



 **±2.12 AC & ±14.34 AC
Zoned Commercial
AVAILABLE FOR SALE**

For Sale →

CONTACT US

SEC OF S. DIXIE HWY & LINCOLN PKWY
Elizabethtown, KY 42701

Jason Morgan
314.560.8114 | jm@ccr-stl.com

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513.898.1551 | bor@bangrealty.com

Property Details

- ▶ ±2.12 Acres | For Sale: \$10.85/SF
- ▶ ±14.34 Acres | For Sale: \$3.20/SF
 - ▶ NOTE: (Approx 125,000 SF of land is encumbered with the electrical transmission line easement)
- ▶ Will subdivide
- ▶ Zoning: C-4 General Service Commercial
- ▶ Vacant land adjacent to QT Travel Center coming soon
- ▶ Close proximity to I-65 and Lincoln Highway located at the first signalized intersection east of I-65
- ▶ Convenience store and motor fuels sales prohibited; Additional restrictions may apply
- ▶ Shared private drive and curb cuts provided
- ▶ Blue Oval SK is 7 miles south; Ford's \$5.6 Billion battery & vehicle manufacturing campus, creating 5,000 jobs



2023 Demographics

RADIUS	POPULATION	DAYTIME EMPLOYMENT	AVG HH INCOME
1 Mile	1,818	2,243	\$93,484
5 Mile	38,079	34,633	\$85,467
10 Mile	71,614	44,290	\$90,785

Traffic Counts

- ▶ Lincoln Pkwy: 16,148 AADT
- ▶ Dixie Hwy: 6,688 AADT
- ▶ Interstate 65: 113,629 AADT

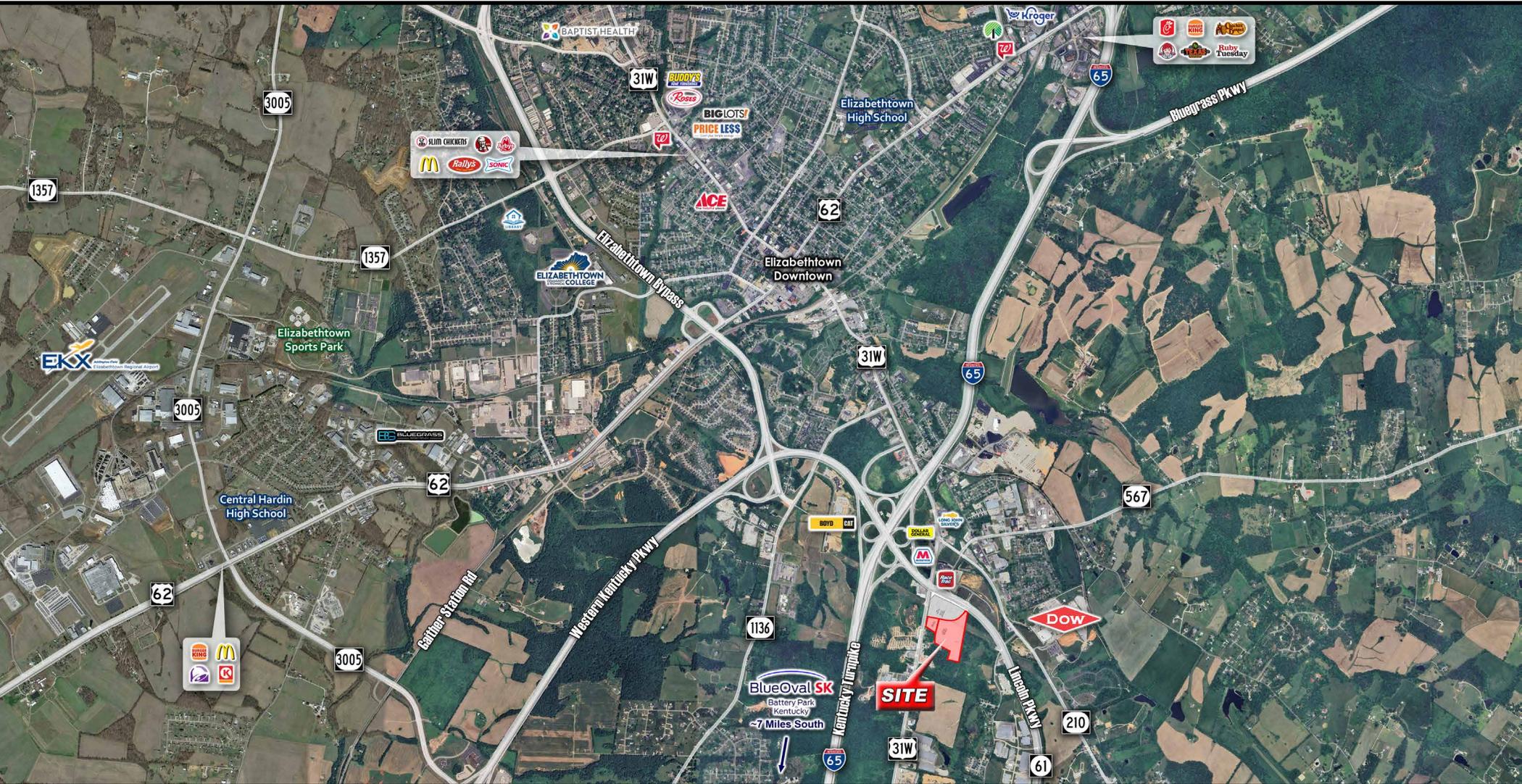
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