



BHG REALTY

Offering Memorandum

*5421 Scottsville Road
Bowling Green, KY 42101*

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EXECUTIVE SUMMARY

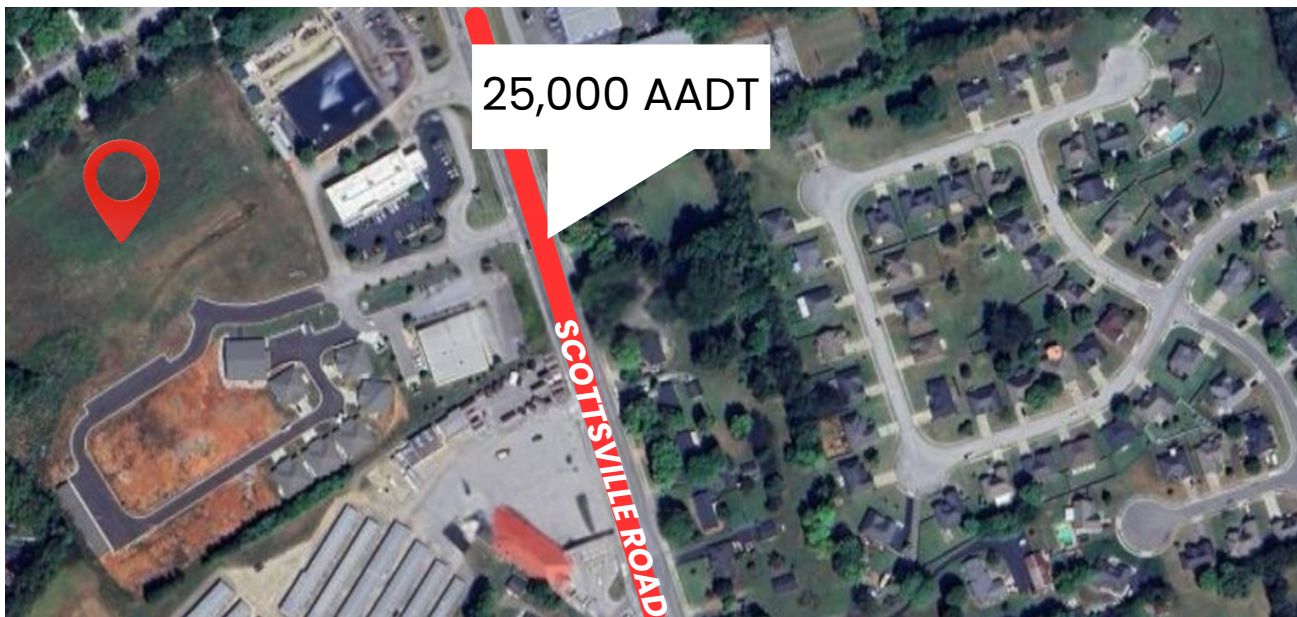
This offering presents a rare 8-acre multifamily development opportunity located at 5421 Scottsville Road in Bowling Green, Kentucky. The site is fully approved and zoned for a 152-unit, two-story multifamily development, providing a turnkey development opportunity with entitlements already in place. Positioned in a desirable growth corridor along Scottsville Road with strong traffic exposure and convenient access to surrounding residential neighborhoods, retail, and services, the property offers scale that is increasingly difficult to find in the area. With zoning approvals secured and a defined unit count, the site is well-suited for developers seeking an entitled multifamily project in a high-demand location.

Offering Highlights:

- **8-Acre** vacant multifamily development site
- Approved for **152 two-story residential units**
- Fully zoned and entitled, offering a turnkey development opportunity
- **Rare large-scale multifamily site** in a desirable Scottsville Road location
- Strong traffic exposure and proximity to nearby residential growth, retail, and services

PROPERTY OVERVIEW

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PROPERTY FACTS:

**5421 SCOTTSVILLE RD,
BOWLING GREEN, KY**

**PROPERTY TYPE:
MULTIFAMILY DEVELOPMENT LAND**

ZONING: RM4

LOT SIZE: 8 ACRES

**APPROVED DENSITY:
152 RESIDENTIAL UNITS**

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

INVESTMENT HIGHLIGHTS

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Fully Entitled Multifamily Site

8-acre development parcel approved and zoned for a 152-unit, two-story multifamily community, offering a clear and defined development path.

Concept Plan in Place

A professionally prepared conceptual site plan outlines building layout, internal circulation, and parking, reducing upfront planning time for a future developer.

Diverse Unit Mix

Planned mix of one-, two-, and three-bedroom units supports broad market appeal and leasing flexibility.

Parking Above Minimums

Concept plan provides 331 parking spaces, exceeding required minimums and supporting long-term functionality and tenant convenience.

Rare Scale in Desirable Location

Infrequently available large-scale multifamily site along Scottsville Road with strong surrounding residential growth and traffic exposure.

Turnkey Development Opportunity

Zoning approvals, defined density, and conceptual planning already in place allow a buyer to move directly into design refinement and development execution.

PROPERTY CONTACT:



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