

ATLANTIS SWIM CLUB

Turn-Key business opportunity

Fun for all ages – perfect for family entertainment

Modern amenities throughout the facility



SPECIAL PURPOSE INVESTMENT OPPORTUNITY

CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	6
DEMOGRAPHICS	10
ADVISOR BIOS	12

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The purpose of this analysis is to provide summary information to prospective investors and to establish a preliminary level of interest in the property. THE INFORMATION IS NOT A SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION BY THE PROSPECTIVE INVESTOR. Although the information contained herein has been secured by sources believed to be reliable, Barron Commercial Group. makes NO REPRESENTATION OF WARRANTY, EXPRESS OF IMPLIED, AS TO THE ACCURACY OF THE INFORMATION, including but not limited to number of legal units, income and expenses of the property; projected financial performance of the property; size and square footage of the property; presence or absence of contaminating substances, lead, PCB's or asbestos; compliance with the Americans with Disabilities Act; physical condition or age of the property or improvements' suitability for a prospective investors' intended use; or financial condition of occupancy plans of tenant. Barron Commercial Group. has not conducted an investigation for verified the information.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE ALLOW 24-48 HOUR NOTICE IN SCHEUDLING YOUR SHOWING.



1 | PROPERTY INFORMATION

Executive Summary

Additional Photos



OFFERING SUMMARY

Sale Price:	\$1,600,000
Building Size:	3,264 SF
Lot Size:	170,269 SF
Number of Units:	4
Price / SF:	\$490.20
Year Built:	1984
Zoning:	B-4

PROPERTY OVERVIEW

Fun for all ages, Atlantis Swim and Sports Complex has everything you need to entertain your family. They are equipped with modern amenities, including a wave pool, waterslide, kiddie pool, general purpose pool, diving well, mini-golf course, volleyball court, outside exercise area, tennis court, and basketball courts, offering plenty of ways to swim, play, and stay active.

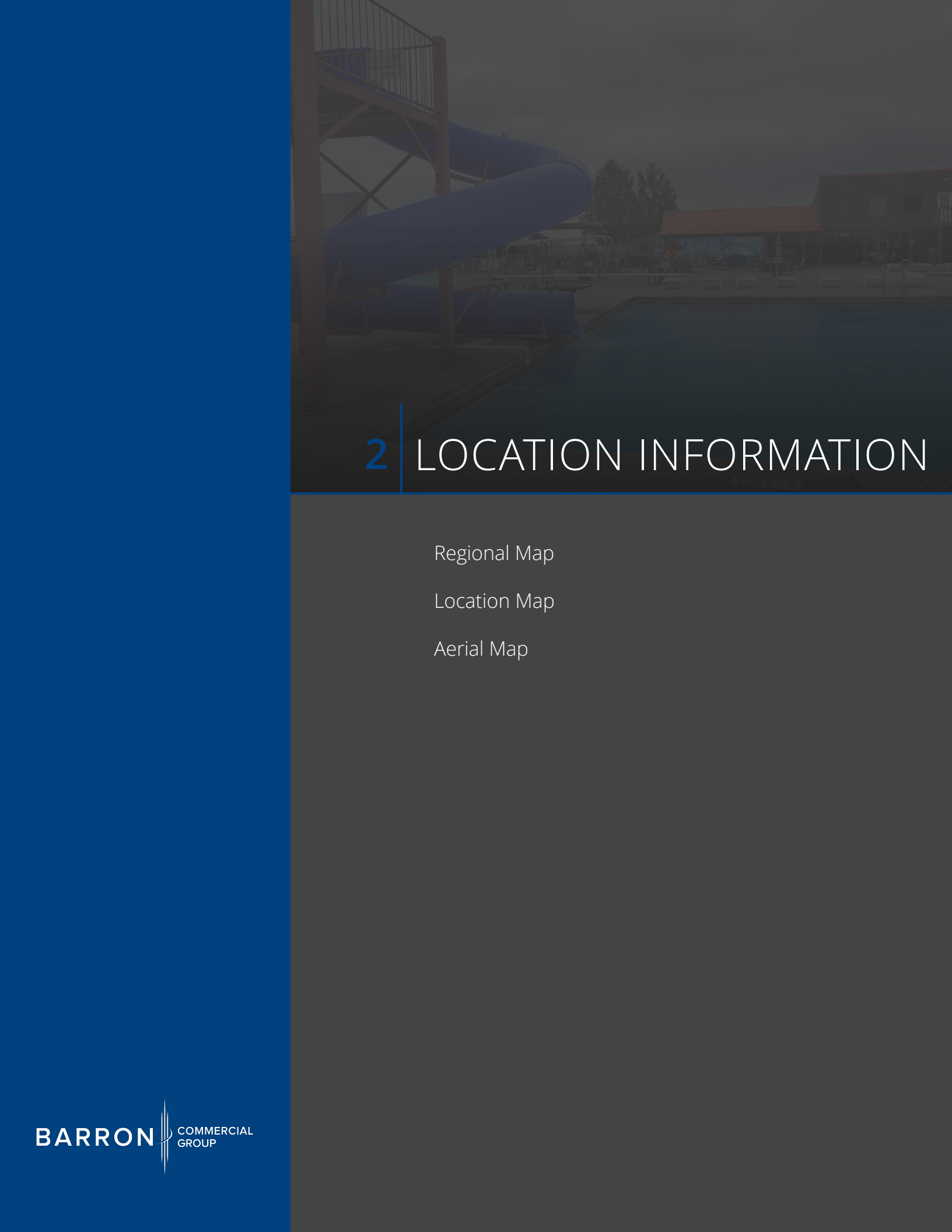
LOCATION OVERVIEW

Explore the lively surroundings of the property in Owensboro, KY, where a family fun center with pools offers an enticing attraction for visitors and locals alike. Situated in a thriving commercial district, the area presents an array of opportunities for investors interested in a thriving family fun center. This location is well-suited for businesses looking to appeal to a wide demographic of individuals and families. This vibrant community is an ideal choice for those seeking a commercial investment that combines business potential with family-friendly leisure activities.

PROPERTY HIGHLIGHTS

- Turn-Key business opportunity
- Fun for all ages – perfect for family entertainment
- Modern amenities throughout the facility



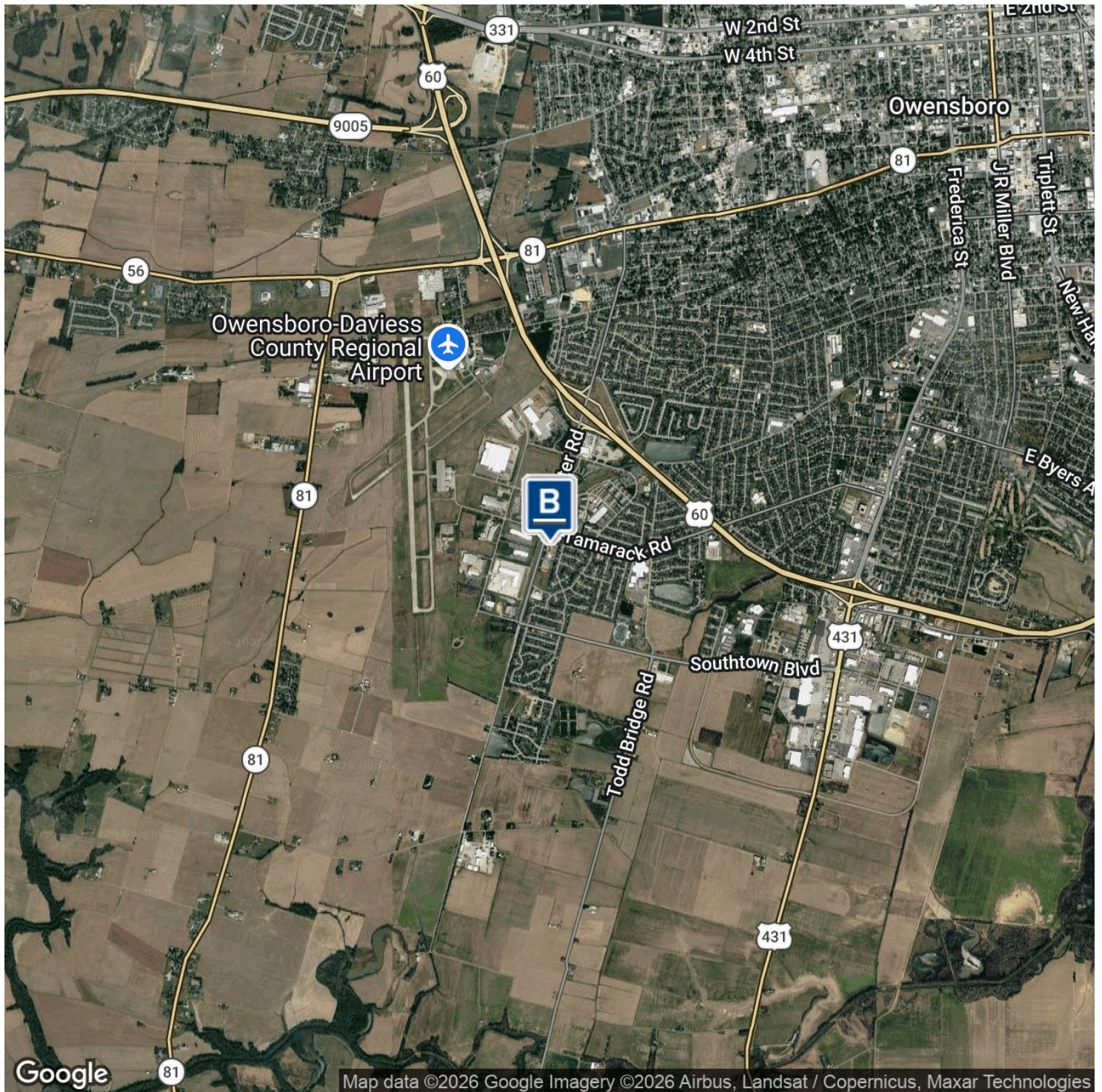


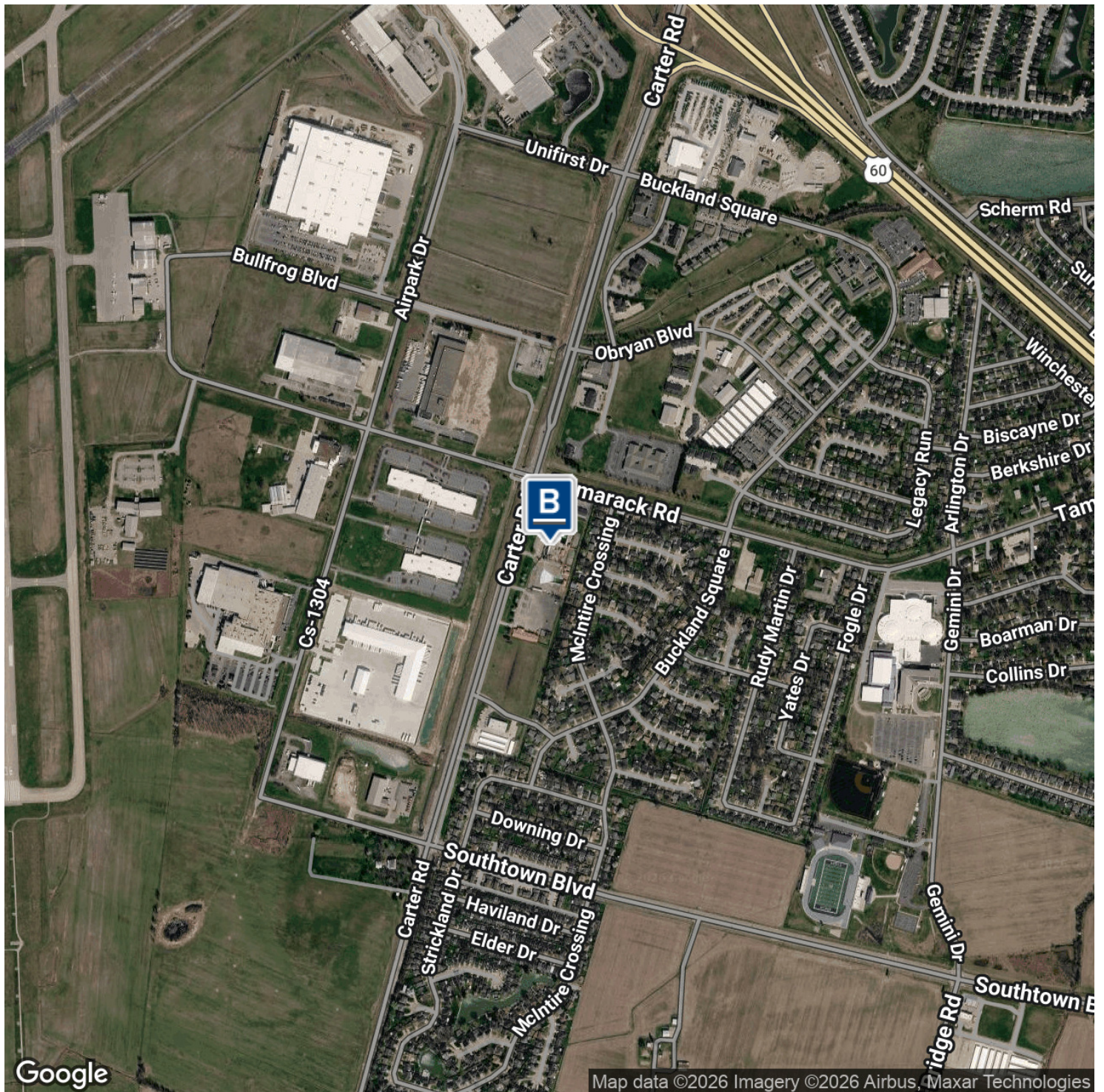
2 | LOCATION INFORMATION

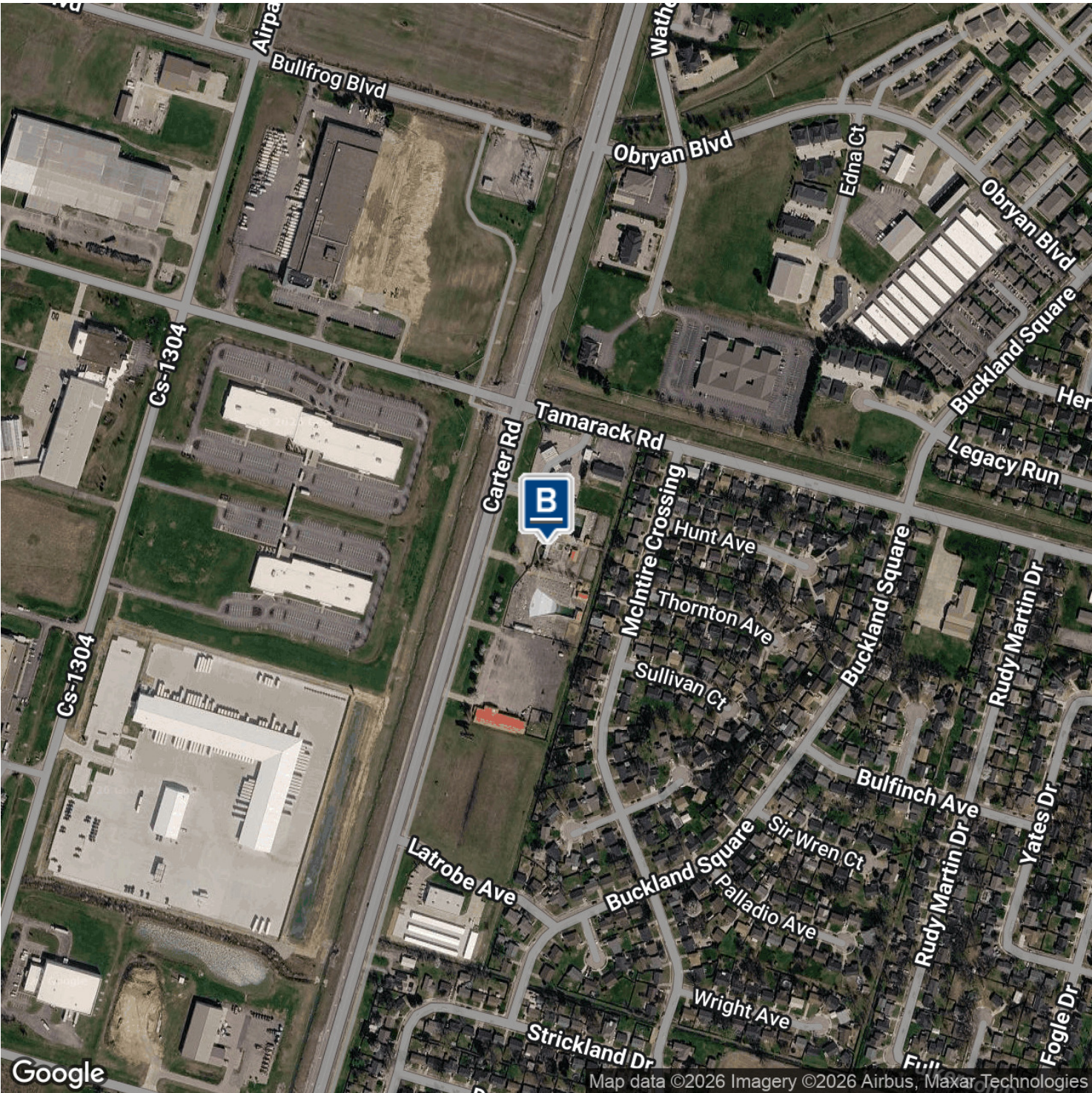
Regional Map

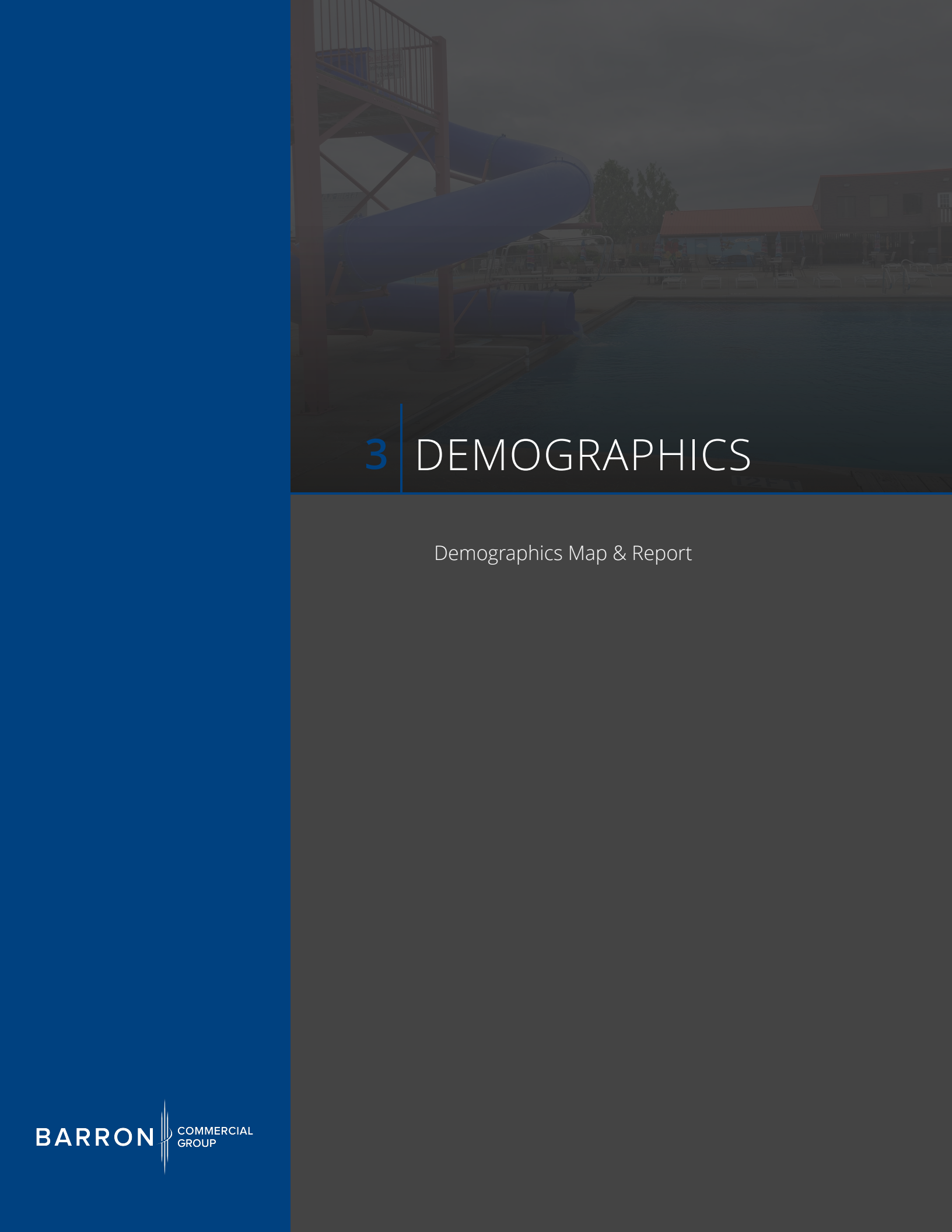
Location Map

Aerial Map



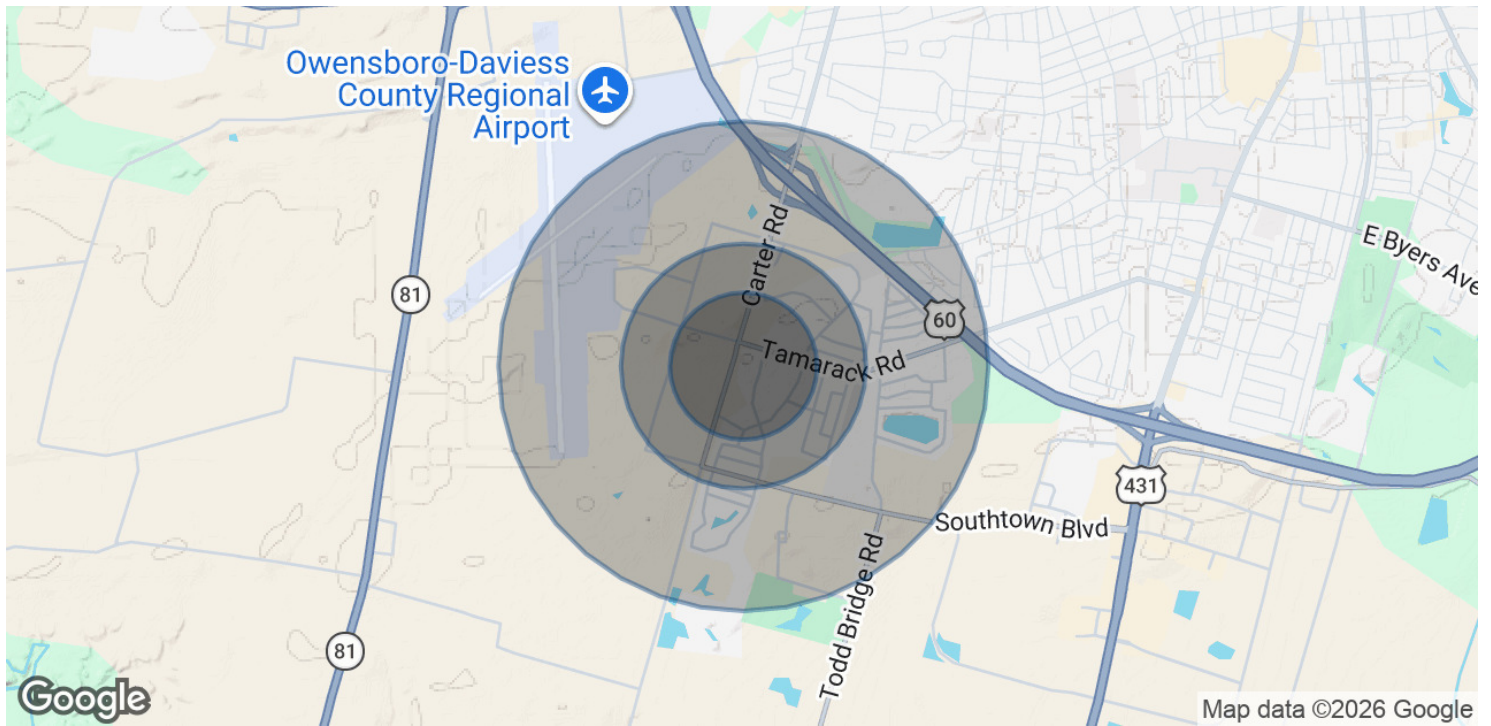






3 | DEMOGRAPHICS

Demographics Map & Report

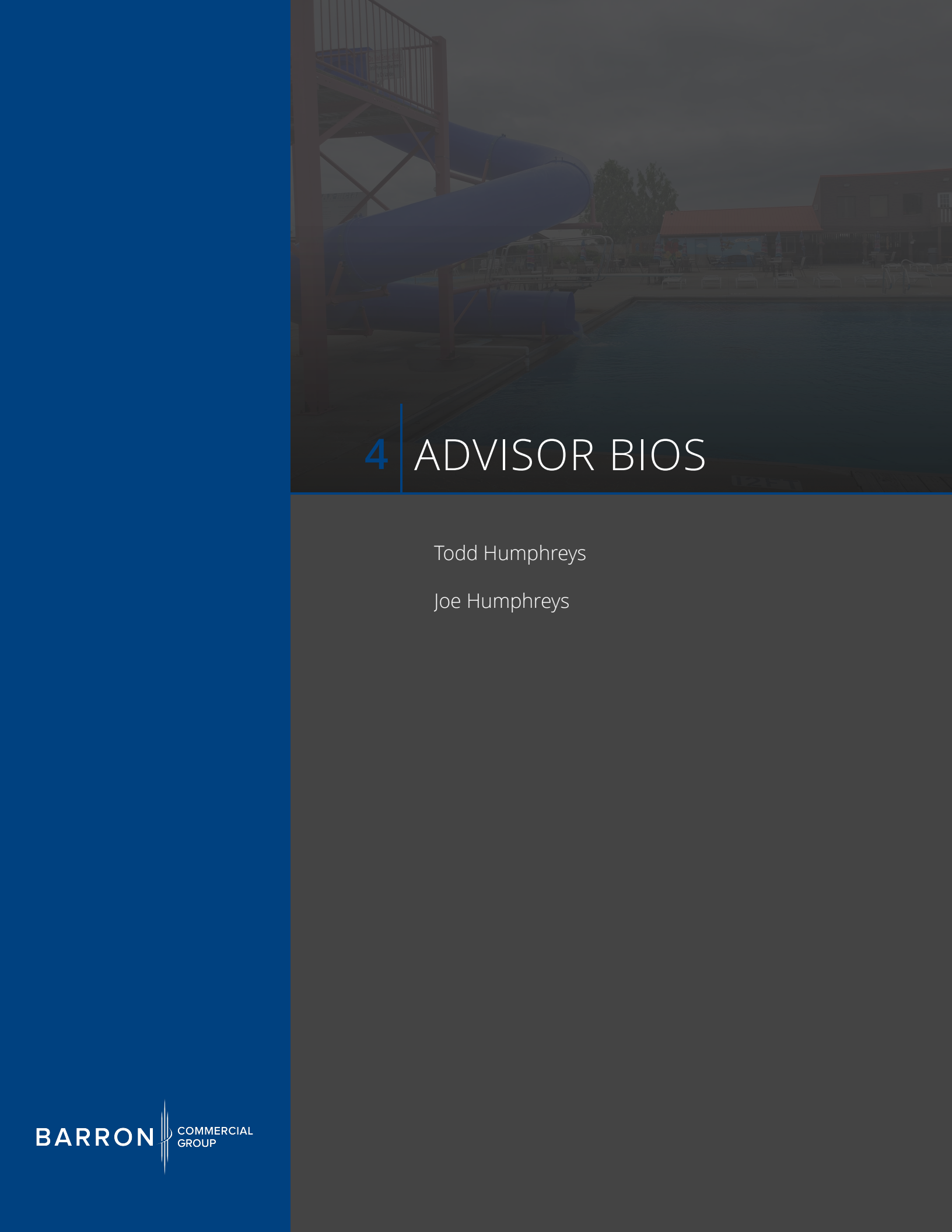
**POPULATION**

	0.3 MILES	0.5 MILES	1 MILE
Total Population	853	2,210	5,155
Average Age	37	37	38
Average Age (Male)	36	35	36
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	343	893	2,134
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$79,039	\$81,672	\$79,743
Average House Value	\$191,386	\$188,299	\$182,010

2020 American Community Survey (ACS)



4 | ADVISOR BIOS

Todd Humphreys

Joe Humphreys

**TODD HUMPHREYS****CEO/Sr. Advisor**

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PROFESSIONAL BACKGROUND

Todd began his career in 1986 as a retail sales manager for Kinney Shoe Corporation. He moved over to finance after 5 years in retail sales management to work for ITT Financial as a Branch Manager.

Moving from a finance company to a bank after 2 years, Todd performed many positions at three different banks over a 20 year period. He was a branch manager, mortgage loan officer, Business Banking Officer overseeing 10 branches to finally a Vice President of Commercial Lending his last 5 years of his banking career.

Then, in 2009, Todd entered real estate development and property management with Gateway Commercial Properties. Gateway developed 7 acres adjacent to Walmart on highway 54 in Owensboro, KY building two retail strip centers that Todd fully leased. Todd then sold land to Goodwill Industries to build a new Eastside Owensboro location. The development was completed by selling remaining land and building offices for Kentucky Farm Bureau and Davita Dialysis.

In 2020, Todd joined forces with Owensboro's only dedicated Commercial Real Estate brokerage firm, Barron Commercial Group. Barron has deep roots in Owensboro with over a 50 year history in commercial real estate sales and leasing, development, and property management as well as tenant representation. Barron has developed a network of commercial real estate relationships extending to every major market in the United States. Whether the need is local or national, we have the experience and expertise, the tools, and the people to get the job done.

EDUCATION

Studied Business at Western Kentucky University.

**JOE HUMPHREYS****Commercial Advisor**

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Direct: **270.485.1707** | Cell: **270.485.1707****PROFESSIONAL BACKGROUND**

Commercial real estate agent with a background built on discipline, leadership, and hard work. A former NCAA football player at Miami University before finishing his collegiate career at Murray State University, where he earned a bachelor's degree in integrated studies with a minor in Business Administration. While attending Murray State, he also gained experience working in the banking industry.

Today, Joe enjoys helping clients identify commercial real estate opportunities that create long-term value while building relationships founded on trust, integrity, and clear communication. Outside of work, he is passionate about fitness, the outdoors, and growing in his faith.

EDUCATION

Studied at Murray State University