

**155 ACRES
FOR SALE**

THE VILLAGE OF WEST POINT



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CONTENTS



3 - Executive Summary

10 - Traffic Count

4 - Map

11 - Transportation

5 - Regional Map

12 - Tourism

6 - Counties

13 - Photos

7 - Location

14 - Video

8 - Land for Sale

15 - Meet the Team

9 - Financing

16 - Contact Us



EXECUTIVE SUMMARY



Metro 1 Realty presents for sale 155 acres of land in The Village of West Point, Hardin County, Kentucky. Some is suitable for single and multi family housing, and the remainder for retail, commercial, and industrial development.

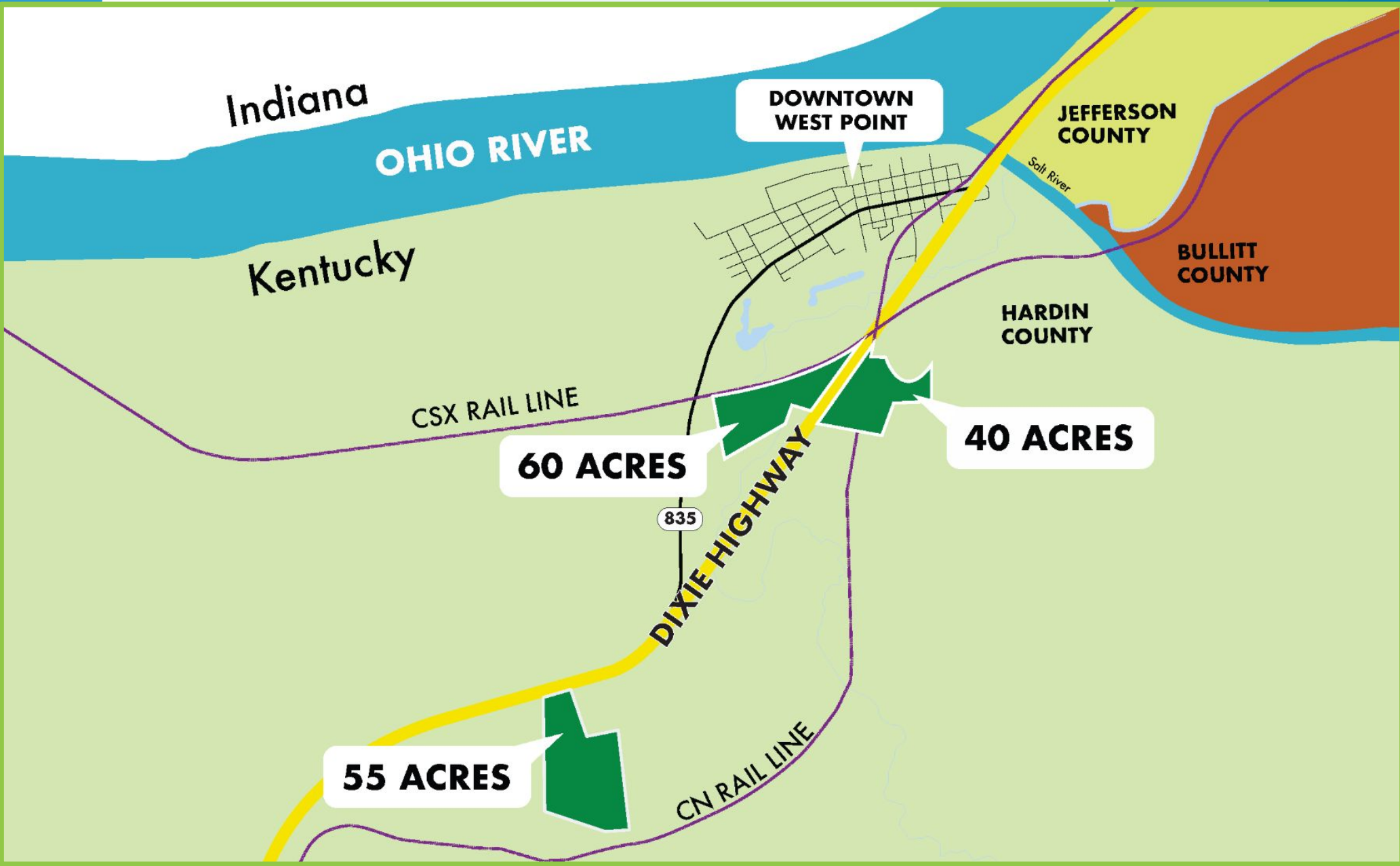
55 acres of the land is owned by The Village of West Point which recently installed a progressive, business-oriented mayor, keen to cooperate in private-public ventures with developers and entrepreneurs; he's prepared to help with zoning and other issues to ease development.

HIGHLIGHTS

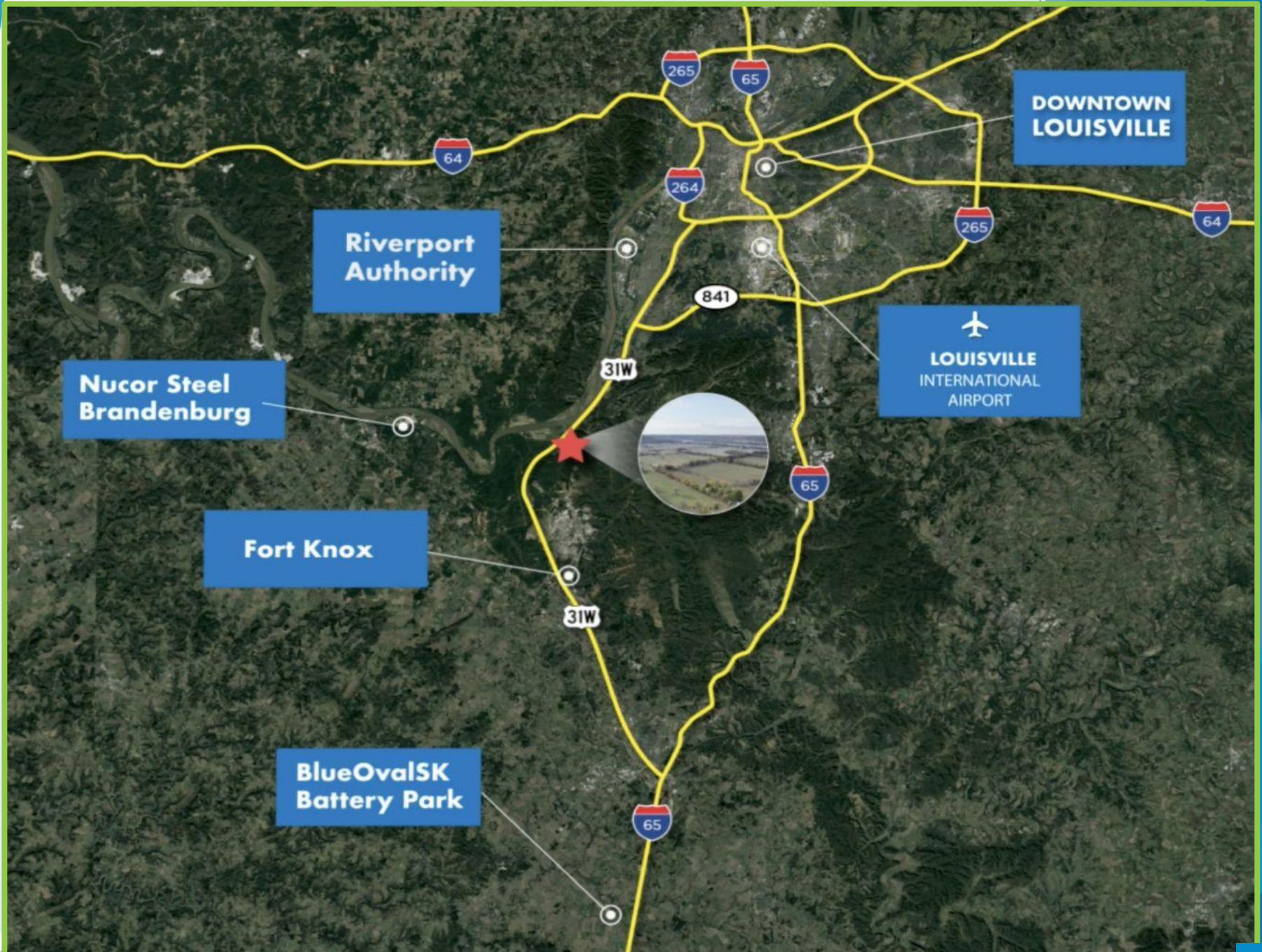
- 3 LARGE PARCELS
- BARGAIN PRICE
- LOW INTEREST FINANCING
- 18 MILES FROM SDF
- 33 MILES FROM BLUEOVAL
- 14 MILES FROM RIVERPORT
- HIGH TRAFFIC COUNT
- BEAUTIFUL VIEWS



MAP



REGIONAL MAP



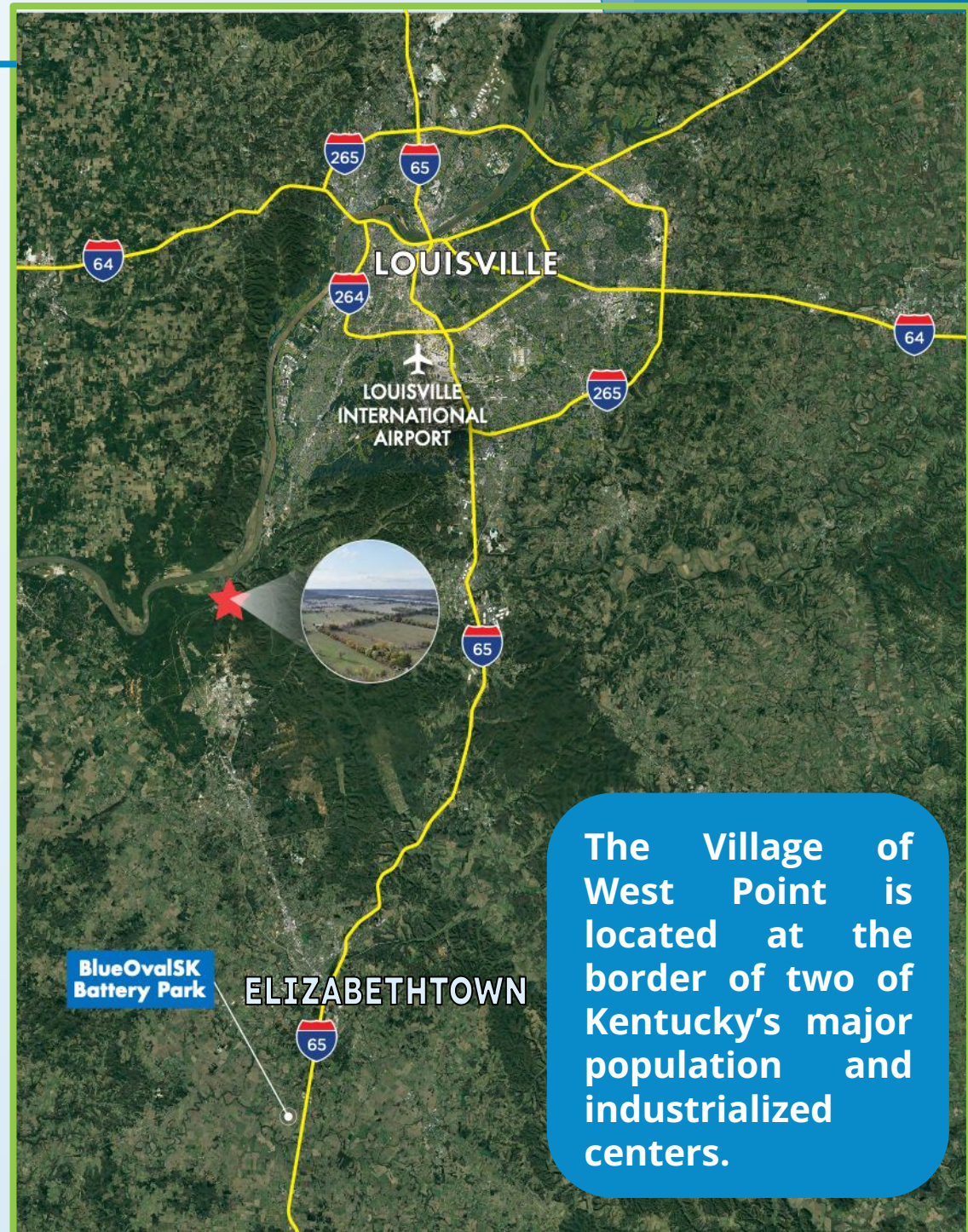
COUNTIES

HARDIN COUNTY: ELIZABETHTOWN

The Village of West Point is located in Hardin County, Kentucky's 6th largest county (113,000). The \$6 billion BlueOvalSK Battery Plant, just south of Elizabethtown, is currently under construction. According to the Elizabethtown–Fort Knox MSA Impact Study, BlueOvalSK will be the largest electric vehicle battery plant in the world, is the largest development project in Kentucky's history, and the 10th largest manufacturing facility in the world (8,400,000 sqft). The plant is expected to employ 5,000 people when complete, with an estimated payroll of \$265 million per year. It will generate an influx of 22,000 new residents needing 8,800 new housing units. This presents West Point with a unique opportunity to dramatically raise its profile and draw new residents and development.

JEFFERSON COUNTY: LOUISVILLE

Louisville and Jefferson County are consolidated into one entity. Jefferson County is Kentucky's largest county (800,000) and is The Village of West Point's contiguous neighbor, providing it with services and labor.



The Village of West Point is located at the border of two of Kentucky's major population and industrialized centers.

LOCATION



LAND FOR SALE

#1

RESIDENTIAL



Multiple tracts of the land is suitable for upscale and moderately priced single and multi-family housing. Part of it is on beautiful, gently sloping land adjacent to Fort Knox and near a forested area, hiking trails and waterfall. Some of the land is below base flood, creating a natural lake around which houses can be positioned.

#2

COMMERCIAL
AND RETAIL



The land has about 3,690 running feet frontage on Dixie Highway, which will allow for 17 or more 1 acre lots for development. We believe a gas station offering a good selection of c-store products is needed at this location. Restaurants and other retail developers are also encouraged to call for a showing.

#3

INDUSTRIAL



40 of the 150 acres has been set aside for industrial development, ideal for warehouse and light industrial use.

None of the suggested uses are set in stone. We will attempt to accommodate your planned use.



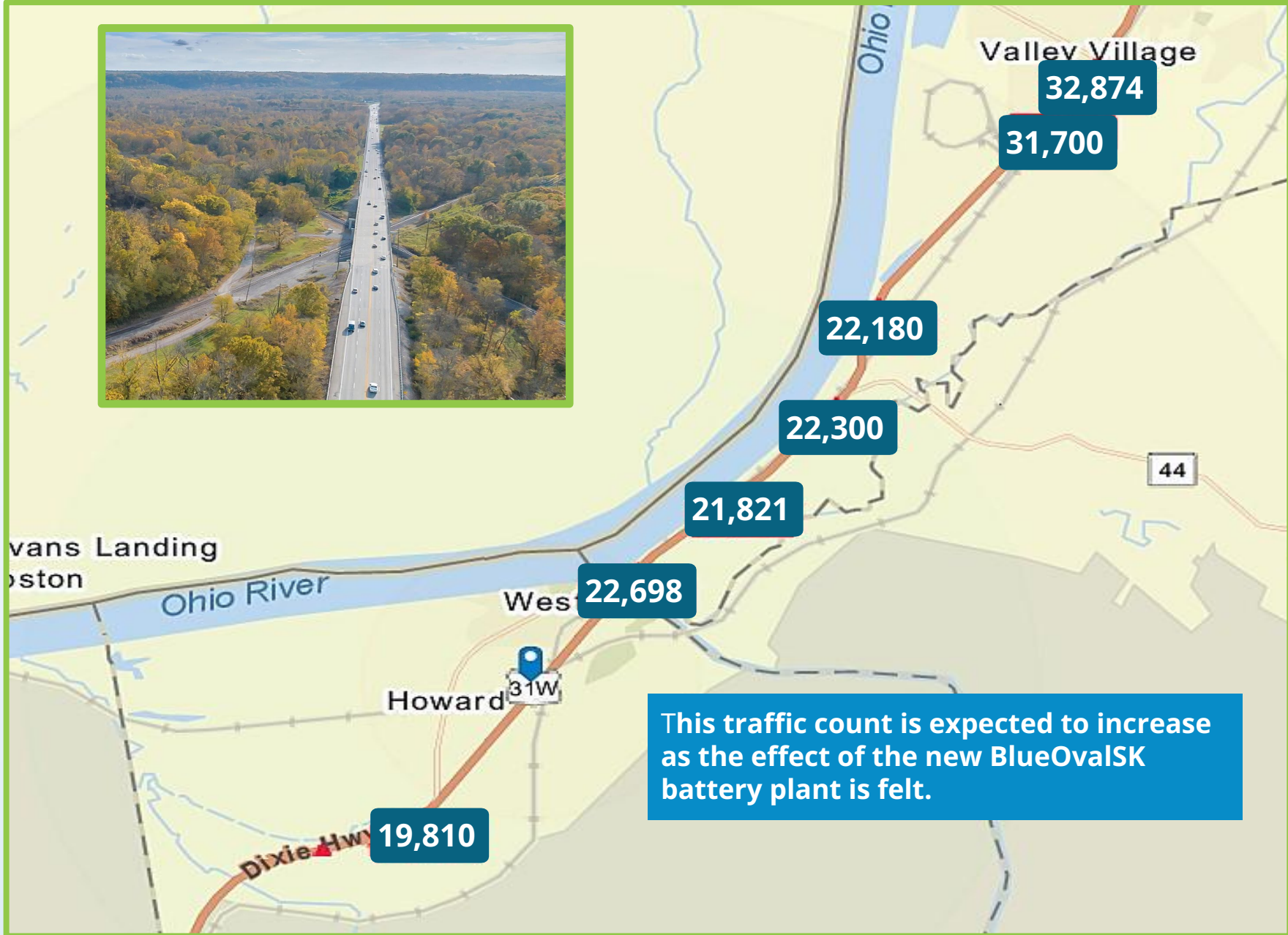
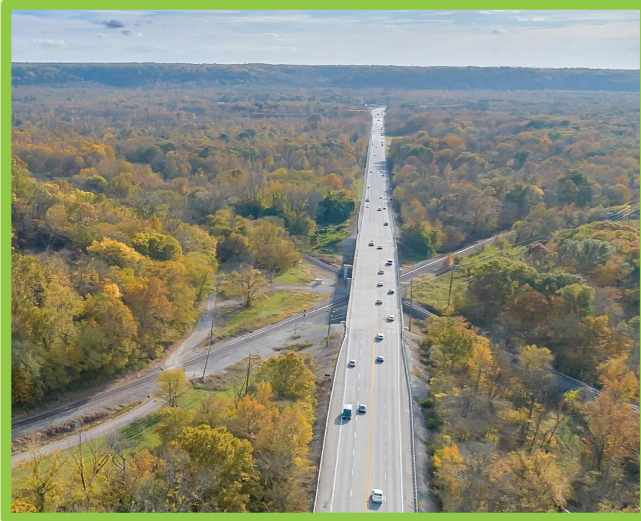
FINANCING

West Point recently installed a progressive, business-oriented mayor, keen to cooperate in private-public ventures with developers and entrepreneurs; he's prepared to help with zoning and help ease development. If you're tired of big-city bureaucracy, you'll love The Village of West Point's can-do attitude.



Loans for the purchase of development land generally require a large down-payment, and are given at unfavorable terms. The Sellers may be prepared to provide low interest financing or arrange for creative financing for the purchase of their land by qualified purchasers.

TRAFFIC COUNT



This traffic count is expected to increase as the effect of the new BlueOvalSK battery plant is felt.



TRANSPORTATION



ROAD

The stretch of Dixie highway running past the for-sale properties, has a 22,000 daily traffic count - this is expected to increase as the effects of BlueOval spread. There are active plans for [widening Dixie Highway from Hwy 44 to Muldraugh Hill](#). In addition, the [South Dixie Highway Master Plan](#) envisages significant improvements to Dixie Highway.

AIR

The Village of West Point is 18 miles from Louisville's Mohamed Ali International Airport and UPS Worldport, the world's largest automated package handling facility

RAIL

Two railway lines pass through West Point: CSX, serving [south, central and northern USA](#), and Canadian National Railroad, a [vast international railroad network](#), stretching from [Mexico in the south to Canada in the north](#).

WATER

The Village of West Point is located on the Ohio river, just a few miles downstream from the Riverport Authority which has been the centerpiece of Louisville's economic growth and development for the past 30 years. Riverport is just 14 miles from The Village of West Point. Entrepreneurs needing river transport can link by truck or rail to Riverport's 300-acre state of the art port facilities which includes cargo docks, a bulk commodity transfer terminal and barge fleeting area. (And for residential developers, the Ohio River and Salt River will provide relaxing playgrounds for your buyers' boating and fishing).



TOURISM

RIVERS

The Ohio River Way: The Ohio River Way is a coalition of [40 communities](#) located on the Ohio River. It currently stretches from [Portsmouth in Ohio, winds northwest to Lawrenceburg Indiana and then drops south, ending in The Village of West Point, Kentucky.](#) It helps promote tourism through [river adventures and events](#) in these towns.

Boating, Fishing, Camping. The Village of West Point sits at the confluence of the [Salt and Ohio rivers](#). They recently received a \$200,000 matching grant to rebuild its Salt River boat ramp, giving access to the largest open stretch (130 miles) of the Ohio River. Construction has already started! Fishing, boating, birding and camping are all available in a tranquil setting.

FORESTED

Mountain Bike Trail. Located within Fort Duffield, mountain bike trails attract visitors from across the country and hosts the annual [Bluegrass Mountain Cup](#).

John Muir Trail

Preliminary work on the [John Muir Trail](#) has started with the help of a National Park Service grant. It will follow John Muir's journey from The Village of West Point to the Florida coast. A national bike trail is being added which will follow approximately the same route.

Walking Trails

The eastern part of The Village of West Point is hilly and forested and its [trails](#) are regularly used by hikers and nature lovers.

HILLS



Tioga Falls. The [Tioga Falls](#), just 2 miles from The Village of West Point, makes for a scenic picnic spot. The trail to it is through rolling hills dotted with cobblestone creek beds.

The Village of West Point has been blessed with an abundance of geographic and historic attractions which draw tourists from across the country.

PHOTOS

View of Property



The Village of West Point Downtown Park



During the summer months The Village of West Point hosts a free concert series once a month, right on the Ohio River.

VIDEO



[Click Here](#)



MEET THE TEAM



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CONTACT

With significant development occurring to its north and south, this quaint river-side village is now positioned for rapid growth. Click the picture below to find out more about this opportunity, and join The Village of West Point on its amazing journey.

