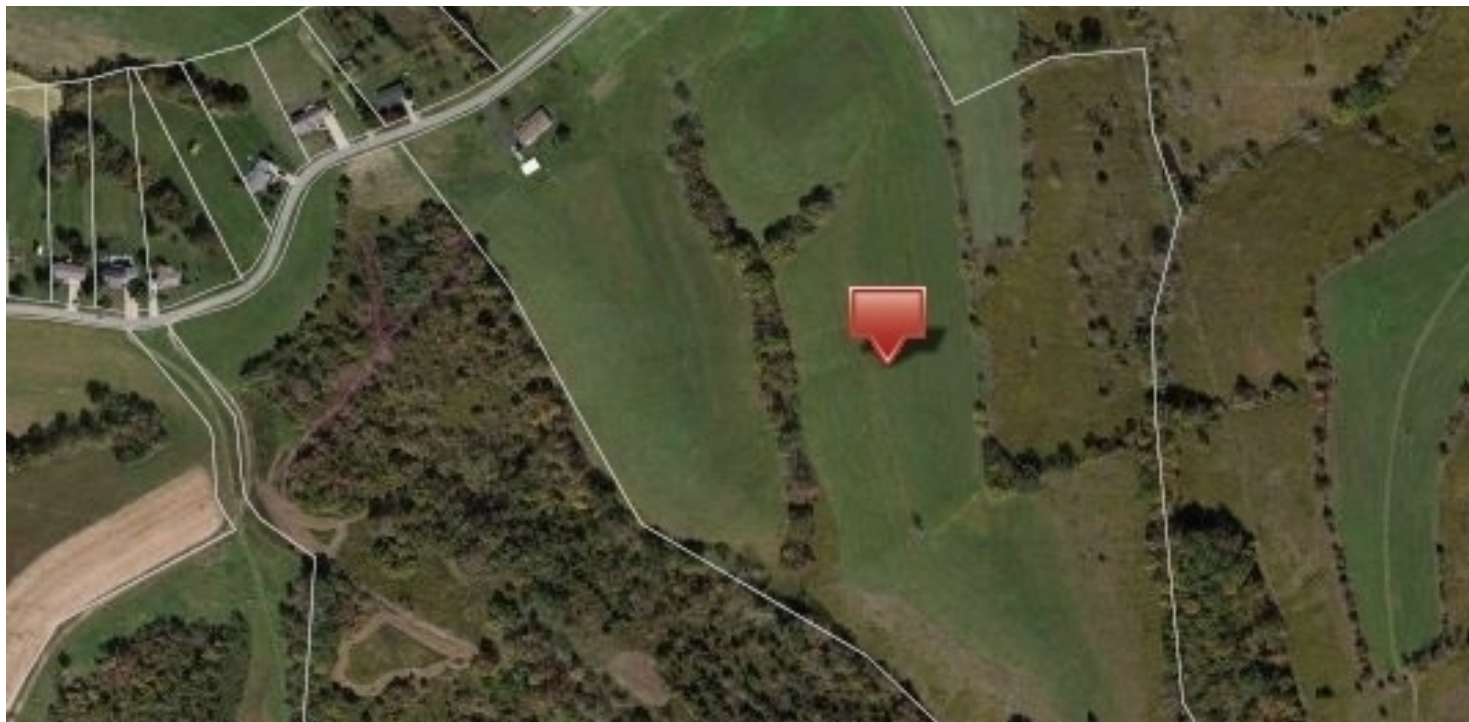


LAND FOR SALE

1490 BARNES ROAD

Williamstown, KY 41097



OFFERING SUMMARY

SALE PRICE:	\$1,500,000
LOT SIZE:	47.0 Acres
ZONING:	Agricultural/ Commercial
PRICE / SF:	\$0.73

PROPERTY OVERVIEW

Property located directly off the Barnes Rd exit in Williamstown. This property is currently zoned AG yet due to its immediate location next to I-75 it carries Commercial development opportunity. This property hold multiple ridges parrallel with the interstate allowing for easy development as usable property. Property is priced substantially below comparable properties currently on the market.

Mostly cleared with large ridges, Partly wooded. There is a House and Barn on the property.

PROPERTY HIGHLIGHTS

- Interstate visibility
- Priced below comparable properties
- Residential or commercial

KW COMMERCIAL
2216 Dixie Highway,
Ste. 100
Fort Mitchell, KY 41017

DERRICK PLUNKETT
Associate
0 859.620.5830
dp.kwcommercial@gmail.com

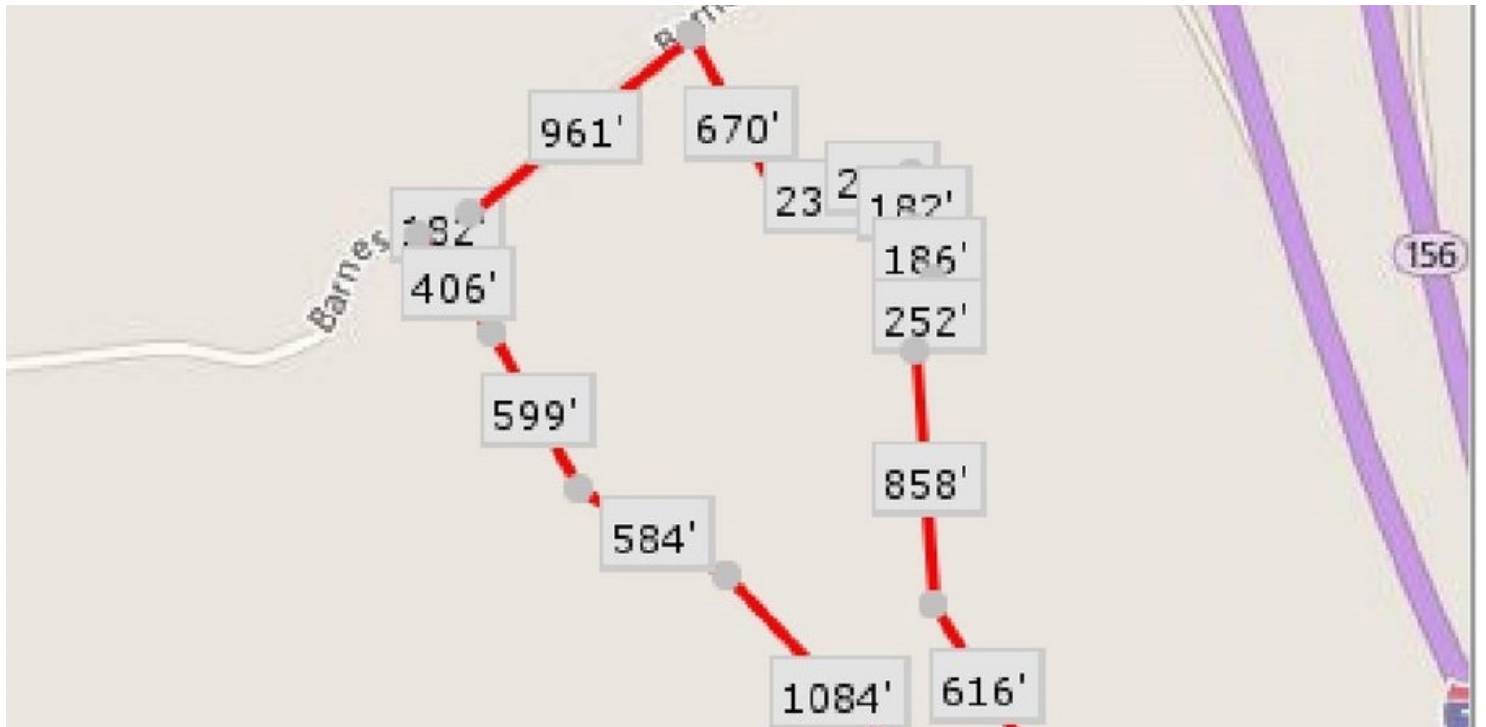
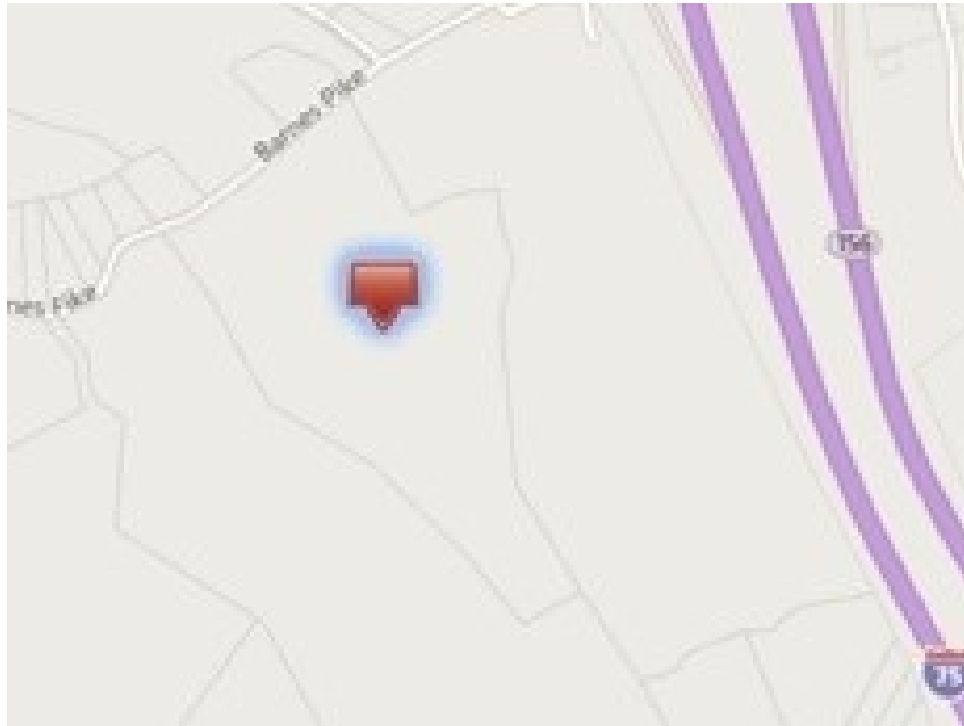
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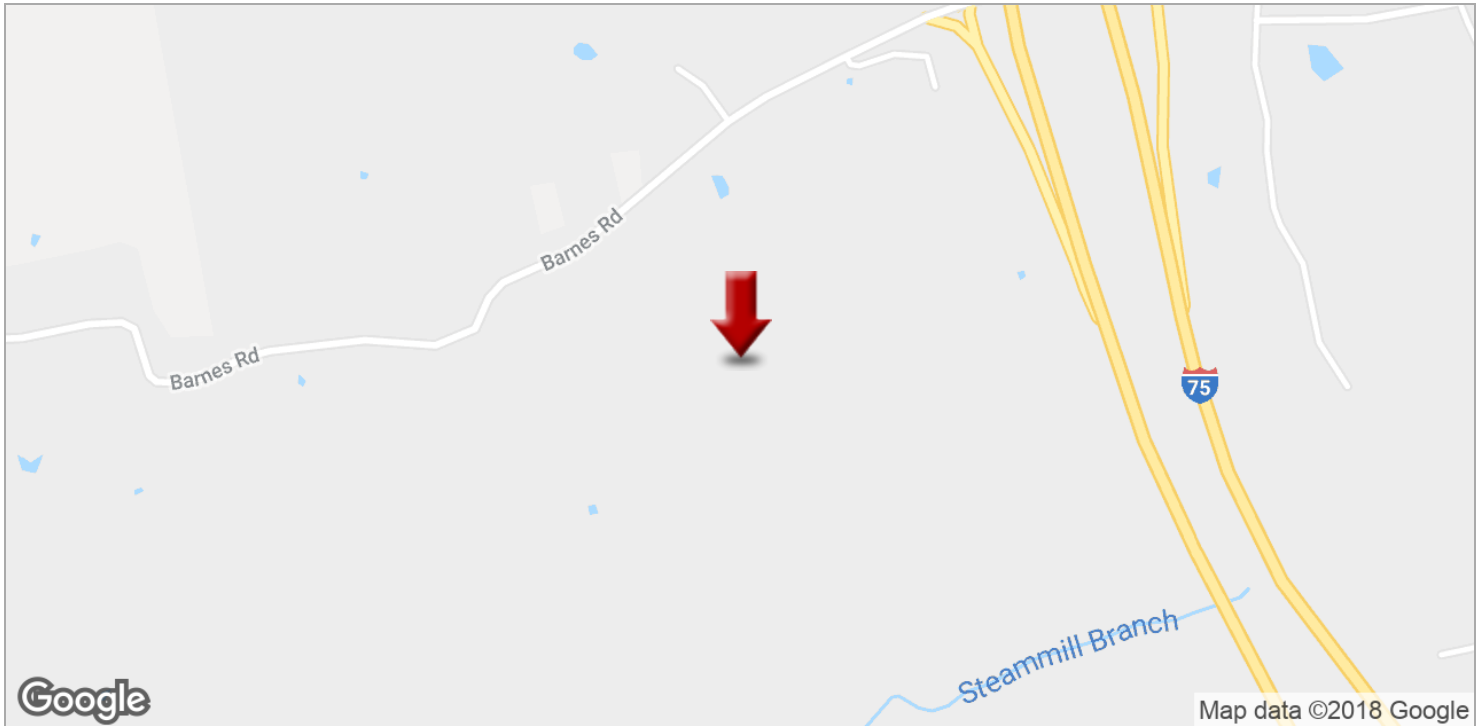
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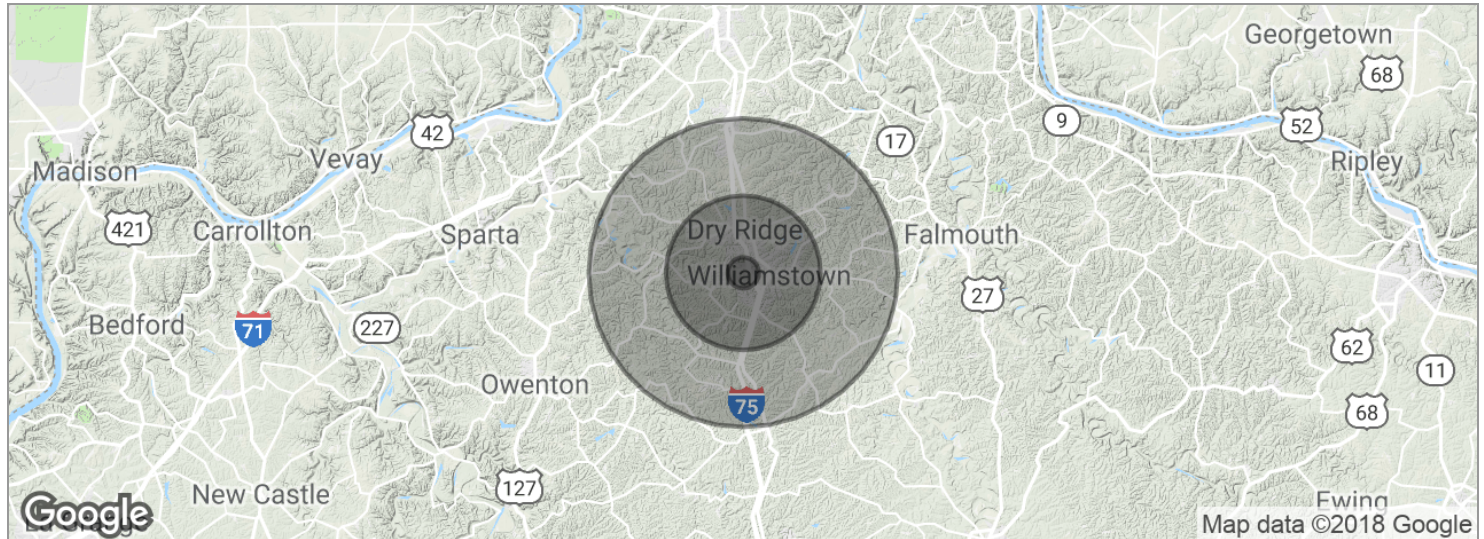
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LAND FOR SALE

1490 Barnes Road, Williamstown, KY 41097



POPULATION	1 MILE	5 MILES	10 MILES
Total population	250	6,687	26,236
Median age	36.1	36.1	35.4
Median age (male)	34.5	33.1	34.3
Median age (Female)	36.9	38.0	35.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	97	2,530	9,564
# of persons per HH	2.6	2.6	2.7
Average HH income	\$50,922	\$52,928	\$54,276
Average house value		\$142,325	\$143,953

* Demographic data derived from 2010 US Census

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