

For Sale

Up to 8.98 Acres | \$200,000 / AC
Commercial Land



Interstate Commercial Land

Tom Jensen Highway

London, Kentucky 40741

Offering Summary

Sale Price:	\$200,000 / acre
Lot Size:	Up to 8.98 Acres

Property Highlights

- Up to +/-8.98 AC development land
- Zoned C-2, General Business District (click <https://bit.ly/C-2zoning>)
- Located just off Melcon Lane near I-75 and Hal Rogers Parkway at Exit 41
- Area restaurants include Wendy's, White Castle, Arby's and KFC
- Sale Price: \$200,000 per acre

For More Information

Paul Ray Smith, Jr

Executive Vice President

O: 859 422 4401

prsmith@naiisaac.com | KY #183529

Jim Kemper

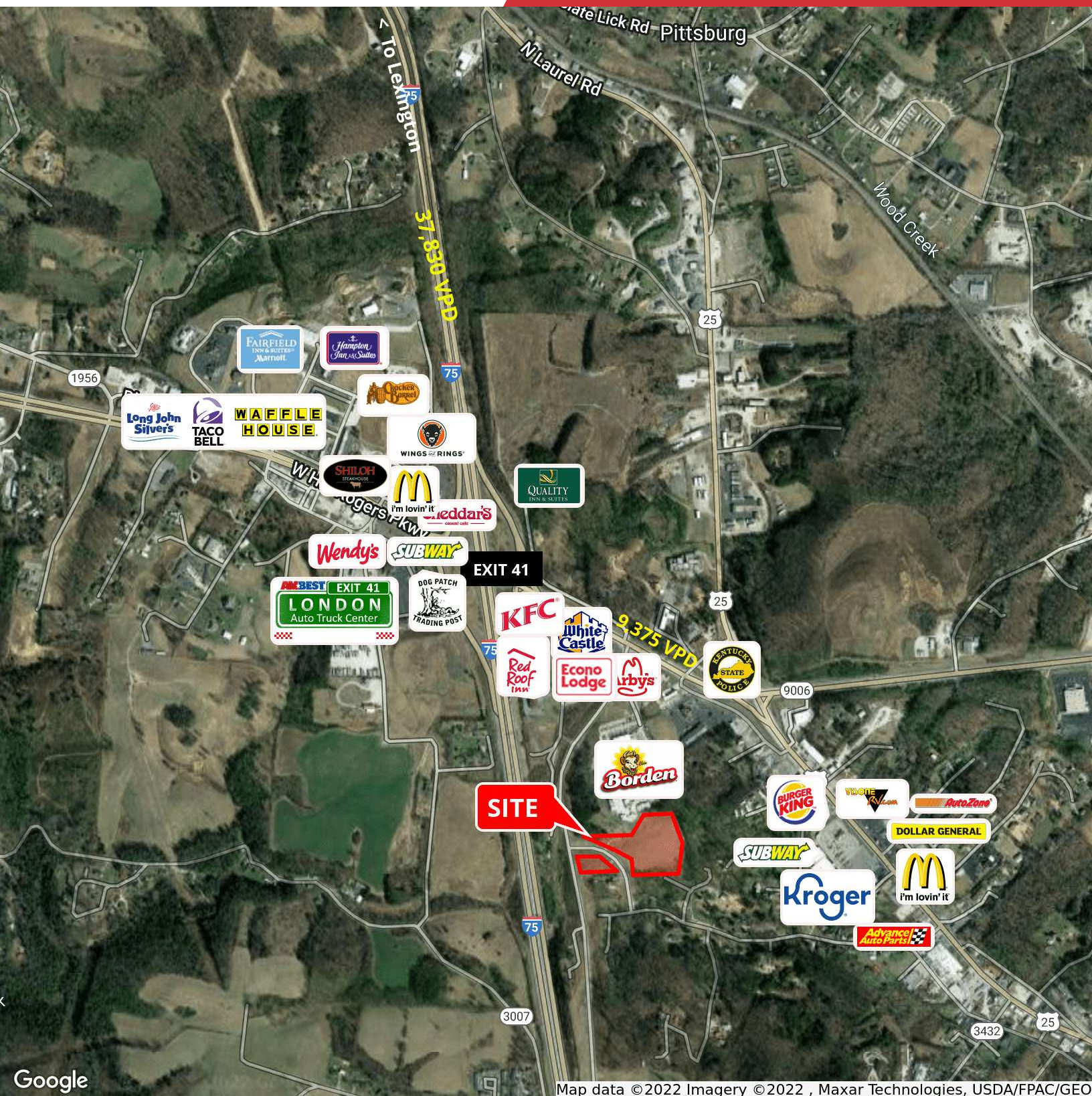
Vice President

O: 859 422 4407

jimkemper@naiisaac.com | KY #189559

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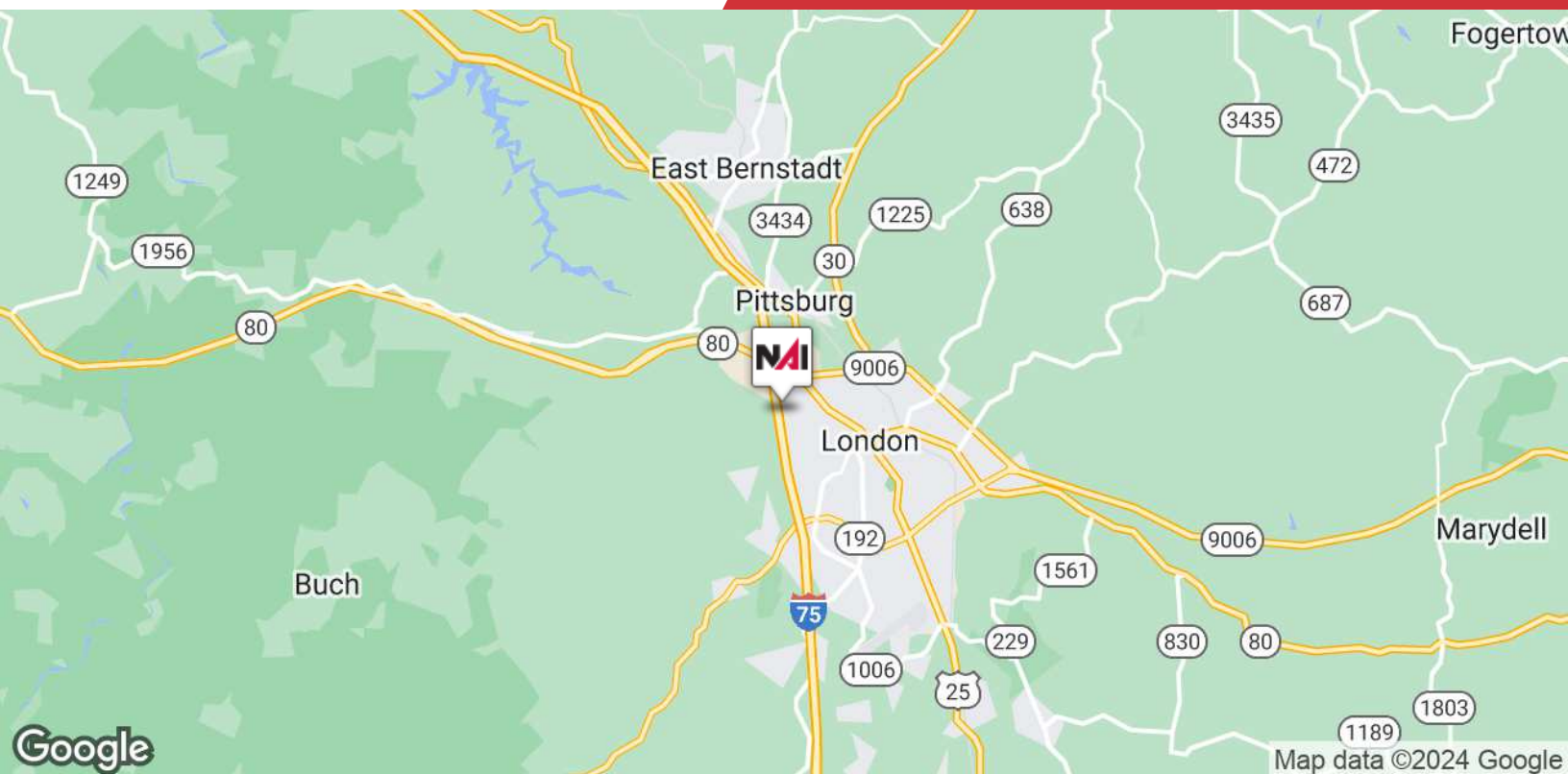
Map data ©2022 Imagery ©2022, Maxar Technologies, USDA/FPAC/GEBCO

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naiisaac.com

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Certificate of Ownership & Dedication:
I (we) hereby certify that I (we and) the owner(s) of the property shown and described hereon and that I (we) do hereby adopt this survey with my (our) free consent.

State of Kentucky
County of _____
The foregoing instrument was signed, sworn to and acknowledged before me by _____ on this date _____
Notary Public: My commission expires: _____

State of Kentucky
County of _____
The foregoing instrument was signed, sworn to and acknowledged before me by _____ on this date _____
Notary Public: My commission expires: _____

Boundary Survey For: Laurel Land Holdings, LLC 243 Fields Lane East Bernstadt, Ky. 40729

Location: Each tract or parcel shown hereon lying East of Tom Jensen Highway and NE and SW of N. Mill Street respectively and are in the City Limits of London, approximately 0.4 miles South of it's junction with Ky. Hwy. 80W, each tract being a portion of the property shown as P.V.A. Map Parcel # 050-20-00-015-00, lying in the County of Laurel, and in the State of Kentucky.

(Ky. State Plane)
N:3578576.35
E:5399938.96

(Ky. State Plane)
N:3578420.75
E:5399822.62

Fee Acquisition tracts by the Commonwealth of Ky, Transportation Cabinet:

Note "A" = Being Parcel 144, Tract B in Lis Pendens Book 115 at page 243
Note "B" = Being Parcel 138, Tract X in Easement Book 015 at page 595
Note "C" = Being Parcel 138, Tract A in Easement Book 015 at page 595
Note "D" = Being Parcel 138, Tract B in Easement Book 015 at page 595
Note "E" = Being Parcel 145, Tract H in Deed Book 713 at page 583
Note "F" = Being Parcel 145 Tract A in Deed Book 713 at page 583
Also refer to KY DOT plan item number 11-8514.00 sheet R15 (Laurel Co.)

LEGEND

- Set 5/8" x 18" rebar with blue plastic cap stamped James D Blanton KY PLS 3409
- ⊙ Found 4" round aluminum cap stamped KYTC RJW
- Found rebar (corner monument) as noted hereon
- ⊕ Found set stone we cut a (+) cross in top of same
- ⊙ Found 3/4" metal pipe (no I.D.)
- Boundary line
- - - Adjoining Boundary Line (not surveyed, plotted from records)
- - - Existing fence line

SURVEYORS NOTES:

THIS SURVEY HAS BEEN MADE USING THE LATEST RECORDED DEEDS AND OTHER INFORMATION FOUND IN THE RECORDED RECORDS. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO THE FINDINGS OF AN ABSTRACT OF TITLE. THIS SURVEY DOES NOT CONVEY OR WARRANT TITLE. IT REFLECTS THIS SURVEYOR'S OPINION AS TO THE RECORDED BOUNDARIES. ADJOINERS AS PER THE LAUREL COUNTY P.V.A. OFFICE.

NO INVESTIGATION WAS MADE DURING THE PERFORMANCE OF THIS SURVEY TO DISCOVER THE EXISTENCE OF ANY STRUCTURES WHICH MAY INDICATE THE LOCATION OF BURIED UTILITIES AND SEPTIC TANK FIELD LINES ON THE PREMISES.

THIS PROPERTY IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR COVENANTS

THIS SURVEY PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED BELOW AS SHOWN HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESSED RE-CERTIFICATION OF SAID PLAT BY THE SURVEYOR SIGNING.

UNLESS STATED OTHERWISE HEREON, NO EVIDENCE OF ANY TYPE OF EASEMENTS, INCLUDING PRESCRIPTIVE EASEMENTS WERE LOCATED DURING THE SURVEY OF THE PREMISES. IF EASEMENT INFORMATION IS NEEDED, AN ABSTRACT OF TITLE AND DETAILED INSPECTION OF THE PREMISES IS REQUIRED TO BE PERFORMED AT ADDITIONAL COSTS. NO LIABILITY IS ASSUMED BY THE SURVEYOR SIGNING HEREON FOR ANY LOSS THAT MAY BE ASSOCIATED WITH THE EXISTENCE OF ANY TYPE OF EASEMENTS. THE PREMISES SHOWN AND DESCRIBED HEREON ARE SUBJECT TO ANY EXISTING EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, AND SETBACK LINES WHETHER OR NOT THEY MAY BE SHOWN ON THIS PLAT AND WHETHER OR NOT RECORDED IN THE PUBLIC RECORD.

Date: 03 / 14 / 2022
Survey date: 03/03-11/2022
Drawn by: JDB
Approved by: JDB
File: Laurel Land Holdings
Project I.D.: 030322JB

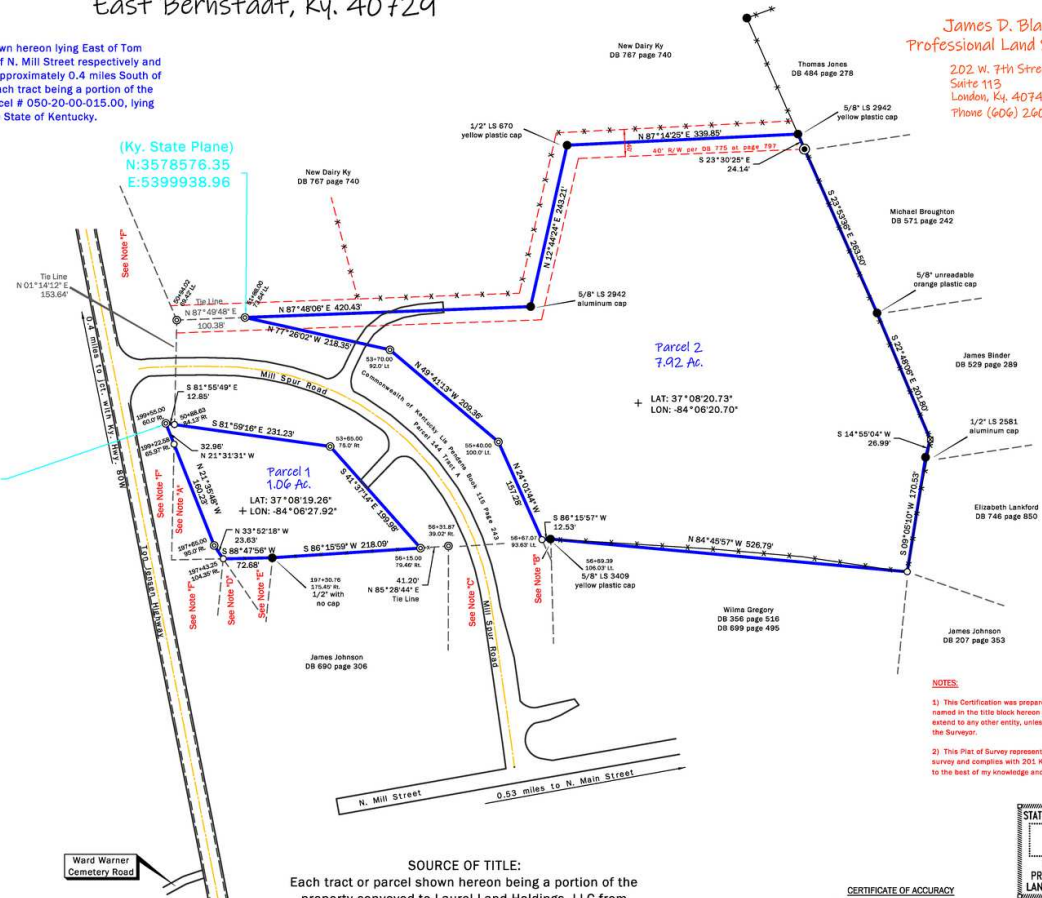
GPS DATA
100% of boundary conducted with a Hemisphere S631 base / rover setup then an OPUS solution was obtained on 12/27/21. survey meets or exceeds +/- 0.05' ~ 100 PPM, Ky State Plane Single Zone (1600) NAD 83 (2011) Geoid 128



Grid North Kentucky
SPC (1600) Single Zone,
Per GPS Observations
Described Hereon



James D. Blanton
Professional Land Surveyor
202 W. 7th Street
Suite 113
London, KY 40741
Phone (606) 240-8164



SOURCE OF TITLE:

Each tract or parcel shown hereon being a portion of the property conveyed to Laurel Land Holdings, LLC from Blankenship & Lee Investments, Inc. by deed dated May 11th of 2021 and duly recorded in Deed Book 775 at page 797 of record in the Laurel County, Ky. County Court Clerk's Office.

NOTES:

- 1) This Certification was prepared for the entity named in the title block hereon and does not extend to any other entity, unless recertified by the Surveyor.
- 2) This Plat of Survey represents a boundary survey and complies with 201 KAR 18:550, to the best of my knowledge and belief.



CERTIFICATE OF ACCURACY

I hereby certify that this plat depicts a survey made by me and/or under my direct supervision by the method of open traverse with side shots. Initial control was set using non post processed RTK GPS observations listed hereon. The Relative Positional Accuracy of the control is listed hereon. This is an "Urban" Survey which meets or exceeds all applicable requirements.

James D. Blanton
KY PLS # 3409

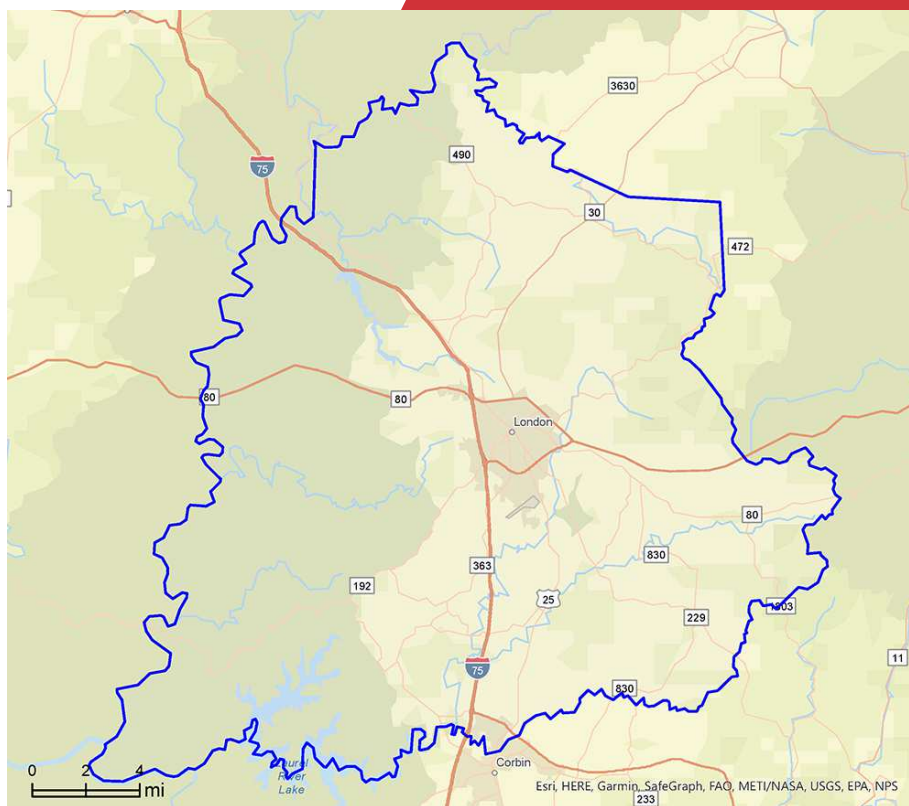
03/14/2022
DATE

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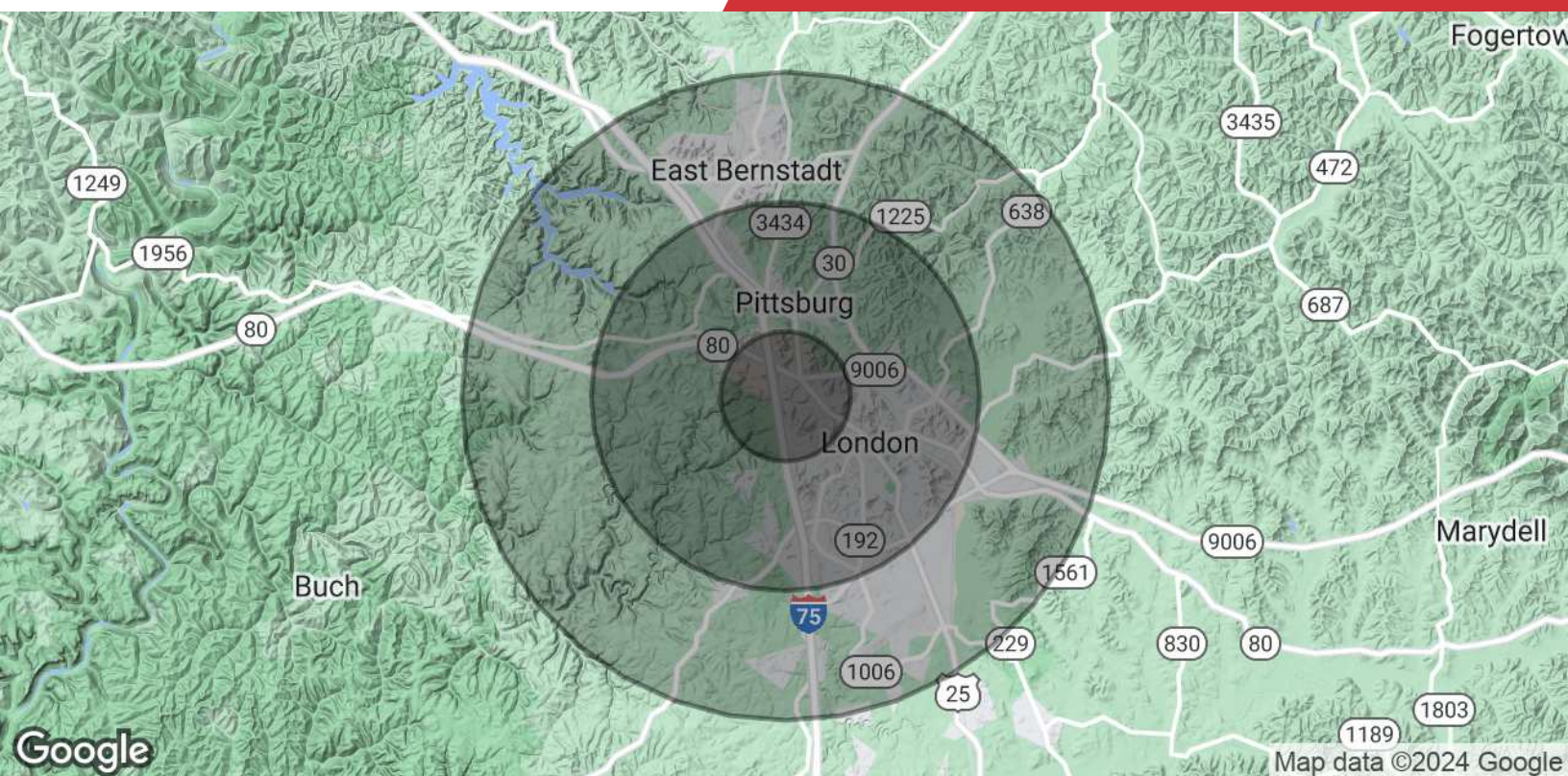
Demographic Report 2021

Laurel County

Population	61,819
Households	24,390
Average Household Income	\$59,439

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Population

	1 Mile	3 Miles	5 Miles
Total Population	1,771	11,151	21,943
Average Age	38.6	38.8	39.3
Average Age (Male)	35.8	36.3	37.3
Average Age (Female)	43.7	43.0	42.0

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	693	4,395	8,615
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$46,198	\$46,587	\$48,723
Average House Value	\$138,226	\$134,760	\$132,999

* Demographic data derived from STDB 2021