

6601 HWY 2830

Zoned B-4 and I-2
Eastside of Owensboro
Highway 60 Access



LAND INVESTMENT OPPORTUNITY

6601 HWY 2830 | Owensboro, KY 42301



For Lease

Negotiable

**OFFERING SUMMARY**

| | |
|---------------|-------------|
| Lease Rate: | Negotiable |
| Available SF: | 39.97 Acres |
| Lot Size: | 39.97 Acres |
| Zoning: | B-4 |

PROPERTY OVERVIEW

Build to suit warehouse/office for lease. Multi year lease available. Tenant has the ability to be involved with the layout/ design of the building. One or multiple buildings possible for over 500,000 sf.

LOCATION OVERVIEW

Located on the east side of Owensboro. Highway 60 access and visibility.

PROPERTY HIGHLIGHTS

- Zoned B-4 and I-2
- Eastside of Owensboro
- Highway 60 Access
- Build to suit



BO BARRON, CCIM Managing Director
bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

TODD HUMPHREYS Advisor
todd@wgbarron.com (P) 270.926.1101 x120 (C) 270.929.1236

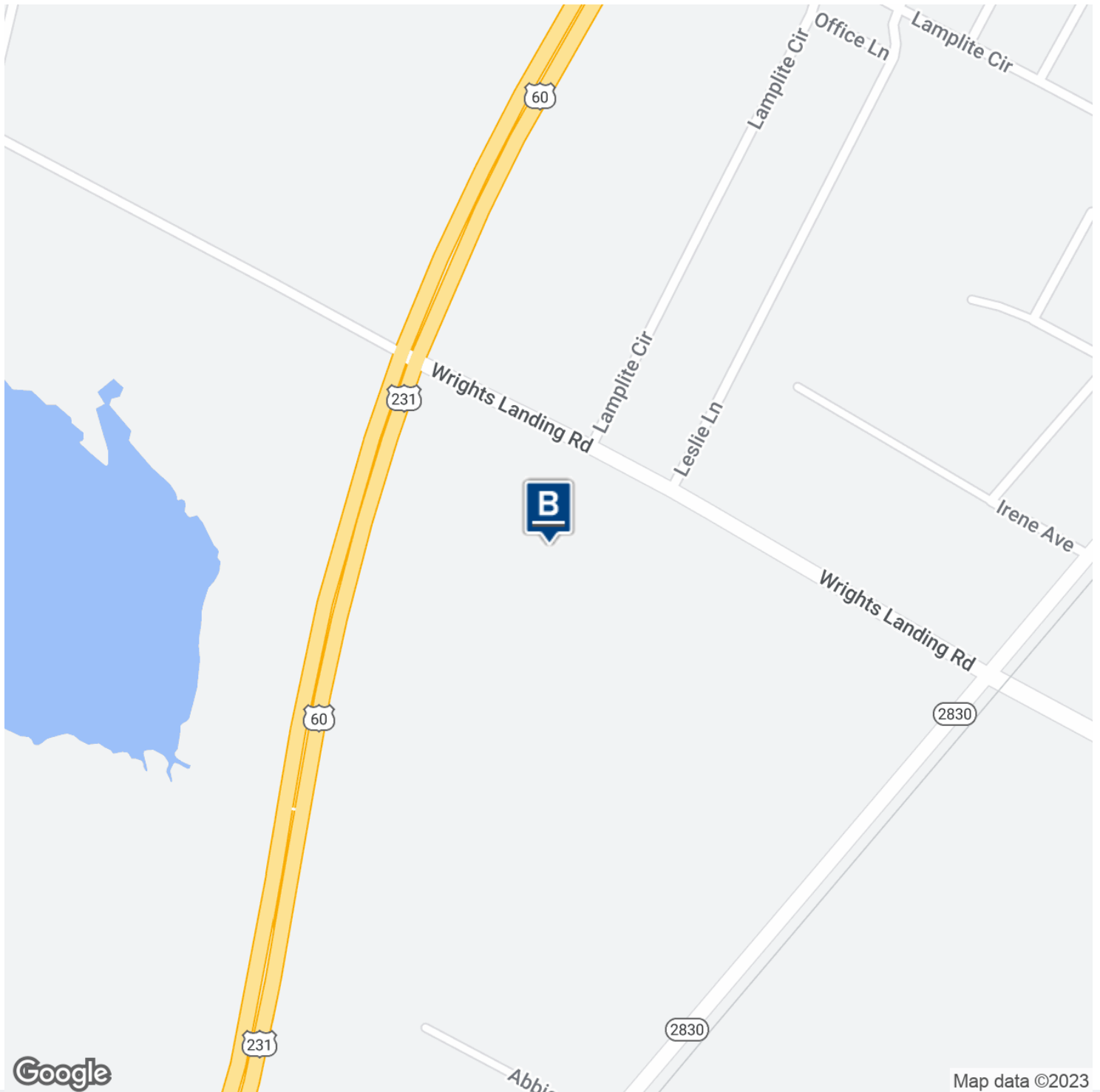
6601 HWY 2830 | Owensboro, KY 42301



For Lease



Negotiable



Google

Map data ©2023



BO BARRON, CCIM Managing Director
bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

TODD HUMPHREYS Advisor
todd@wgbarron.com (P) 270.926.1101 x120 (C) 270.929.1236

6601 HWY 2830 | Owensboro, KY 42301



For Lease



Negotiable



Imagery ©2023 IndianaMap Framework Data, Maxar Technologies, USDA/FPAC/GEO



BO BARRON, CCIM Managing Director
bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

TODD HUMPHREYS Advisor
todd@wgbarron.com (P) 270.926.1101 x120 (C) 270.929.1236

6601 HWY 2830 | Owensboro, KY 42301



For Lease

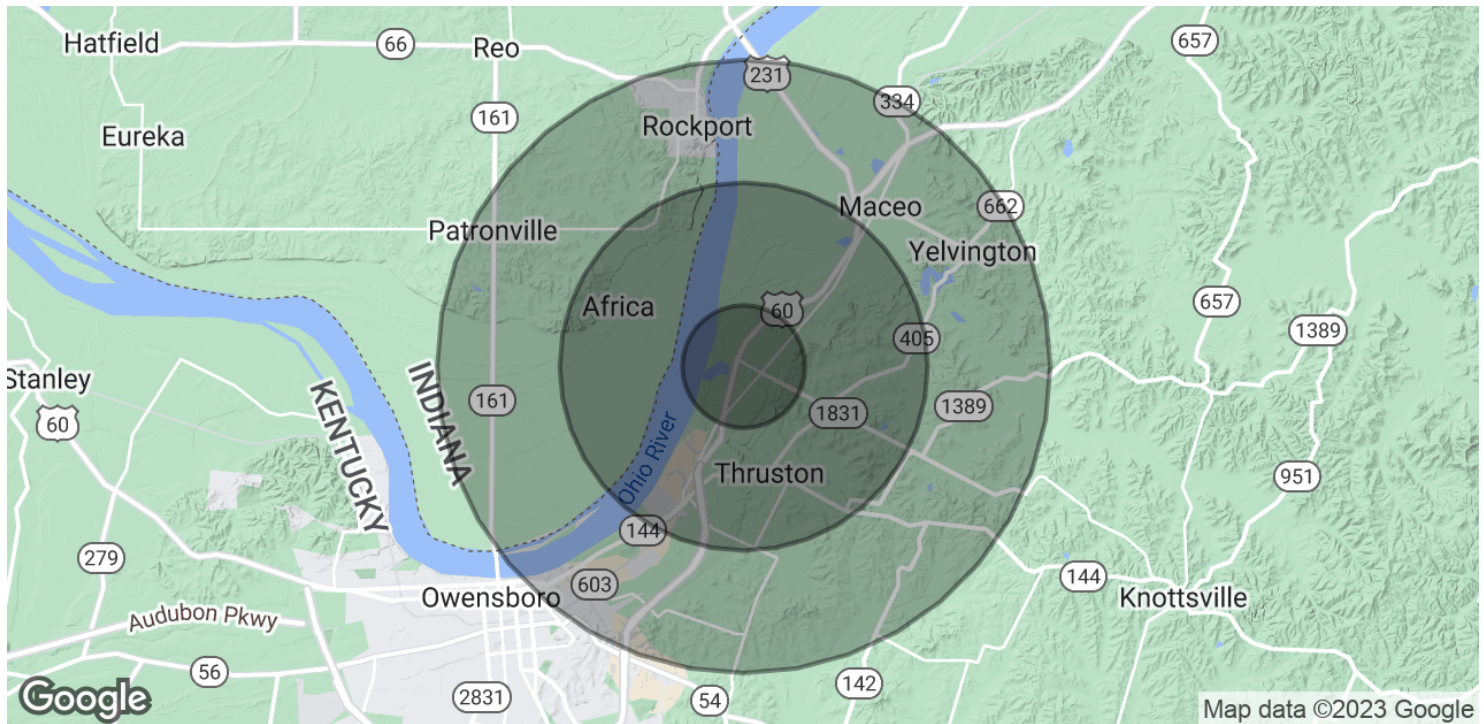
Negotiable



BO BARRON, CCIM Managing Director
bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

TODD HUMPHREYS Advisor
todd@wgbarron.com (P) 270.926.1101 x120 (C) 270.929.1236

6601 HWY 2830 | Owensboro, KY 42301

**For Lease****Negotiable****POPULATION**

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 301 | 4,885 | 13,194 |
| Average Age | 42.3 | 40.4 | 41.7 |
| Average Age (Male) | 36.9 | 36.1 | 38.4 |
| Average Age (Female) | 42.4 | 41.2 | 43.5 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|---------------|----------------|----------------|
| Total Households | 124 | 1,795 | 5,170 |
| # of Persons per HH | 2.4 | 2.7 | 2.6 |
| Average HH Income | \$61,364 | \$66,771 | \$68,686 |
| Average House Value | \$1,304,588 | \$291,367 | \$339,391 |

* Demographic data derived from 2020 ACS - US Census



BO BARRON, CCIM Managing Director
bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

TODD HUMPHREYS Advisor
todd@wgbarron.com (P) 270.926.1101 x120 (C) 270.929.1236

6601 HWY 2830 | Owensboro, KY 42301



For Lease

Negotiable

**BO BARRON, CCIM****Managing Director**

bo@wgbarron.com

Direct: 270.926.1101 x170 | **Cell:** 270.313.2444

KY #207674

PROFESSIONAL BACKGROUND

Bo's career started in 1999 when he enlisted in the Marine Corps and spent five years as an Arabic linguist. In the Marine Corps, he learned to lead himself and others. After five years, two months, and three days, he was honorably discharged and moved his family home to Kentucky.

The next day, Bo started working for his father at Wm. G. Barron Enterprises as a commercial real estate advisor, becoming the 3rd generation of his family to practice real estate. In October 2010, he purchased the brokerage company from his father.

After seeing success in this role, Bo was privileged to be profiled in Rod Santomassimo's book *Brokers Who Dominate*, the #1 best-selling commercial real estate book on Amazon.

In 2013, he accepted a position as Vice President of Organizational Development with SVN International Corporation where he was responsible for growing the productivity and production of SVN advisors nationwide.

Bo worked for three years as COO of The Massimo Group. Having been coached by the Massimo Group, and then becoming a coach for the firm, Bo was honored and excited to take over the day to day operations. Over those three years, the revenue grew 208%. He worked with the best in the business, helping them be better at their craft while learning from them in the process. After an incredible experience with that team, Bo returned to lead the family business and rebranded it as Barron Commercial Group.

Bo now runs Barron Commercial Group, owns and operates a self-storage portfolio, and owns and manages a small family-owned CRE portfolio – all with a growing and talented team of professionals and friends.

Bo has been a CCIM Designee since 2007, and is a Senior Instructor for the CCIM Institute. Bo also serves as President (2023) on the board of the KY CCIM Chapter.

Bo has been married to his beautiful wife Autumn since 2000. They have three children who add tremendous flavor to their lives. They live in Owensboro, KY with generations of both sides of their families. He has been a member of Owensboro Christian Church since 1987, where he serves as Chairman of the Eldership.

EDUCATION

B.A. Organizational Communication - Murray State University

A.A Arabic Language - Defense Language Institute at the Presidio of Monterrey, California

Barron Commercial Group

3238 Kidron Valley Way
Owensboro, KY 42303
270.926.1101

**BO BARRON, CCIM** Managing Director

bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

TODD HUMPHREYS Advisor

todd@wgbarron.com (P) 270.926.1101 x120 (C) 270.929.1236

6601 HWY 2830 | Owensboro, KY 42301

**For Lease****Negotiable****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)

Barron Commercial Group

3238 Kidron Valley Way
 Owensboro, KY 42303
 270.926.1101



BO BARRON, CCIM Managing Director
 bo@wgbarron.com (P) 270.926.1101 x170 (C) 270.313.2444

TODD HUMPHREYS Advisor
 todd@wgbarron.com (P) 270.926.1101 x120 (C) 270.929.1236