

Land For Sale or Lease

+/-1.66 AC

Retail Outparcel



University Drive at West Porter Street

Prestonsburg, Floyd County, KY, 41653



For More Information:

Jim Kemper, Vice President

+1 859.422.4407 • jimkemper@naiisaac.com

Paul Ray Smith, Jr, Executive Vice President

+1 859.422.4401 • prsmith@naiisaac.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
+1 859 224 2000
naiisaac.com



Land For Sale or Lease

+/-1.66 AC
Retail Outparcel

Executive Summary



Property Details

Sale Price	\$575,000
Lease Rate	\$50,000/Yr Ground Lease
Lot Size	+/-1.66 Usable AC
Zoning	Commercial
Cross Streets	University Dr & West Porter St

Location Map



Demographics

Total Households:
Total Population:
Average HH Income:
Median HH Income:

	5 Miles	10 Miles	20 Miles
Total Households:	4,458	13,109	36,237
Total Population:	10,604	32,828	90,210
Average HH Income:	\$49,641	\$48,439	\$49,344
Median HH Income:	\$32,967	\$34,136	\$33,998



Commercial Real Estate Services, Worldwide.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS. PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Land For Sale or Lease
+/-1.66 AC
Retail Outparcel

Property Description

PROPERTY OVERVIEW

NAI Isaac is pleased to present +/-1.66 usable acres for sale or ground lease in Prestonsburg, Kentucky. The Food City anchored center outparcel is located between Prestonsburg High School and Big Sandy Community and Technical School. Area retailers and restaurants include Pizza Hut, AT&T, McDonald's, Rite Aid, Taco Bell, Wendy's, KFC, Dairy Queen, Highlands Hometown Clinic and more. This property may be eligible to benefit from incentives for investing in Opportunity Zones - to learn more visit <http://www.thinkkentucky.com/OZ/>.

LOCATION OVERVIEW

The outparcel is located at the corner of University Drive and West Porter Street in Prestonsburg, Kentucky, known as the Star City of Eastern Kentucky. Prestonsburg is located in the foothills of the Appalachian Mountains in Floyd County. The area is home to Jenny Wiley State Resort Park, Jenny Wiley Theatre, a Planetarium and the Mountain Arts Center.

Sale Price: \$575,000 (\$346,000 Per Acre)



Commercial Real Estate Services, Worldwide.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS. PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Land For Sale or Lease

+/-1.66 AC
Retail Outparcel

Location Maps



NAI Isaac

Commercial Real Estate Services, Worldwide.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS. PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com

in

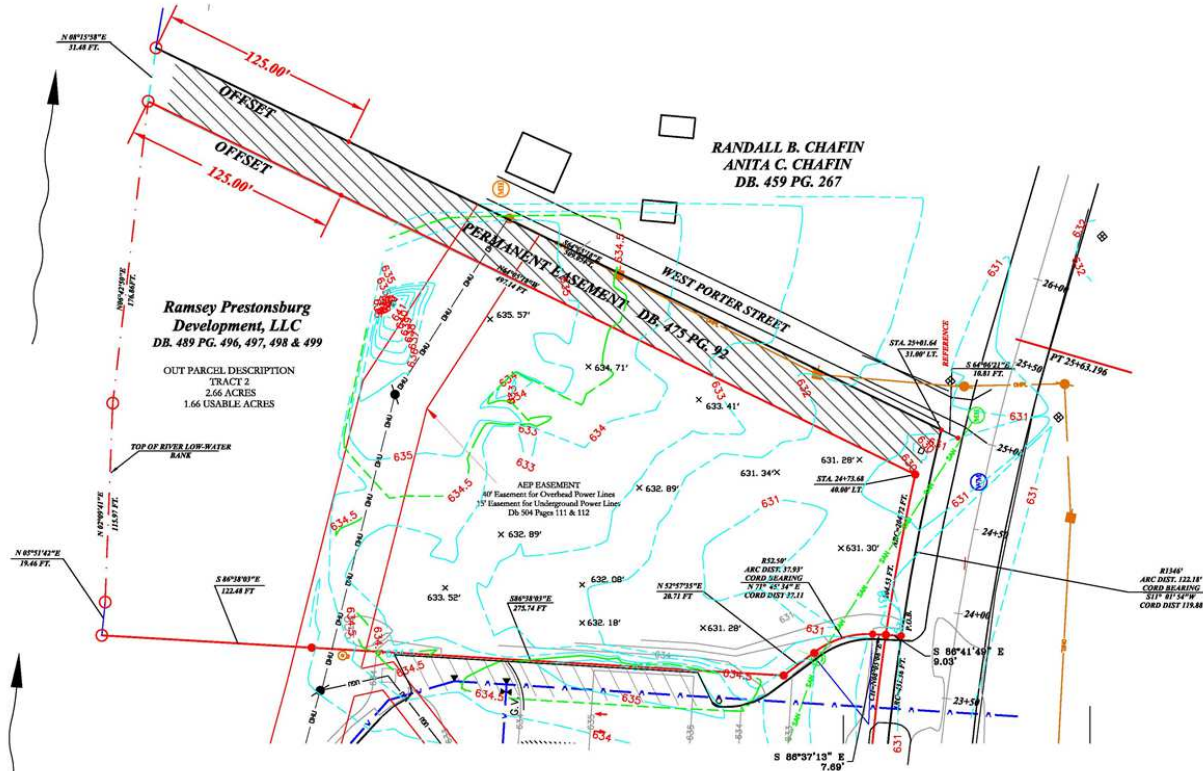
Land For Sale or Lease +/-1.66 AC Retail Outparcel

Survey



H.D. FITZPATRICK, JR.
LIVING TRUST
DB. 483 PG. 341

LEVISA FORK OF THE BIG SANDY RIVER



- CONTOUR LINES
- 100 YEAR FLOOD LINE- 634.5'
- × SPOT ELEVATIONS
- MONUMENTED CORNER
- MEANDER POINT ON BOUNDARY
- PROPERTY BOUNDARY LINE



Alchemy Engineering Associates, Inc.
ANNING & CIVIL ENGINEERING CONSULTANTS
H2O LABORATORIES

345 West Old Middlesboro Road
Prestonsburg, Kentucky 41653
Phone: (606) 886-8889 Fax: (606) 886-8847
Email: alchemy@alchemyengineering.com

Alchemy Engineering Associates, Inc.			
345 West Old Middlesboro Road Prestonsburg, Kentucky 41653 Phone: (606) 886-8889 Fax: (606) 886-8847 Email: alchemy@alchemyengineering.com			
REVISED	DATE	BY	DATE
01	03/01/2015	RAMSEY PRESTONSBURG DEVELOPMENT, LLC	
		DATE: 04/15/15	PRELIMINARY SITE SURVEY
		DRAWN BY: JS	BOOK NO.: 3474000000000000
		TRACED BY: JMS	PROJECT NO.
		CHECKED BY: GS	SCALE: 1"=40'



Commercial Real Estate Services, Worldwide.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS. PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel



naiisaac.com

**+/-1.66 AC
Retail Outparcel**

Site Plan



771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com

in

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Land For Sale or Lease
+/-1.66 AC
Retail Outparcel

Retail Map



NAI Isaac

Commercial Real Estate Services, Worldwide.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com

in

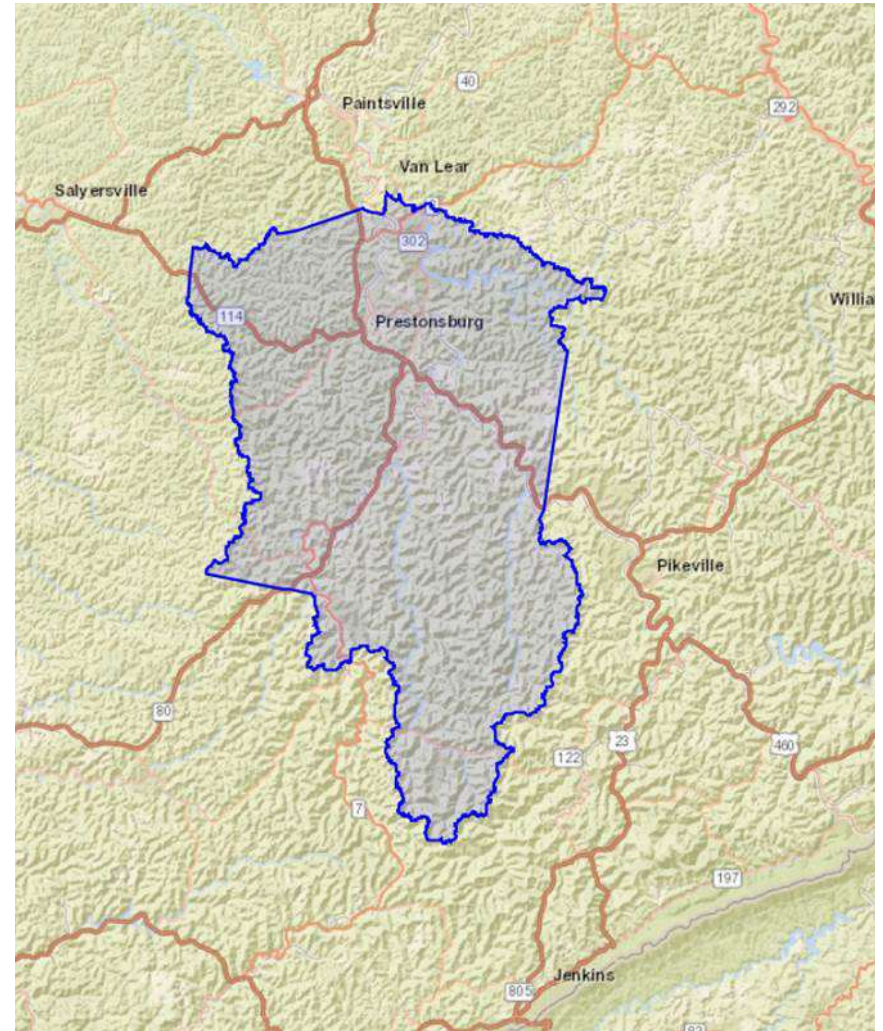
Land For Sale or Lease

+/-1.66 AC
Retail Outparcel

Demographics **Map**

Floyd County Summary

TOTAL POPULATION	39,915
TOTAL HOUSEHOLDS	16,364
AVERAGE HH INCOME	\$47,495
MEDIAN HH INCOME	\$32,249
PER CAPITA INCOME	\$19,692



Commercial Real Estate Services, Worldwide.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS. PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com

