

# THOMAS WAREHOUSE

40,000 Sq. Ft Sprinkled and heated

2 Loading Docks

1,000 amps of power



INDUSTRIAL INVESTMENT OPPORTUNITY

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# 1 | PROPERTY INFORMATION

Executive Summary

Additional Photos



## OFFERING SUMMARY

Sale Price:	\$3,200,000
Building Size:	40,000 SF
Available SF:	40,000 SF
Lot Size:	1.939 Acres
Number of Units:	1
Price / SF:	\$80.00
Year Built:	1973
Zoning:	I-2

## PROPERTY OVERVIEW

This warehouse property is strategically located at the heart of Owensboro, within the thriving industrial district. It offers unparalleled convenience, sitting alongside a railway line with direct railway access. This prime location not only places you in the epicenter of Owensboro's industrial activity but also provides easy connectivity to regional markets. Whether you're in manufacturing, distribution, or strictly in need of warehouse storage, this central location is tailor-made for your business needs.

This warehouse has it all! It truly is the epitome of industrial excellence, offering a comprehensive package that meets your every need. Spanning a vast 40,000 square feet, it features an impressive four 14-foot high and 20-foot wide overhead doors, ensuring smooth and efficient operations. With two loading docks and a separate loading ramp, logistics become a breeze. Security is a top priority with a fenced-in drop yard and gate, providing peace of mind for your assets.

But that's not all. This property is powered to perfection with a robust 1000 AMPS of Three (3)-Phase power, keeping your machinery running at peak performance. Plus, the warehouse is heated.

Spaces of this caliber are a rarity in the Owensboro/Daviess County area, and they won't stay available for long. Don't miss your chance to secure this lease opportunity and elevate your business to new heights in a space designed for success.



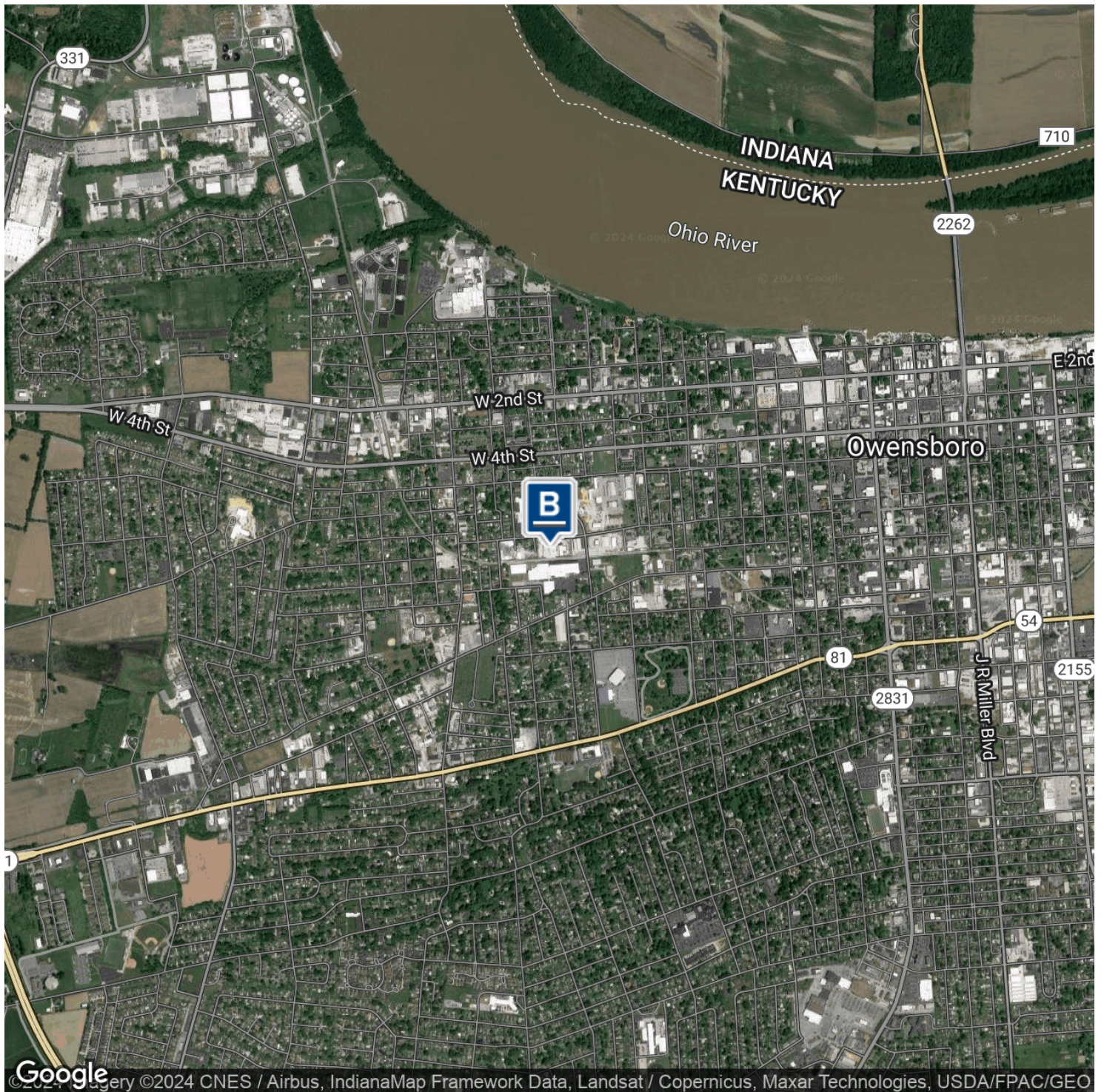


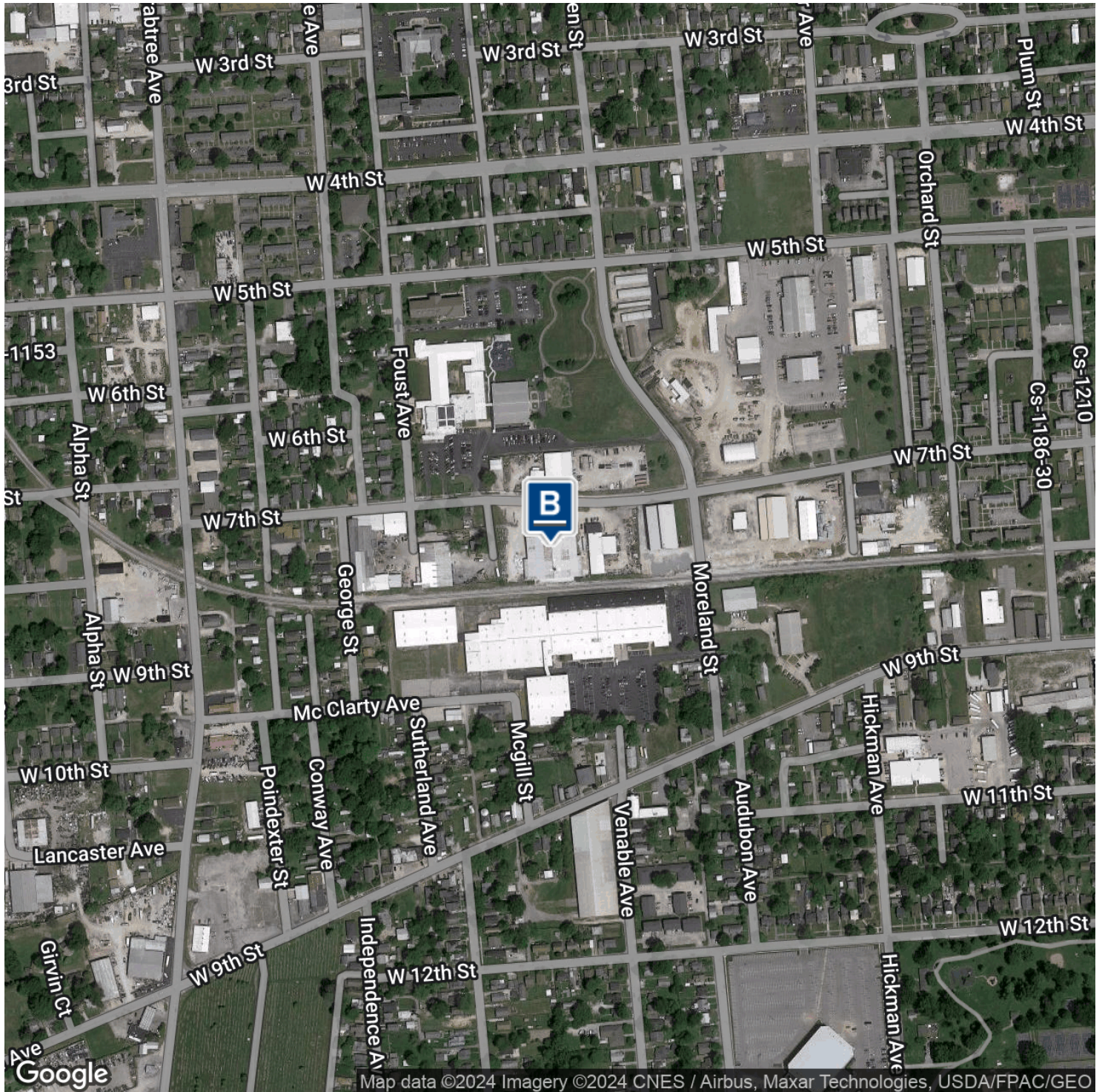
## 2 | LOCATION INFORMATION

Regional Map

Location Map

Aerial Map









## 3 | DEMOGRAPHICS

Executive Summary

Business Summary

Tapestry Profile

## Executive Summary

1620 W 7th St, Owensboro, Kentucky, 42301  
Drive time: 5, 10, 15 minute radii

Prepared by Bo Barron, CCIM

Latitude: 37.7677  
Longitude: -87.12961

	5 minutes	10 minutes	15 minutes
<b>Population</b>			
2010 Population	17,229	55,328	74,665
2020 Population	17,620	57,695	79,661
2023 Population	17,665	58,230	80,470
2028 Population	17,576	58,346	80,873
2010-2020 Annual Rate	0.22%	0.42%	0.65%
2020-2023 Annual Rate	0.08%	0.28%	0.31%
2023-2028 Annual Rate	-0.10%	0.04%	0.10%
2023 Male Population	48.3%	48.2%	48.7%
2023 Female Population	51.7%	51.8%	51.3%
2023 Median Age	39.5	39.9	40.7

In the identified area, the current year population is 80,470. In 2020, the Census count in the area was 79,661. The rate of change since 2020 was 0.31% annually. The five-year projection for the population in the area is 80,873 representing a change of 0.10% annually from 2023 to 2028. Currently, the population is 48.7% male and 51.3% female.

### Median Age

The median age in this area is 40.7, compared to U.S. median age of 39.1.

### Race and Ethnicity

2023 White Alone	74.9%	79.7%	82.2%
2023 Black Alone	12.1%	7.5%	6.0%
2023 American Indian/Alaska Native Alone	0.5%	0.3%	0.3%
2023 Asian Alone	1.5%	3.4%	3.1%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	3.8%	2.6%	2.3%
2023 Two or More Races	7.1%	6.5%	6.1%
2023 Hispanic Origin (Any Race)	6.8%	5.3%	4.9%

Persons of Hispanic origin represent 4.9% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 38.0 in the identified area, compared to 72.1 for the U.S. as a whole.

### Households

2023 Wealth Index	55	54	68
2010 Households	7,179	23,561	30,818
2020 Households	7,195	24,316	32,580
2023 Households	7,207	24,637	33,058
2028 Households	7,219	24,873	33,465
2010-2020 Annual Rate	0.02%	0.32%	0.56%
2020-2023 Annual Rate	0.05%	0.40%	0.45%
2023-2028 Annual Rate	0.03%	0.19%	0.25%
2023 Average Household Size	2.36	2.29	2.37

The household count in this area has changed from 32,580 in 2020 to 33,058 in the current year, a change of 0.45% annually. The five-year projection of households is 33,465, a change of 0.25% annually from the current year total. Average household size is currently 2.37, compared to 2.38 in the year 2020. The number of families in the current year is 20,070 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.

## Executive Summary

1620 W 7th St, Owensboro, Kentucky, 42301  
Drive time: 5, 10, 15 minute radii

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	5 minutes	10 minutes	15 minutes
<b>Mortgage Income</b>			
2023 Percent of Income for Mortgage	17.0%	18.8%	18.9%
<b>Median Household Income</b>			
2023 Median Household Income	\$43,104	\$50,717	\$57,484
2028 Median Household Income	\$47,967	\$56,580	\$65,639
2023-2028 Annual Rate	2.16%	2.21%	2.69%
<b>Average Household Income</b>			
2023 Average Household Income	\$67,347	\$70,887	\$80,014
2028 Average Household Income	\$75,800	\$80,320	\$90,697
2023-2028 Annual Rate	2.39%	2.53%	2.54%
<b>Per Capita Income</b>			
2023 Per Capita Income	\$27,413	\$29,677	\$32,800
2028 Per Capita Income	\$31,054	\$33,863	\$37,451
2023-2028 Annual Rate	2.53%	2.67%	2.69%
<b>GINI Index</b>			
2023 Gini Index	47.5	43.1	42.3

### Households by Income

Current median household income is \$57,484 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$65,639 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$80,014 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$90,697 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$32,800 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$37,451 in five years, compared to \$47,525 for all U.S. households

<b>Housing</b>			
2023 Housing Affordability Index	144	129	128
2010 Total Housing Units	7,916	25,425	33,071
2010 Owner Occupied Housing Units	3,856	13,426	19,564
2010 Renter Occupied Housing Units	3,323	10,129	11,255
2010 Vacant Housing Units	737	1,864	2,253
2020 Total Housing Units	7,874	26,129	34,814
2020 Vacant Housing Units	679	1,813	2,234
2023 Total Housing Units	7,916	26,520	35,393
2023 Owner Occupied Housing Units	4,122	14,274	21,107
2023 Renter Occupied Housing Units	3,085	10,363	11,951
2023 Vacant Housing Units	709	1,883	2,335
2028 Total Housing Units	7,956	26,795	35,785
2028 Owner Occupied Housing Units	4,166	14,663	21,682
2028 Renter Occupied Housing Units	3,053	10,210	11,783
2028 Vacant Housing Units	737	1,922	2,320
<b>Socioeconomic Status Index</b>			
2023 Socioeconomic Status Index	40.8	44.6	46.9

Currently, 59.6% of the 35,393 housing units in the area are owner occupied; 33.8%, renter occupied; and 6.6% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 34,814 housing units in the area and 6.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.51%. Median home value in the area is \$181,026, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 4.58% annually to \$226,461.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

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# Business Summary

1620 W 7th St, Owensboro, Kentucky, 42301  
Drive time: 5, 10, 15 minute radii

Prepared by Bo Barron, CCIM  
Latitude: 37.76777  
Longitude: -87.12961

Data for all businesses in area				5 minutes		10 minutes				15 minutes			
Total Businesses:				964		2,479				3,256			
Total Employees:				11,774		31,852				47,369			
Total Residential Population:				17,665		58,230				80,470			
Employee/Residential Population Ratio (per 100 Residents)				67		55				59			
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees		
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	
Agriculture & Mining	10	1.0%	70	0.6%	48	1.9%	365	1.1%	82	2.5%	548	1.2%	
Construction	48	5.0%	945	8.0%	134	5.4%	2,004	6.3%	191	5.9%	2,623	5.5%	
Manufacturing	28	2.9%	862	7.3%	75	3.0%	3,427	10.8%	89	2.7%	4,357	9.2%	
Transportation	21	2.2%	224	1.9%	58	2.3%	814	2.6%	83	2.5%	1,068	2.3%	
Communication	4	0.4%	13	0.1%	20	0.8%	186	0.6%	27	0.8%	241	0.5%	
Utility	2	0.2%	355	3.0%	9	0.4%	546	1.7%	11	0.3%	619	1.3%	
Wholesale Trade	31	3.2%	376	3.2%	99	4.0%	1,342	4.2%	119	3.7%	1,614	3.4%	
Retail Trade Summary	163	16.9%	1,597	13.6%	469	18.9%	6,264	19.7%	683	21.0%	10,930	23.1%	
Home Improvement	13	1.3%	177	1.5%	39	1.6%	397	1.2%	51	1.6%	712	1.5%	
General Merchandise Stores	6	0.6%	38	0.3%	22	0.9%	370	1.2%	40	1.2%	1,481	3.1%	
Food Stores	16	1.7%	186	1.6%	45	1.8%	634	2.0%	65	2.0%	1,059	2.2%	
Auto Dealers & Gas Stations	30	3.1%	164	1.4%	75	3.0%	592	1.9%	99	3.0%	1,028	2.2%	
Apparel & Accessory Stores	6	0.6%	20	0.2%	18	0.7%	302	0.9%	30	0.9%	491	1.0%	
Furniture & Home Furnishings	13	1.3%	155	1.3%	29	1.2%	260	0.8%	43	1.3%	438	0.9%	
Eating & Drinking Places	29	3.0%	458	3.9%	108	4.4%	2,268	7.1%	173	5.3%	3,777	8.0%	
Miscellaneous Retail	49	5.1%	399	3.4%	133	5.4%	1,441	4.5%	182	5.6%	1,944	4.1%	
Finance, Insurance, Real Estate Summary	99	10.3%	1,207	10.3%	258	10.4%	2,332	7.3%	339	10.4%	3,453	7.3%	
Banks, Savings & Lending Institutions	18	1.9%	708	6.0%	53	2.1%	1,185	3.7%	82	2.5%	2,039	4.3%	
Securities Brokers	24	2.5%	127	1.1%	42	1.7%	187	0.6%	50	1.5%	207	0.4%	
Insurance Carriers & Agents	21	2.2%	143	1.2%	62	2.5%	369	1.2%	78	2.4%	454	1.0%	
Real Estate, Holding, Other Investment Offices	35	3.6%	228	1.9%	100	4.0%	591	1.9%	129	4.0%	753	1.6%	
Services Summary	385	39.9%	4,396	37.3%	1,010	40.7%	12,259	38.5%	1,253	38.5%	19,149	40.4%	
Hotels & Lodging	5	0.5%	73	0.6%	16	0.6%	199	0.6%	27	0.8%	394	0.8%	
Automotive Services	24	2.5%	149	1.3%	64	2.6%	361	1.1%	81	2.5%	456	1.0%	
Movies & Amusements	25	2.6%	197	1.7%	63	2.5%	483	1.5%	80	2.5%	606	1.3%	
Health Services	55	5.7%	1,008	8.6%	236	9.5%	3,587	11.3%	292	9.0%	7,055	14.9%	
Legal Services	33	3.4%	199	1.7%	51	2.1%	272	0.9%	60	1.8%	302	0.6%	
Education Institutions & Libraries	16	1.7%	828	7.0%	45	1.8%	2,430	7.6%	65	2.0%	3,638	7.7%	
Other Services	226	23.4%	1,942	16.5%	534	21.5%	4,928	15.5%	649	19.9%	6,698	14.1%	
Government	106	11.0%	1,699	14.4%	128	5.2%	2,137	6.7%	148	4.5%	2,570	5.4%	
Unclassified Establishments	67	7.0%	30	0.3%	172	6.9%	177	0.6%	231	7.1%	194	0.4%	
Totals	964	100.0%	11,774	100.0%	2,479	100.0%	31,852	100.0%	3,256	100.0%	47,369	100.0%	

**Source:** Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

**Date Note:** Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

September 25, 2023

## Business Summary

1620 W 7th St, Owensboro, Kentucky, 42301  
Drive time: 5, 10, 15 minute radii

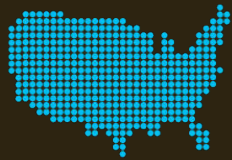
Prepared by Bo Barron, CCIM  
Latitude: 37.76777  
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by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	3	0.3%	14	0.1%	12	0.5%	88	0.3%	26	0.8%	158	0.3%
Mining	3	0.3%	23	0.2%	9	0.4%	120	0.4%	10	0.3%	125	0.3%
Utilities	0	0.0%	0	0.0%	3	0.1%	37	0.1%	4	0.1%	91	0.2%
Construction	51	5.3%	965	8.2%	144	5.8%	2,092	6.6%	204	6.3%	2,742	5.8%
Manufacturing	31	3.2%	881	7.5%	85	3.4%	3,641	11.4%	106	3.3%	4,623	9.8%
Wholesale Trade	30	3.1%	366	3.1%	97	3.9%	1,329	4.2%	117	3.6%	1,601	3.4%
Retail Trade	127	13.2%	1,026	8.7%	340	13.7%	3,586	11.3%	482	14.8%	6,684	14.1%
Motor Vehicle & Parts Dealers	22	2.3%	137	1.2%	55	2.2%	511	1.6%	75	2.3%	913	1.9%
Furniture & Home Furnishings Stores	5	0.5%	126	1.1%	14	0.6%	165	0.5%	24	0.7%	250	0.5%
Electronics & Appliance Stores	7	0.7%	53	0.5%	18	0.7%	151	0.5%	21	0.6%	250	0.5%
Building Material & Garden Equipment & Supplies Dealers	12	1.2%	158	1.3%	38	1.5%	377	1.2%	50	1.5%	692	1.5%
Food & Beverage Stores	21	2.2%	141	1.2%	47	1.9%	678	2.1%	65	2.0%	1,075	2.3%
Health & Personal Care Stores	9	0.9%	91	0.8%	31	1.3%	259	0.8%	46	1.4%	383	0.8%
Gasoline Stations & Fuel Dealers	8	0.8%	27	0.2%	20	0.8%	81	0.3%	25	0.8%	115	0.2%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	7	0.7%	21	0.2%	22	0.9%	317	1.0%	38	1.2%	525	1.1%
Sporting Goods, Hobby, Book, & Music Stores	20	2.1%	146	1.2%	57	2.3%	547	1.7%	81	2.5%	861	1.8%
General Merchandise Stores	15	1.6%	126	1.1%	39	1.6%	500	1.6%	59	1.8%	1,619	3.4%
Transportation & Warehousing	20	2.1%	593	5.0%	50	2.0%	1,167	3.7%	68	2.1%	1,408	3.0%
Information	7	0.7%	127	1.1%	34	1.4%	520	1.6%	45	1.4%	619	1.3%
Finance & Insurance	68	7.1%	992	8.4%	168	6.8%	1,770	5.6%	220	6.8%	2,729	5.8%
Central Bank/Credit Intermediation & Related Activities	22	2.3%	719	6.1%	61	2.5%	1,208	3.8%	90	2.8%	2,062	4.4%
Securities & Commodity Contracts	25	2.6%	130	1.1%	44	1.8%	193	0.6%	52	1.6%	213	0.4%
Funds, Trusts & Other Financial Vehicles	21	2.2%	143	1.2%	62	2.5%	369	1.2%	78	2.4%	454	1.0%
Real Estate, Rental & Leasing	43	4.5%	238	2.0%	116	4.7%	651	2.0%	155	4.8%	859	1.8%
Professional, Scientific & Tech Services	85	8.8%	736	6.3%	173	7.0%	1,289	4.0%	226	6.9%	1,637	3.5%
Legal Services	35	3.6%	203	1.7%	55	2.2%	282	0.9%	63	1.9%	313	0.7%
Management of Companies & Enterprises	3	0.3%	21	0.2%	9	0.4%	53	0.2%	10	0.3%	59	0.1%
Administrative, Support & Waste Management Services	25	2.6%	149	1.3%	77	3.1%	635	2.0%	101	3.1%	1,551	3.3%
Educational Services	18	1.9%	828	7.0%	55	2.2%	2,417	7.6%	76	2.3%	3,623	7.6%
Health Care & Social Assistance	100	10.4%	1,674	14.2%	335	13.5%	5,522	17.3%	398	12.2%	9,147	19.3%
Arts, Entertainment & Recreation	27	2.8%	231	2.0%	60	2.4%	497	1.6%	74	2.3%	595	1.3%
Accommodation & Food Services	34	3.5%	530	4.5%	127	5.1%	2,485	7.8%	203	6.2%	4,198	8.9%
Accommodation	5	0.5%	73	0.6%	16	0.6%	199	0.6%	27	0.8%	394	0.8%
Food Services & Drinking Places	29	3.0%	458	3.9%	110	4.4%	2,287	7.2%	176	5.4%	3,804	8.0%
Other Services (except Public Administration)	112	11.6%	638	5.4%	284	11.5%	1,624	5.1%	351	10.8%	2,142	4.5%
Automotive Repair & Maintenance	14	1.5%	74	0.6%	45	1.8%	226	0.7%	58	1.8%	307	0.6%
Public Administration	108	11.2%	1,712	14.5%	130	5.2%	2,151	6.8%	150	4.6%	2,584	5.5%
Unclassified Establishments	67	7.0%	30	0.3%	172	6.9%	177	0.6%	231	7.1%	194	0.4%
Total	964	100.0%	11,774	100.0%	2,479	100.0%	31,852	100.0%	3,256	100.0%	47,369	100.0%

**Source:** Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.

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September 25, 2023



# TAPESTRY SEGMENTATION


The Fabric of America's Neighborhoods

Tapestry LifeMode				
	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	0	0.00%	10.00%	0
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	0	0.00%	7.63%	0
GenXurban (L5)	1,733	24.05%	11.26%	214
Cozy Country Living (L6)	0	0.00%	12.06%	0
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	1,467	20.36%	10.79%	189
Senior Styles (L9)	106	1.47%	5.80%	25
Rustic Outposts (L10)	0	0.00%	8.30%	0
Midtown Singles (L11)	264	3.66%	6.16%	59
Hometown (L12)	3,637	50.46%	6.01%	840
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0




\$121,703

Median Home Value




\$43,104

Median HH Income



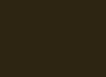
12%

No HS Diploma




34%

HS Graduate




2.8

Home Value to Income Ratio



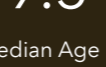
31%

Some College



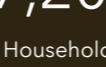
23%

Degree or Higher



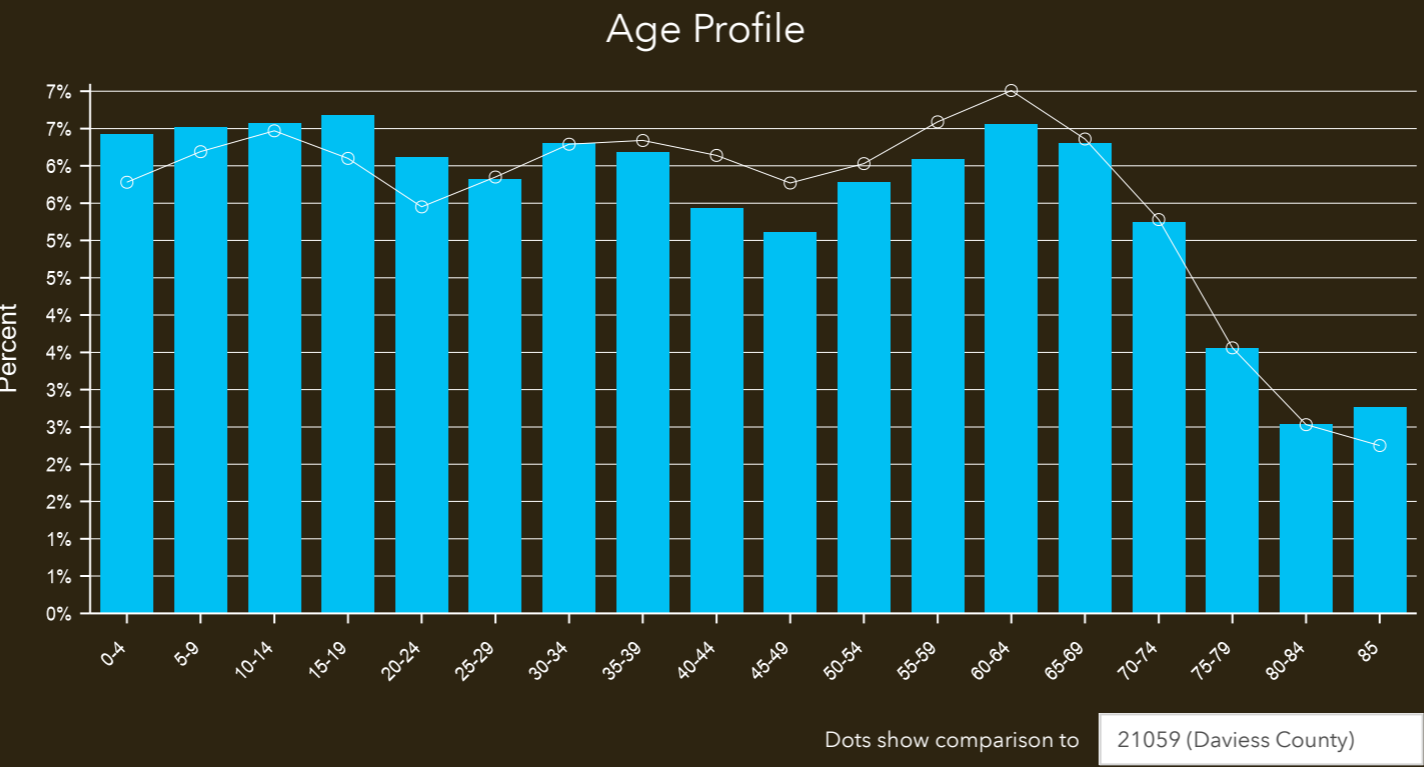
39.5

Median Age



7,207

Households



2023 Households By Income (Esri)

The largest group: <\$15,000 (21.5%)

The smallest group: \$200,000+ (3.3%)




Indicator ▲	Value	Diff
<\$15,000	21.5%	+9.7%
\$15,000 - \$24,999	9.9%	+2.6%
\$25,000 - \$34,999	8.8%	+1.0%
\$35,000 - \$49,999	15.9%	+2.6%
\$50,000 - \$74,999	13.0%	-3.6%
\$75,000 - \$99,999	11.0%	-2.8%
\$100,000 - \$149,999	12.3%	-4.6%
\$150,000 - \$199,999	4.3%	-3.5%
\$200,000+	3.3%	-1.4%

Bars show deviation from 21059 (Daviness County)

1620 W 7th St, Owensboro, Kentucky, 42301

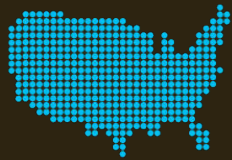
Drive time of 5 minutes



Tapestry Segments		
	<b>Small Town Sincerity</b> 2,292 households	<b>31.8%</b> of Households
	<b>Hometown Heritage</b> 1,195 households	<b>16.6%</b> of Households
	<b>Traditional Living</b> 750 households	<b>10.4%</b> of Households

Source: Esri. The vintage of the data is 2023.

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# TAPESTRY SEGMENTATION

The Fabric of America's Neighborhoods

Tapestry LifeMode				
	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	65	0.26%	10.00%	3
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	0	0.00%	7.63%	0
GenXurban (L5)	6,753	27.41%	11.26%	243
Cozy Country Living (L6)	2,591	10.52%	12.06%	87
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	6,066	24.62%	10.79%	228
Senior Styles (L9)	1,774	7.20%	5.80%	124
Rustic Outposts (L10)	0	0.00%	8.30%	0
Midtown Singles (L11)	800	3.25%	6.16%	53
Hometown (L12)	6,588	26.74%	6.01%	445
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0

\$158,754  
Median Home Value

\$50,717  
Median HH Income

3.1  
Home Value to Income Ratio

9%  
No HS Diploma

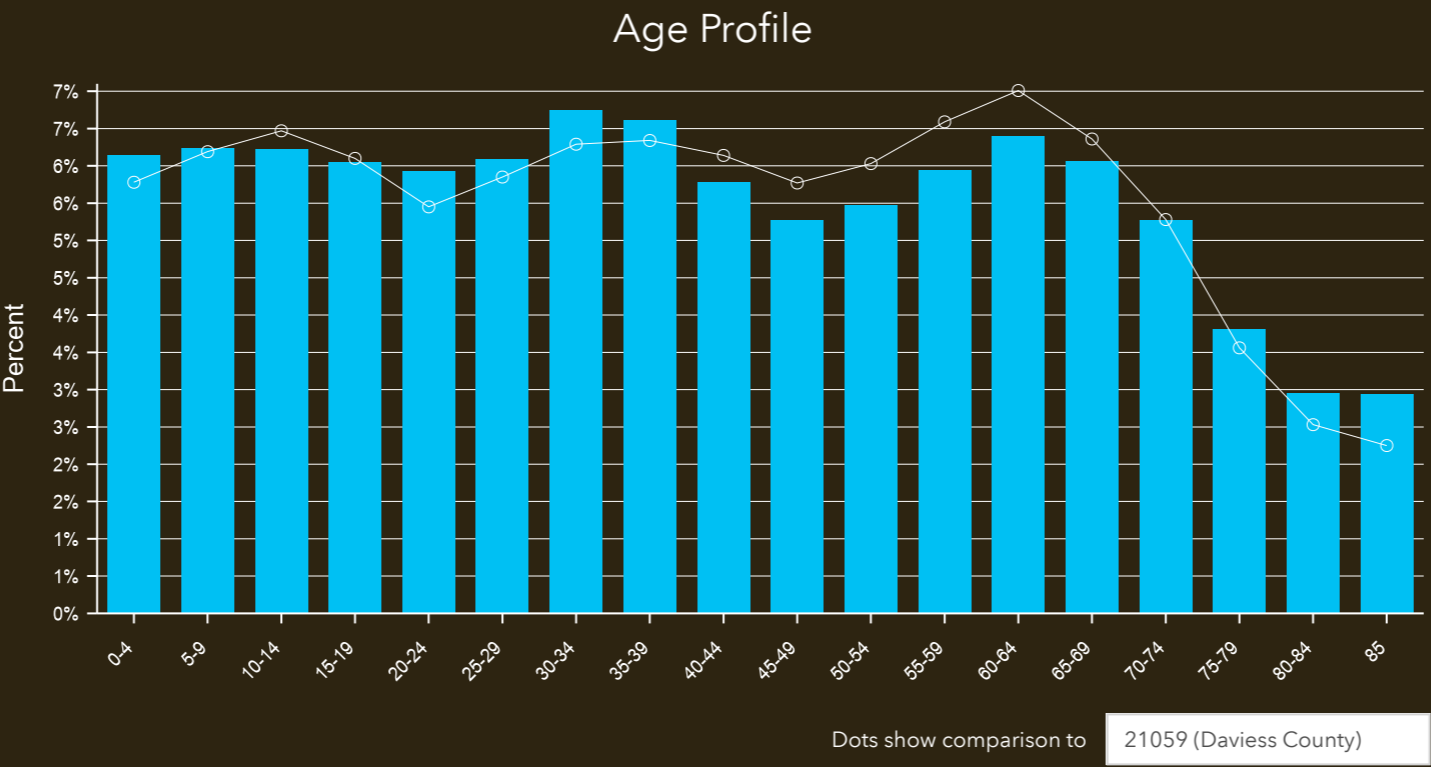
36%  
HS Graduate

30%  
Some College

26%  
Degree or Higher

39.9  
Median Age

24,637  
Households



2023 Households By Income (Esri)

The largest group: \$50,000 - \$74,999 (16.6%)

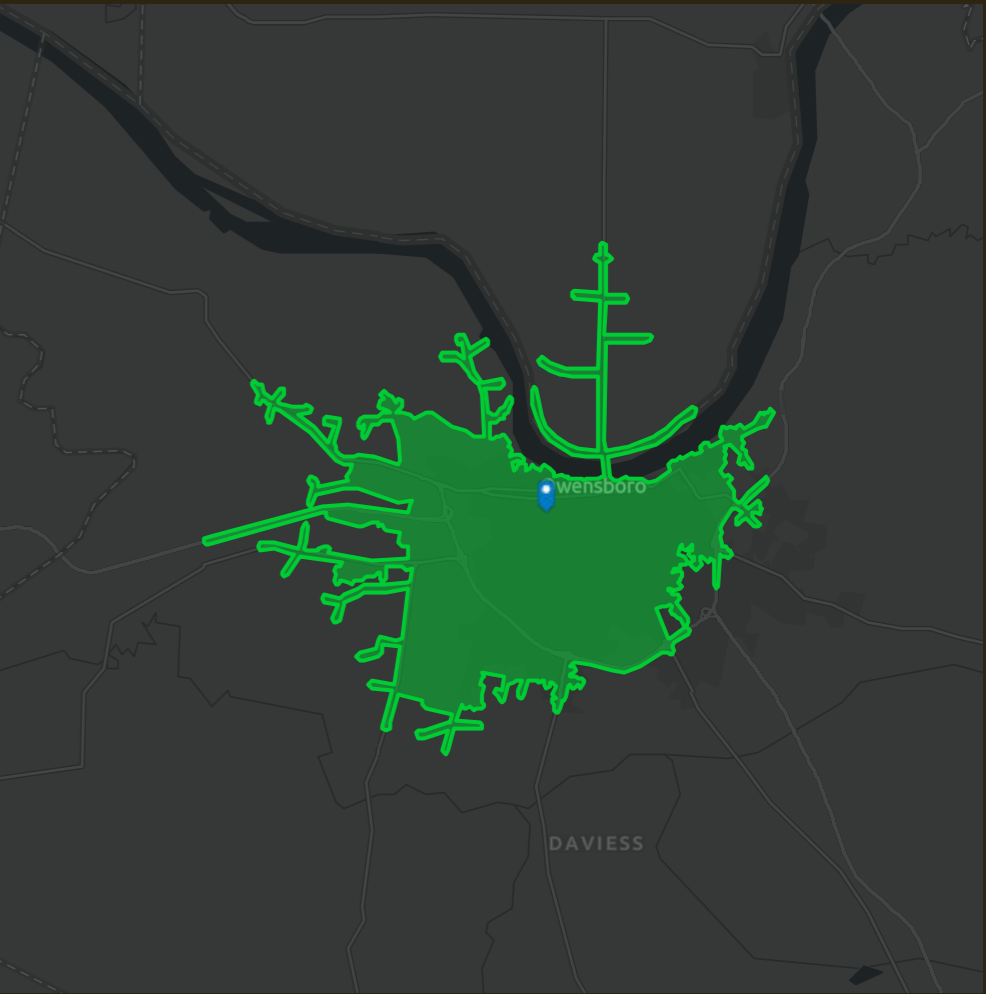
The smallest group: \$200,000+ (2.4%)

Indicator ▲	Value	Diff
<\$15,000	15.4%	+3.6%
\$15,000 - \$24,999	9.0%	+1.7%
\$25,000 - \$34,999	9.4%	+1.6%
\$35,000 - \$49,999	15.5%	+2.2%
\$50,000 - \$74,999	16.6%	0
\$75,000 - \$99,999	12.4%	-1.4%
\$100,000 - \$149,999	13.7%	-3.2%
\$150,000 - \$199,999	5.6%	-2.2%
\$200,000+	2.4%	-2.3%

Bars show deviation from 21059 (Daviness County)

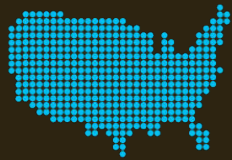
1620 W 7th St, Owensboro, Kentucky, 42301

Drive time of 10 minutes



Tapestry Segments


12C	<b>Small Town Sincerity</b> 4,819 households	<b>19.6%</b> of Households	▼
5E	<b>Midlife Constants</b> 3,114 households	<b>12.6%</b> of Households	▼
8F	<b>Old and Newcomers</b> 2,064 households	<b>8.4%</b> of Households	▼



# TAPESTRY SEGMENTATION


The Fabric of America's Neighborhoods

Tapestry LifeMode				
	Households	HHs %	% US HHs	Index
Affluent Estates (L1)	541	1.64%	10.00%	16
Upscale Avenues (L2)	0	0.00%	5.55%	0
Uptown Individuals (L3)	0	0.00%	3.58%	0
Family Landscapes (L4)	1,550	4.69%	7.63%	61
GenXurban (L5)	7,195	21.76%	11.26%	193
Cozy Country Living (L6)	7,955	24.06%	12.06%	200
Sprouting Explorers (L7)	0	0.00%	7.20%	0
Middle Ground (L8)	6,066	18.35%	10.79%	170
Senior Styles (L9)	2,044	6.18%	5.80%	107
Rustic Outposts (L10)	319	0.96%	8.30%	12
Midtown Singles (L11)	800	2.42%	6.16%	39
Hometown (L12)	6,588	19.93%	6.01%	332
Next Wave (L13)	0	0.00%	3.78%	0
Scholars and Patriots (L14)	0	0.00%	1.61%	0




\$181,026

Median Home Value




\$57,484

Median HH Income



8%

No HS Diploma




34%

HS Graduate

3.1

Home Value to Income Ratio




40.7

Median Age


33,058

Households



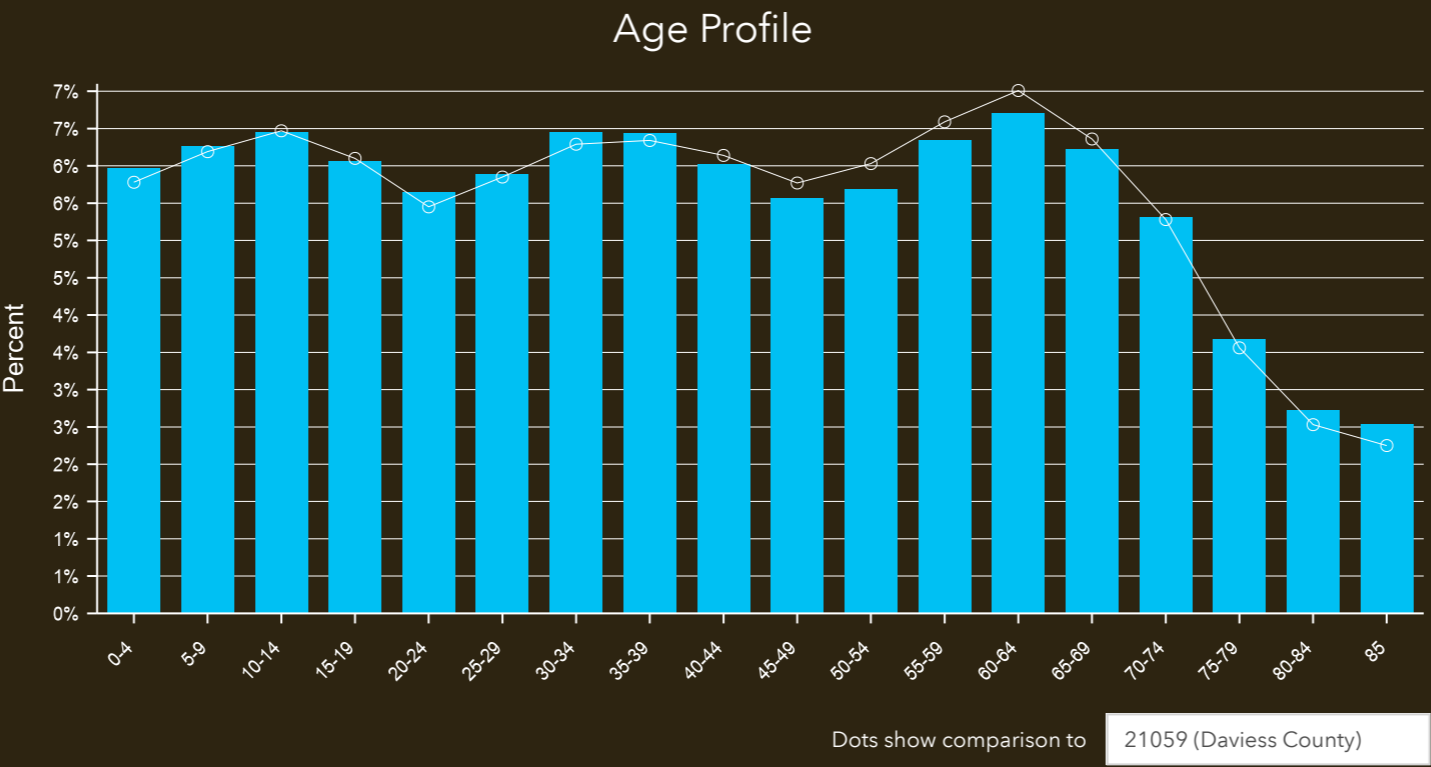
31%

Some College



27%

Degree or Higher



2023 Households By Income (Esri)

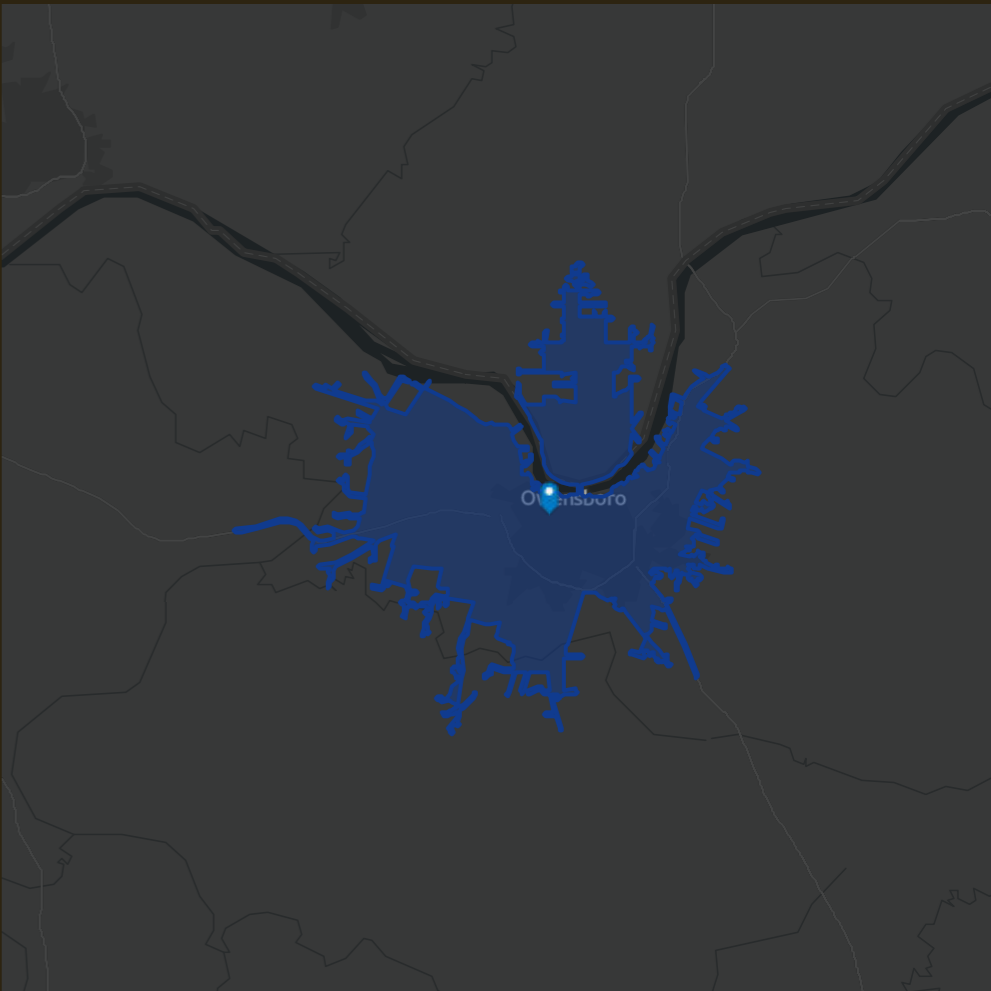
The largest group: \$50,000 - \$74,999 (16.3%)

The smallest group: \$200,000+ (3.9%)




Indicator ▲	Value	Diff
<\$15,000	13.2%	+1.4%
\$15,000 - \$24,999	8.1%	+0.8%
\$25,000 - \$34,999	8.5%	+0.7%
\$35,000 - \$49,999	14.0%	+0.7%
\$50,000 - \$74,999	16.3%	-0.3%
\$75,000 - \$99,999	13.3%	-0.5%
\$100,000 - \$149,999	16.2%	-0.7%
\$150,000 - \$199,999	6.5%	-1.3%
\$200,000+	3.9%	-0.8%

1620 W 7th St, Owensboro, Kentucky, 42301

Drive time of 15 minutes



Tapestry Segments

 <div>12C</div>	<b>Small Town Sincerity</b> 4,819 households	<b>14.6%</b> of Households	▼
 <div>6B</div>	<b>Salt of the Earth</b> 3,965 households	<b>12.0%</b> of Households	▼
 <div>5E</div>	<b>Midlife Constants</b> 3,234 households	<b>9.8%</b> of Households	▼

Source: Esri. The vintage of the data is 2023.

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## 4 | ADVISOR BIOS

Todd Humphreys

**TODD HUMPHREYS**

Advisor

todd@wgbarron.com

Direct: **270.926.1101 x120** | Cell: **270.929.1236**

KY #222972

**PROFESSIONAL BACKGROUND**

Todd began his career in 1986 as a retail sales manager for Kinney Shoe Corporation. He moved over to finance after 5 years in retail sales management to work for ITT Financial as a Branch Manager.

Moving from a finance company to a bank after 2 years, Todd performed many positions at three different banks over a 20 year period. He was a branch manager, mortgage loan officer, Business Banking Officer overseeing 10 branches to finally a Vice President of Commercial Lending his last 5 years of his banking career.

Then, in 2009, Todd entered real estate development and property management with Gateway Commercial Properties. Gateway developed 7 acres adjacent to Walmart on highway 54 in Owensboro, KY building two retail strip centers that Todd fully leased. He still manages the properties today as president of Gateway Property Management and Leasing. Gateway Commercial also sold land to Goodwill Industries as well as sold land and built offices for Kentucky Farm Bureau and Davita Dialysis.

In 2020, Todd joined forces with Owensboro's only dedicated Commercial Real Estate brokerage firm, Barron Commercial Group. Barron has deep roots in Owensboro with over a 50 year history in commercial real estate sales and leasing, development, and property management as well as tenant representation. Barron has developed a network of commercial real estate relationships extending to every major market in the United States. Whether the need is local or national, we have the experience and expertise, the tools, and the people to get the job done.

**EDUCATION**

Studied Business at Western Kentucky University.

**MEMBERSHIPS**

Kids Football League, Co-founder & Past President, Coach (2013-2018)  
 ODCYFL Football Coach ( 1992-2002, 2009-2012 )  
 Daviess County Middle School Football Coach (2016)  
 EDC Little League Baseball Coach ( 2012-2016 )  
 Southern Little League Baseball Coach ( 1994-1999)  
 Highland Playground Softball Coach ( 2000-2003 )  
 Meadowlands Playground Baseball Coach (2008-2011 )  
 Junior Achievement, Instructor (1997-2014)  
 Boulware Center, Fundraising Committee (2006-2007)  
 Habitat for Humanity Owensboro, Fundraising Chairman (1998-2001)  
 Community Coordinator for Daviess County High School Football ( 2018-present)