

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	Negotiable
SOUTH 6.4 AC:	\$3.70/SF
DIVISABLE:	Yes
CAP RATE:	0.0%
YEAR BUILT:	0
MARKET:	Madisonville Metropolitan Statistical Area
APN:	2A, 2A-1, 2A-2

SCOTT EDMOND
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KY #220443

100 FACTORY OUTLET ROAD | 100 Factory Outlet Road Hanson, KY 42413

PROPERTY OVERVIEW

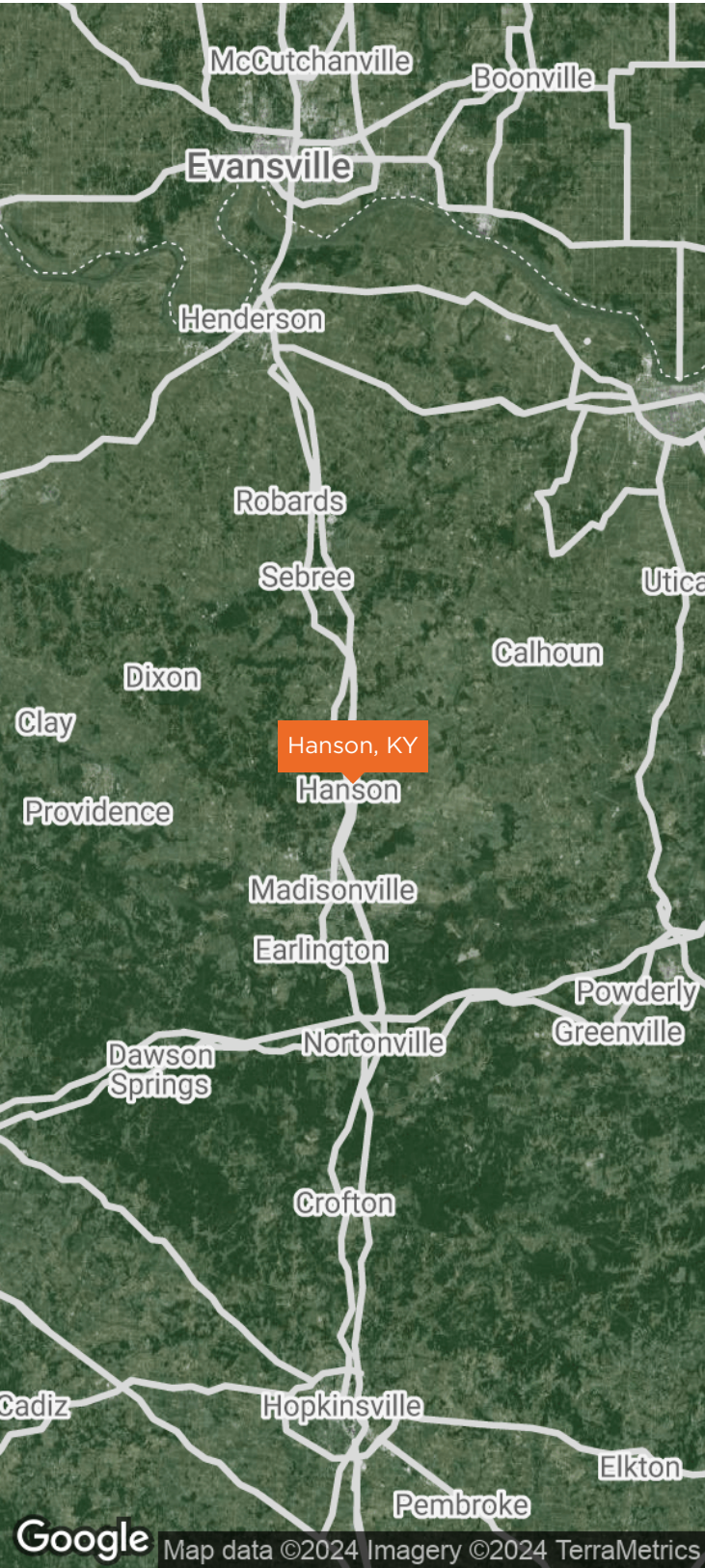
Interstate adjacent land ready for development. Located in Hanson, Kentucky along I-69 at Exit 49. This exit is the home to a Walmart Supercenter constructed in 2016, an Ideal Market (c-store) added in 2018, and a Loves Travel Center (2018). Located at the west side of this intersection is a large Carhartt distribution facility and the Kentucky Department of Veterans Affairs which operates a 156-bed nursing facility and assisted living facility.

I-69 connects Indianapolis and Nashville in central Kentucky, this site would be a good location for a junior box, strip center, restaurant, or hospitality. This property is ideally positioned to be a regional draw serving west-central Kentucky.

PROPERTY HIGHLIGHTS



CITY INFORMATION



LOCATION DESCRIPTION

Located along I-69/Pennyrile Parkway at Exit 49 (Eastland Rd), Hanson, Kentucky is in west-central Kentucky equal distance from Evansville, Indiana to the north and Clarksville, Tennessee to the south. Nearest large cities are Nashville (112 miles) to the SE and Louisville (158 miles) to the NE.

LOCATION DETAILS

MARKET	Madisonville Metropolitan Statistical Area
COUNTY	Hopkins
CROSS STREETS	Factory Outlet Rd and Eastlawn Rd

ECONOMIC HIGHLIGHTS

- Low property taxes on commercial real estate. State, County, School, and City property taxes amount to only \$1.054 per \$100 of assessed value
- Largest employers in the area are: Baptist Health Madisonville – 2,240 employees, Alliance Resource Partners – 1,224 employees, Hopkins Co. Schools – 1,004 employees, Carhartt Customer Service Center – 650 employees, and GE Aircraft Engines – 635 employees
- Low 4.8% unemployment in Hopkins County as of September 2015
- Hopkins County lies on two major routes for interstate commerce, I-69, and I-66. Additionally, I-69 connects with I-64 near Evansville, IN while the remaining portion of the Pennyrile Parkway will connect with I-24 near the Kentucky/Tennessee border.
- Air Service in the region is available through the Madisonville Municipal Airport (3,500 corporate, charter, and private flights per year), Evansville Regional Airport (24 daily departures to national hubs), and the Nashville International Airport.
- Hopkins County is served by 180 miles of rail service and two major rail lines (CSX and P&L) running on average 43 trains per day.

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