

ARTHUR & EMS SITES

2300 Block of Argillite Road | Flatwoods, Kentucky 41139

5 +/- Acres | Commercial | Build Ready | Water – Sewer - Electricity

KEY HIGHLIGHTS

- Water, Sewer, Electricity, Gas, Fiber Internet ready.
- Multiple Entrances off two State Routes
- 5 +/- Acres
- Highway Commercial
- Sidewalk along State Route 207 (Argillite Road) St. Rt. 750 (Powell Ln.)
- 5 Blocks from St. Rt 693 & 207 Intersection | Est. 22,000 cars a day
- 1.1 Miles from U.S. Highway 23 | 12,380 Cars per day
- 10,000 Cars per day on State Route 207 (Argillite Road)
- 12,000 Cars per day on State Route 693 (Bellefonte Road)
- 2.9 Miles from Russell Malls'
- 4.9 Miles from Ashland Town Center
- No payroll tax
- No occupation tax
- Fire ISO Rating – 3
- Enhanced 911 Services | Text to 911 Service | Paramedic Service
- Listed as one of the safest towns to live in Kentucky and the US
- Area Businesses within 1 to 10 blocks: CVS Pharmacy, Food Fair, Papa Johns, Dairy Queen, Taco Brothers, O'Reilly Auto Parts, Subway, Walgreens, McDonalds, Daniels Pharmacy, Giovannis Pizza, Pizza Hut, Little Ceasars Pizza, Service Office Supply, H&R Block, Carman Funeral Home, Family Dollar, Dollar Tree, 2 Dollar General Stores, Large Pediatric Dental Center, 3 gas stations, 2 Banks, and many more.



DEMOGRAPHICS (Population in minutes)	1-3	3-6	6-10
2021 Estimated Population	16,000	45,000	75,000
2021 Medium Household Income	\$ 54, 673 to \$ 64,000		

CONTACT – City of Flatwoods
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