



BHG REALTY

Offering Memorandum

*0 Scottsville Road
Alvaton, KY 42101*

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EXECUTIVE SUMMARY

This offering presents a well-positioned residential development opportunity at 0 Scottsville Rd, located on the west side of the road in one of South Warren County's most desirable and expanding areas. The property consists of vacant land that has been rezoned to RS-1B, Single-Family Residential, and is planned for 157 single-family lots. Located within an area experiencing continued residential development and consistent household growth, the site benefits from its position along the Alvaton corridor, one of South Warren County's most active and steadily growing residential areas. With zoning secured and subdivision planning underway, the property represents a scalable single-family development opportunity in a proven growth pocket of the greater Bowling Green market.

Offering Highlights:

- ***157 Planned Single-Family Lots with subdivision layout in place***
- ***Rezoned RS-1B, allowing for single-family residential development***
- ***Located on Scottsville Road within the expanding South Warren corridor***
- ***Positioned within a Predominantly Owner-Occupied Trade Area supporting long-term residential stability***
- ***Surrounded by Established Residential Growth in one of Bowling Green's most active housing submarkets***

EXECUTIVE SUMMARY

MARKET SNAPSHOT

PRIMARY TRADE AREA (3-5 MILES)

Population: 4,638 (3-mile) | 13,234 (5-mile)

Households: 1,717 (3-mile) | 5,051 (5-mile)

Annual Growth: ~1.7% ~ 2.1%

Median Household Income: \$86,000 - \$96,000

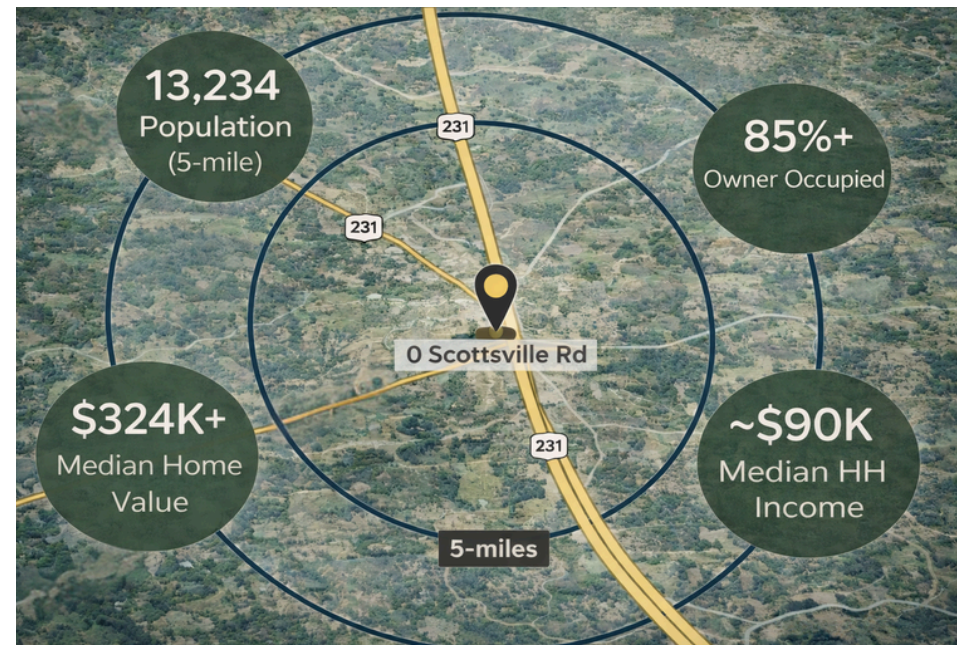
Median Home Value: \$324,000 +

Owner Occupied: 85% ~ 95%

Median Age: ~ 41

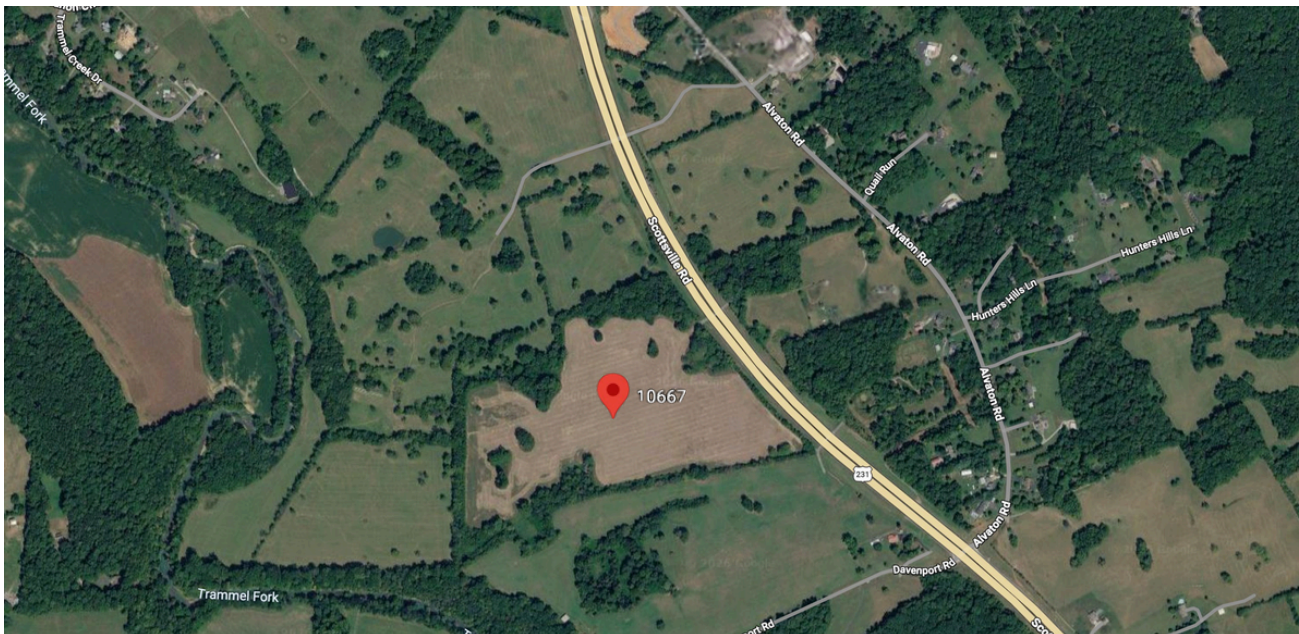
DEVELOPMENT POSITIONING

- 157 Planned Single-Family Lots
- Rezoned **RS-1B**
- Located Along Scottsville Road
- Positioned Within A Growing Residential Corridor
- Supported by a Stable, Owner-Occupied Trade Area



PROPERTY OVERVIEW

BHG REALTY



PROPERTY FACTS:

**0 SCOTTSVILLE RD,
ALVATON, KY**

**PROPERTY TYPE:
SINGLE FAMILY RESIDENTIAL**

ZONING: RS-1B

TOTAL LOT SIZE: 61 ACRES

INDIVIDUAL LOTS: ± .25 ACRES

**TOTAL NUMBER OF PROJECTED LOTS:
157 LOTS**

SITE PLANS



PROPERTY PHOTOS



DEMOGRAPHIC SUMMARY (5 MILES)

KEY FACTS

13,234

Population



5,051

Households

40.8

Median Age

\$68,421

Median Disposable Income

EDUCATION

2.9%

No High School Diploma



27.7%

High School Graduate



29.3%

Some College/
Associate's Degree



40.0%

Bachelor's/Grad/
Prof Degree

EMPLOYMENT



67.9%

White Collar



23.8%

Blue Collar



10.6%

Services

3.2%

Unemployment Rate

INCOME



\$86,805

Median Household Income



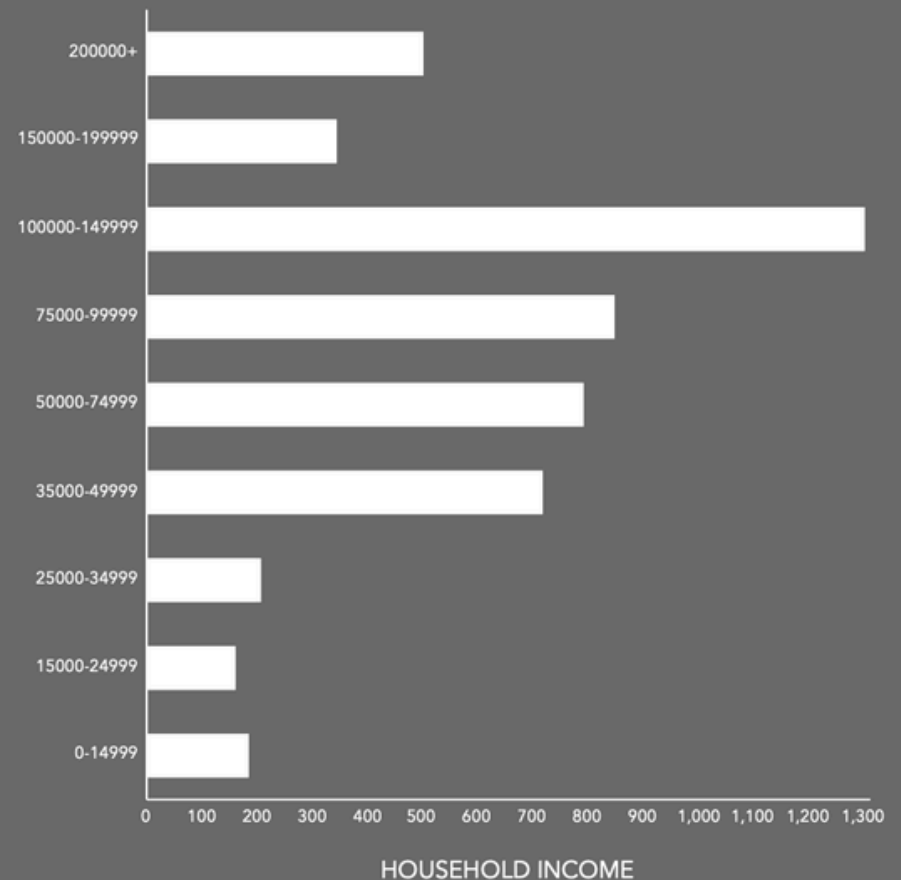
\$42,691

Per Capita Income



\$343,799

Median Net Worth



COMMUNITY SUMMARY (5 MILES)

13,234	1.70%	2.61	26.7	40.8	\$86,805	\$324,645	\$343,799	23.8%	57.8%	18.4%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



10.6%
Services

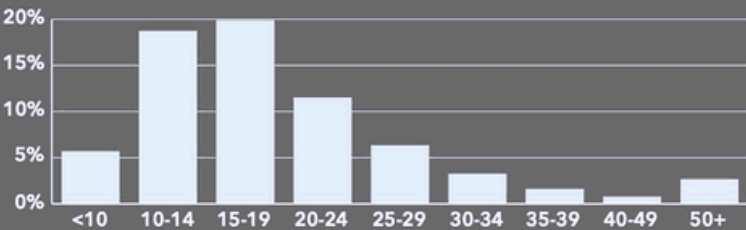


23.8%
Blue Collar



65.6%
White Collar

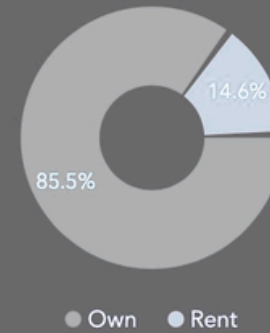
Mortgage as Percent of Salary



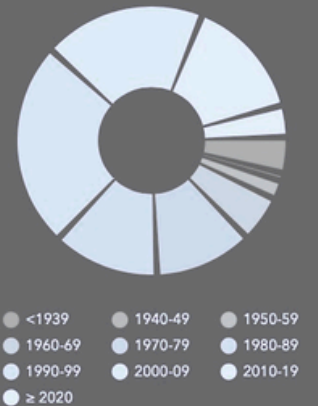
Age Profile: 5 Year Increments



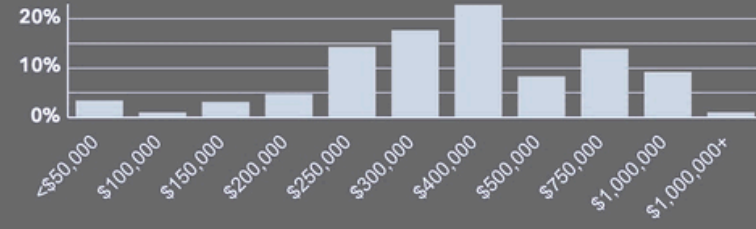
Home Ownership



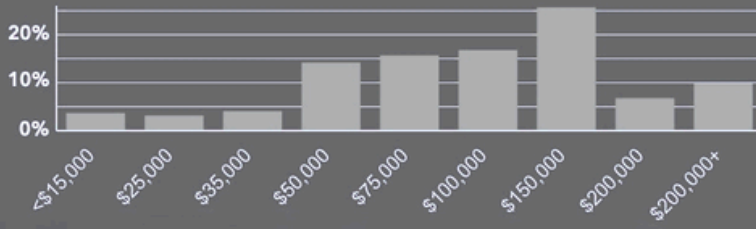
Housing: Year Built



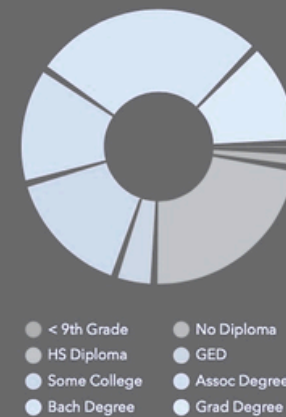
Home Value



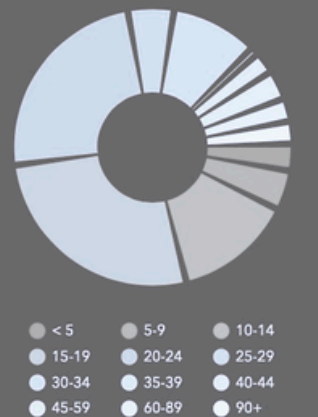
Household Income



Educational Attainment



Commute Time: Minutes



Dots show comparison to Warren County

PROPERTY CONTACT:



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