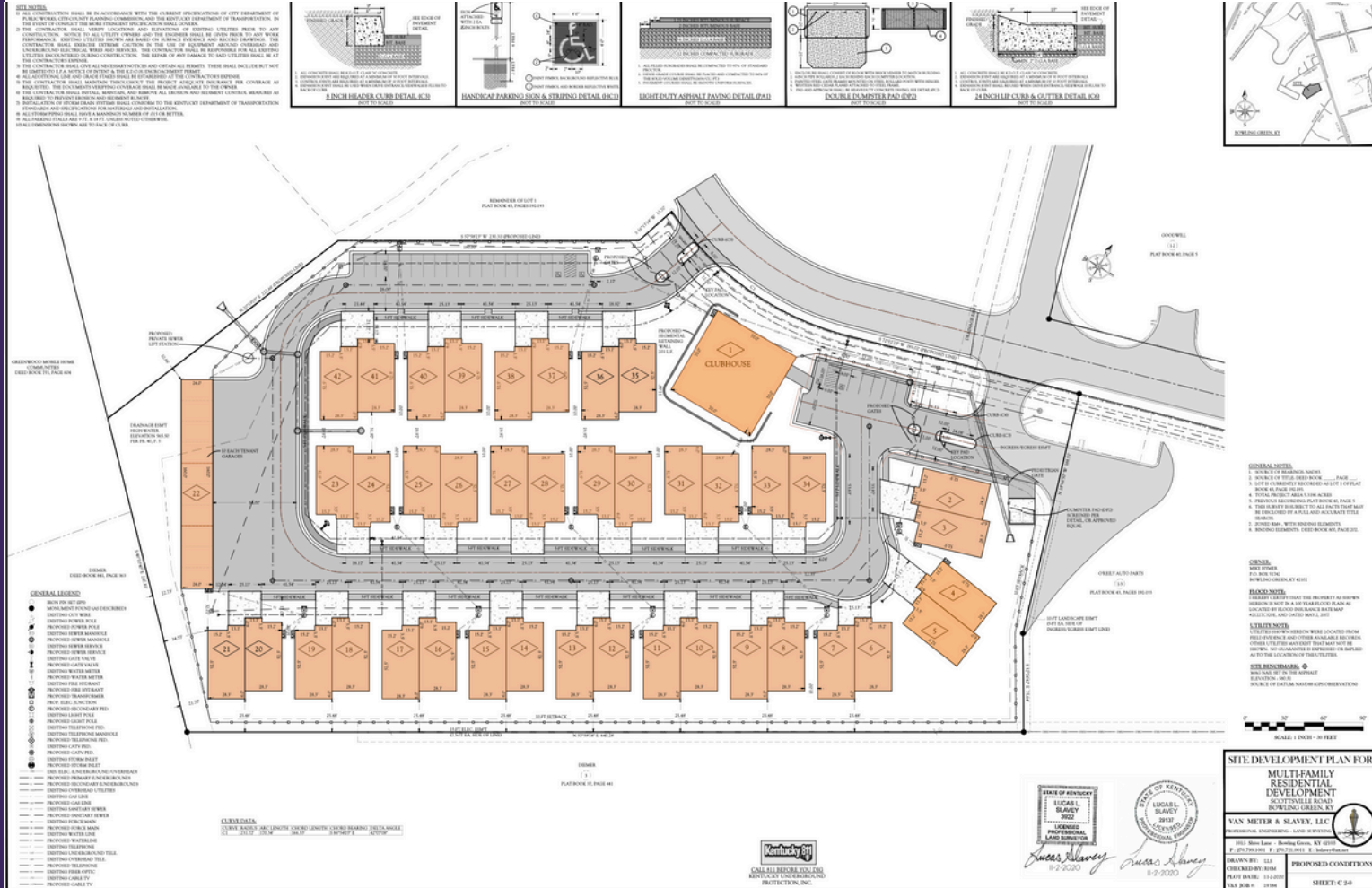
Convenient Scottsville Road Location

Positioned along Scottsville Road with convenient access to nearby retail, services, and surrounding residential areas.

SITE PLAN

The site is approved for 40 Units.

12 units are currently in place.



PROPERTY PHOTOS



PROPERTY CONTACT:



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