



COPPERWOOD

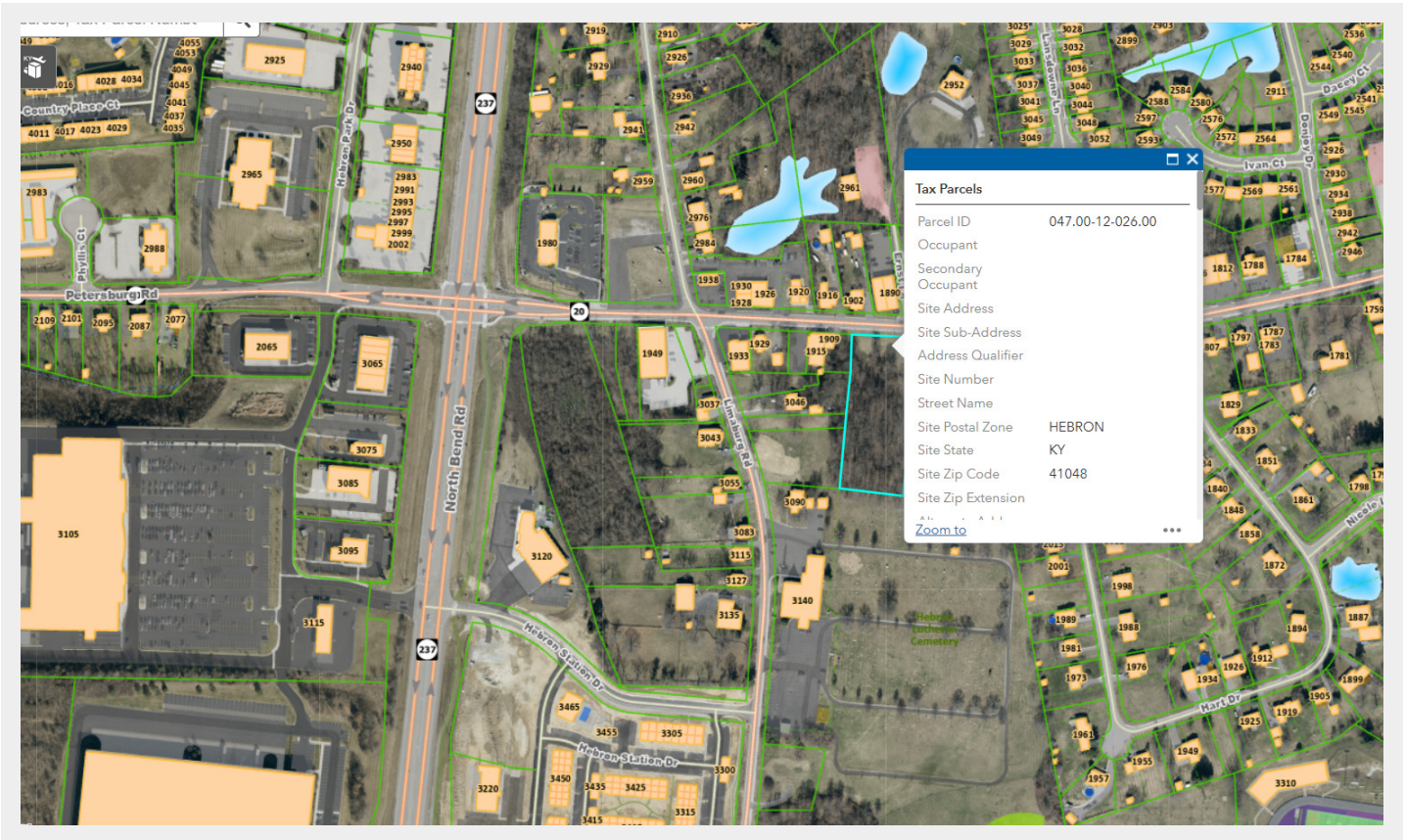
• REALTY GROUP •

Copperwood Realty Group

2834 Chancellor Drive, Suite 208, Crestview Hills, KY 41017

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LAND FOR SALE

1889 PETERSBURG ROAD

HEBRON, KY 41048

For More Information Contact:

SEAN BRADLEY

859.640.5512

sean@copperwoodrg.com

SECTION 1

PROPERTY INFORMATION

1889 PETERSBURG ROAD

For More Information Contact:

SEAN BRADLEY

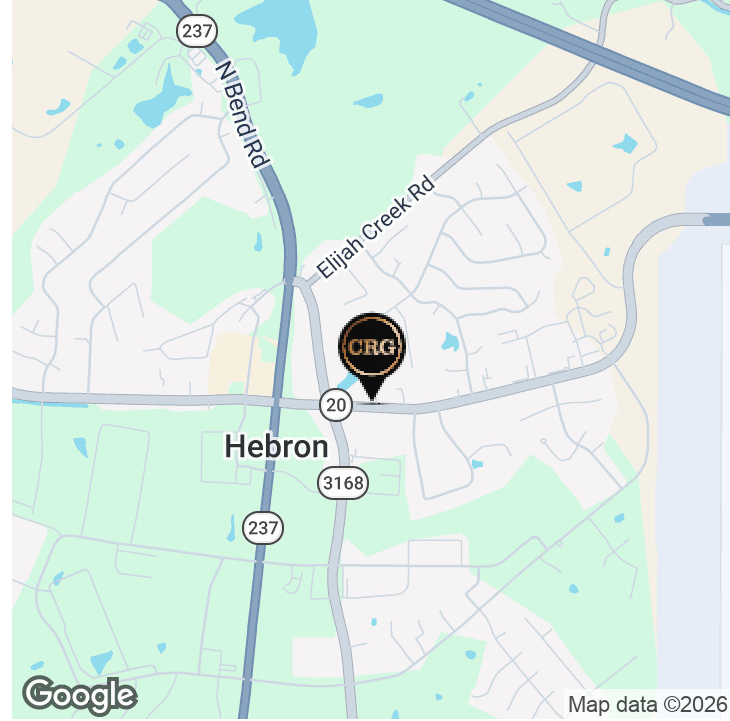
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OFFERING SUMMARY

Sale Price:	\$175,000
Available SF:	
Price / Acre:	-

PROPERTY OVERVIEW

This exceptional parcel at 1889 Petersburg Road presents a rare opportunity to acquire a versatile tract of land tailored to accommodate future commercial or light industrial endeavors. The well-positioned site offers clear, level acreage ready for infrastructure build-out, providing a blank canvas for custom facility design. Investors will appreciate the straightforward access and ability to control the development timeline, with the flexibility to pursue a single-user campus, build-to-suit project, or phased industrial park. Every aspect of the offering underscores the potential for a value-add land investment within a stable and strategically located market.

PROPERTY HIGHLIGHTS

- Expansive land parcel with development-ready topography
- Utilities available at site perimeter for convenient hookups
- Generous frontage along Petersburg Road for accessibility
- Ideal for industrial, warehouse, or commercial campus plans
- Flexible zoning allows a wide range of end uses
- Minimal site preparation required before construction

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PROPERTY DESCRIPTION

This exceptional parcel at 1889 Petersburg Road presents a rare opportunity to acquire a versatile tract of land tailored to accommodate future commercial or light industrial endeavors. The well-positioned site offers clear, level acreage ready for infrastructure build-out, providing a blank canvas for custom facility design. Investors will appreciate the straightforward access and ability to control the development timeline, with the flexibility to pursue a single-user campus, build-to-suit project, or phased industrial park. Every aspect of the offering underscores the potential for a value-add land investment within a stable and strategically located market.

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PROPERTY HIGHLIGHTS

- Expansive land parcel with development-ready topography
- Utilities available at site perimeter for convenient hookups
- Generous frontage along Petersburg Road for accessibility
- Ideal for industrial, warehouse, or commercial campus plans
- Flexible zoning allows a wide range of end uses
- Minimal site preparation required before construction
- Opportunity for speculative development or build-to-suit
- Site control simplifies permitting and entitlement phases
- Strong visibility from a well-traveled corridor
- Unobstructed layout supports efficient site planning
- Potential for phased development to match demand
- Supportive local framework for commercial growth
- Strategic land holding for long-term investment goals

SECTION 2

LOCATION INFORMATION

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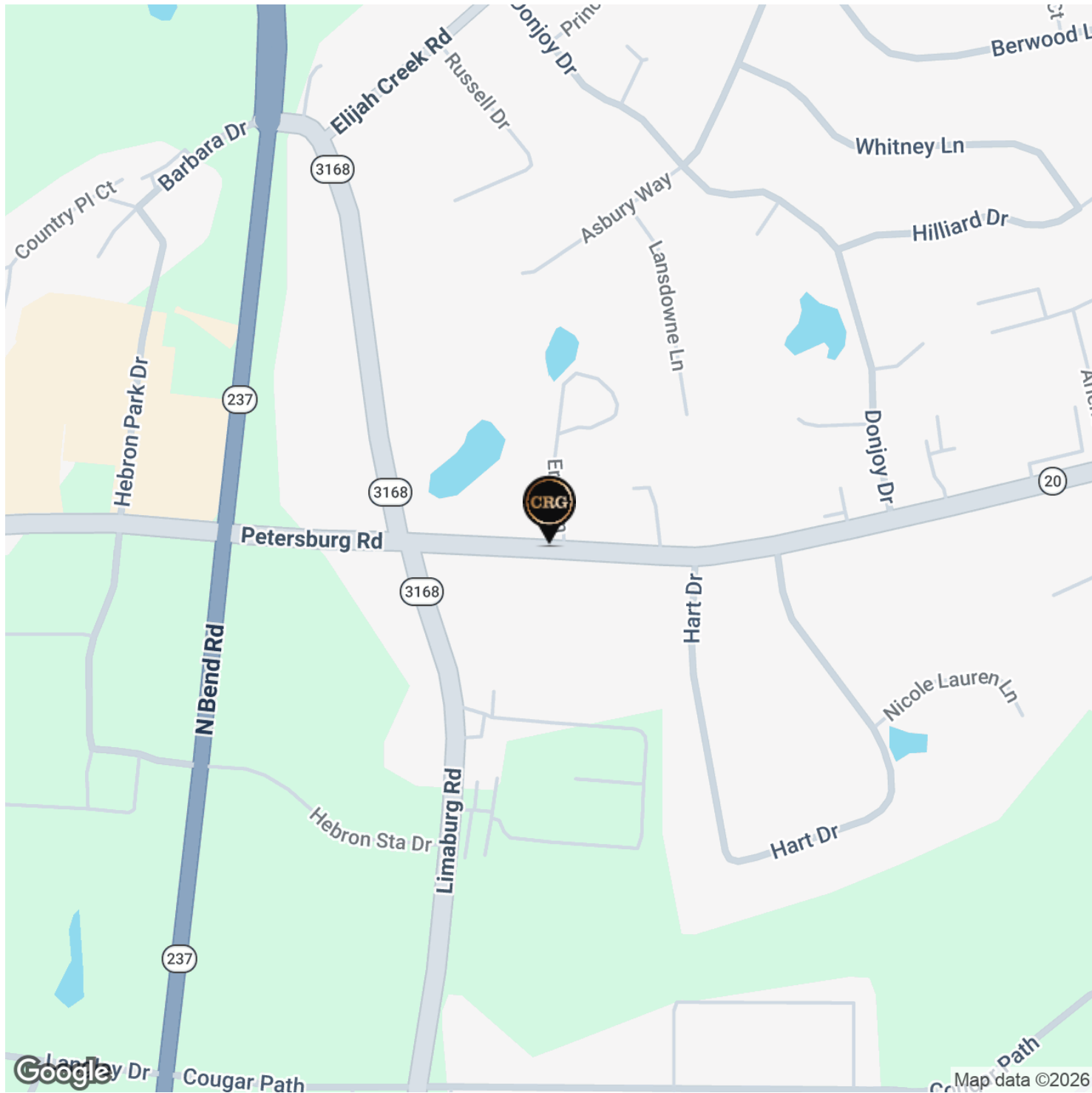
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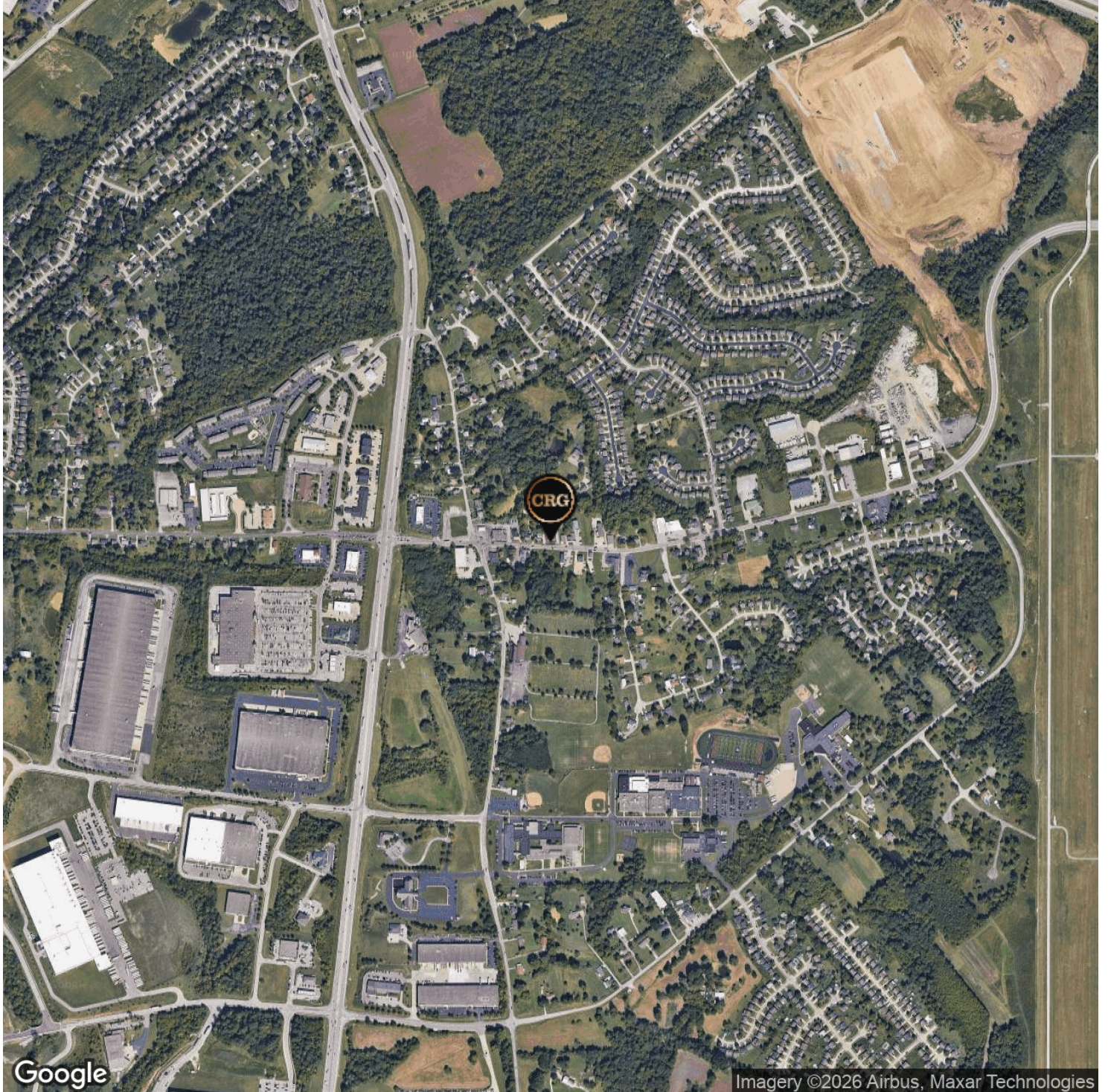
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SECTION 3

DEMOGRAPHICS

1889 PETERSBURG ROAD

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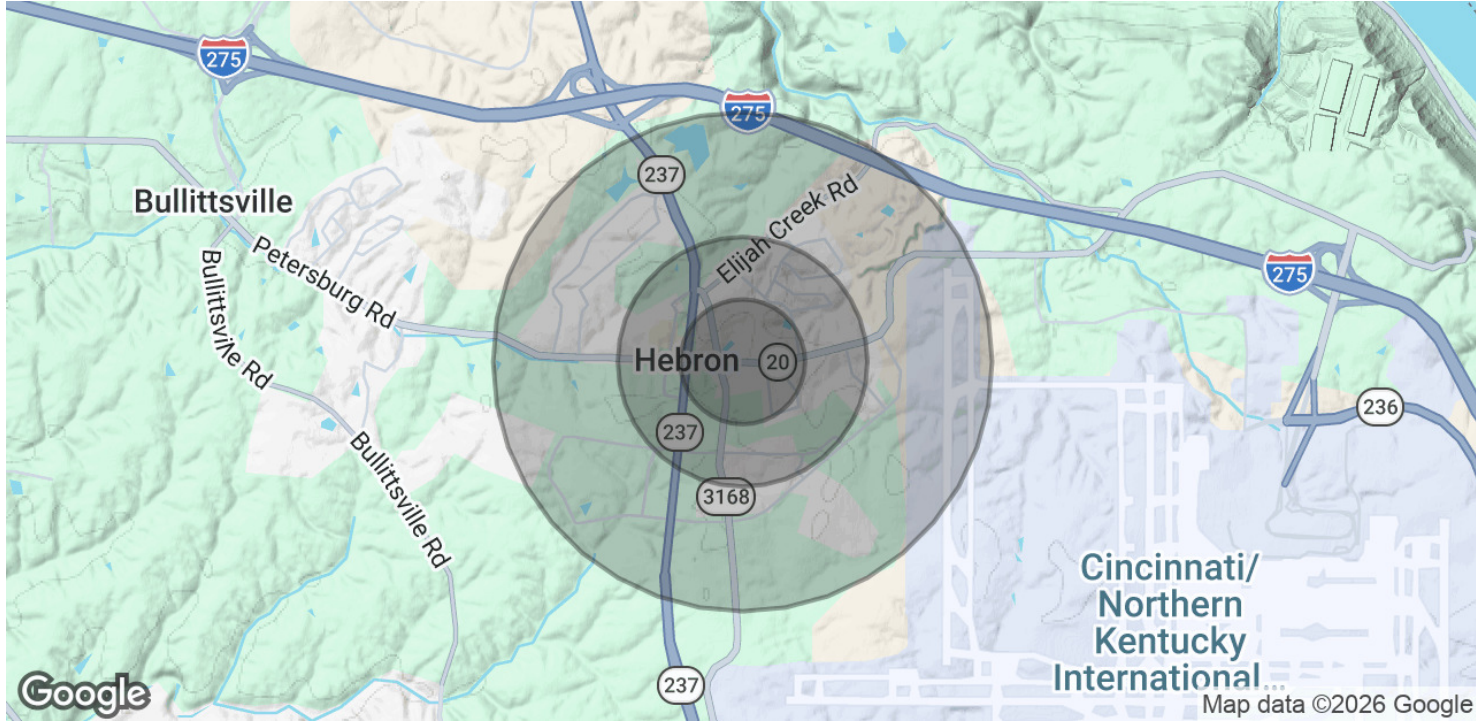
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	228	901	3,168
Average Age	36.4	35.2	34.0
Average Age (Male)	37.2	35.0	33.1
Average Age (Female)	33.2	32.9	32.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	80	302	1,036
# of Persons per HH	2.9	3.0	3.1
Average HH Income	\$114,508	\$118,101	\$120,480
Average House Value	\$200,891	\$206,642	\$214,413

2023 American Community Survey (ACS)