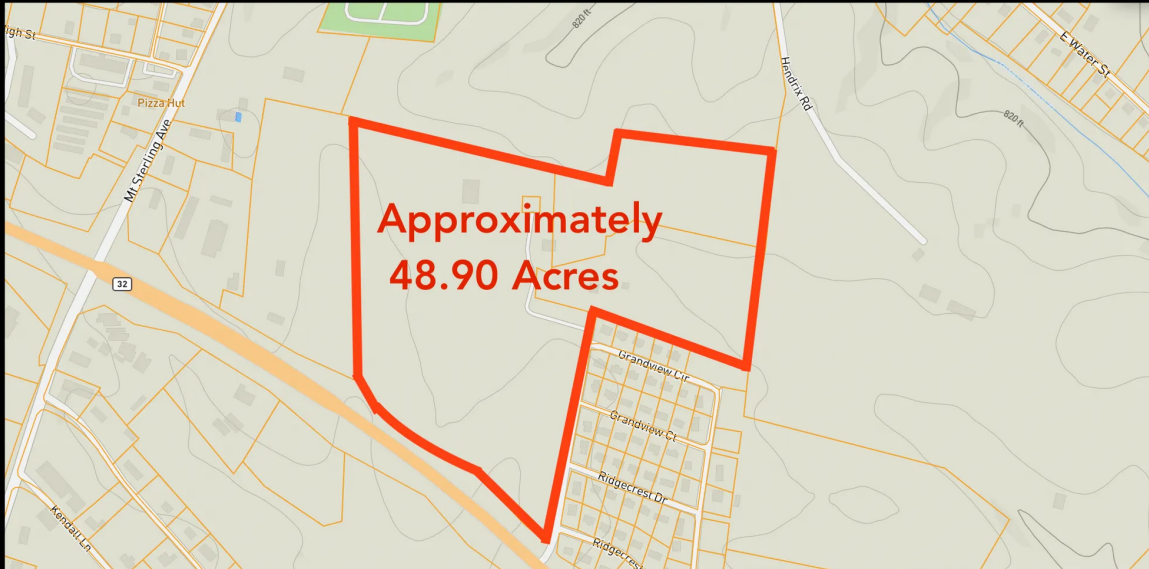


275 TRAVERSE WAY

Flemingsburg, KY 41041



Derrick Plunkett 859 620 5830



PROPERTY DESCRIPTION

Introducing an exceptional investment opportunity in the heart of Fleming County, Kentucky. This prime property, strategically zoned R-1, offers a lucrative prospect for office and land investors seeking a solid foundation for development. Positioned in the thriving Fleming County area, this parcel presents a promising canvas for creating an office space or land investment venture. With its ideal zoning and strategic location, this property is poised to be a lucrative asset for those looking to capitalize on the burgeoning potential of the Fleming County market. Discover the possibilities and make your mark in this dynamic and promising location.

PROPERTY HIGHLIGHTS

- Zoned R-1
- Strategic location
- Ideal for office development
- Lucrative investment opportunity
- Promising canvas for development

OFFERING SUMMARY

Sale Price:	\$1,712,200
Lot Size:	48.9 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	5	20	212
Total Population	14	55	568
Average HH Income	\$67,491	\$69,536	\$46,034

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DERRICK PLUNKETT

Commercial Senior Director

O: 859.620.5830

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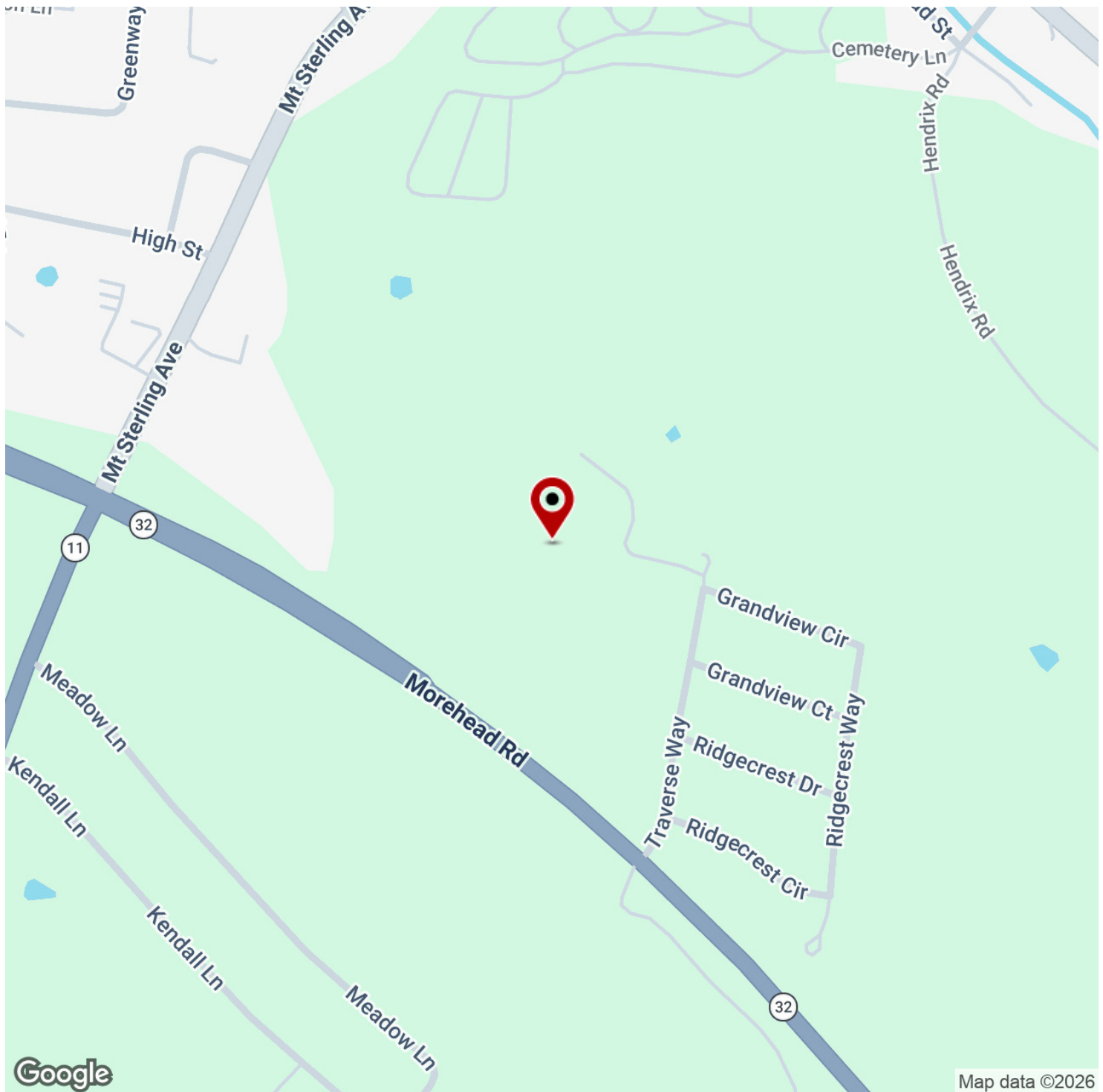
KW COMMERCIAL
7210 Turfway Road
Florence, KY 41042

LAND FOR SALE



275 TRAVERSE WAY

Flemingsburg, KY 41041



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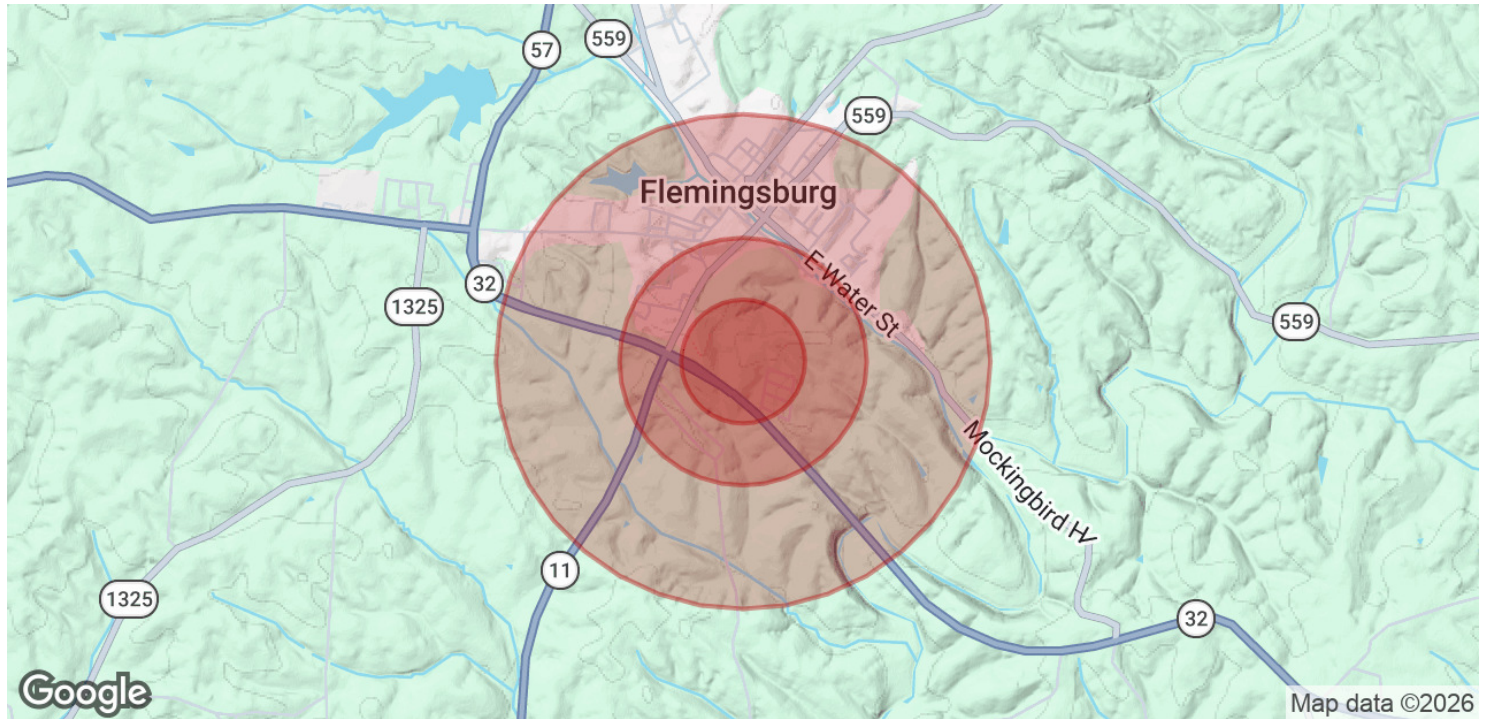
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Each Office Independently Owned and Operated kwcommercialagent.com

275 TRAVERSE WAY

Flemingsburg, KY 41041



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	14	55	568
Average Age	43.0	42.3	31.5
Average Age (Male)	42.4	41.9	26.8
Average Age (Female)	43.1	42.3	37.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	5	20	212
# of Persons per HH	2.8	2.8	2.7
Average HH Income	\$67,491	\$69,536	\$46,034
Average House Value	\$163,862	\$149,224	\$125,018

2023 American Community Survey (ACS)

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