

Why Arnold Realty Group?



Dear Prospective Clients,

Thank you for considering myself and Arnold Realty Group to represent you as potential clients. Since opening our doors, Arnold Realty Group has consistently ranked as the #1 commercial brokerage and among the top five residential brokerages in our market, growing year after year in both sales and agent expertise. What started as a team of three has expanded into a powerhouse of 15 dedicated professionals, each specializing in key real estate niches—including commercial, luxury residential, multifamily, land, and investment properties. Whatever your real estate needs, we have an expert ready to guide you.

At Arnold Realty Group, we don't just follow market trends—we stay ahead of them. Our commitment to innovation and strategic partnerships, such as our collaboration with Burkeen Appraisals, allows us to offer unparalleled service and insight to our clients. Unlike many brokerages that prioritize expansion for the sake of growth, we invest heavily in marketing, sales strategies, and top-tier talent to ensure the best possible outcomes for our buyers, sellers, and investors.

Every agent at ARG is carefully selected to align with our mission. When you work with one of us, you're backed by an entire team dedicated to promoting your listing, finding you the right property, and advocating for your success. Our deep-rooted connection to the community and hands-on approach in every facet of the market make us the trusted choice for real estate. With Arnold Realty Group, you're not just another transaction—you're a valued client, and your success is our priority.

Sincerely,

Dawn Arnold



Named 2022 **"Best Small Business"** by the **Paducah Area Chamber** of Commerce, voted 2023 **"Best Women Owned Business"**, voted 2024 **"Realtor of the Year"** by **Paducah Sun Reader's Choice Awards**

Still Not Convinced?



- **Unrivaled Commercial Portfolio:** No other brokerage in our regional MLS comes close to our inventory of commercial listings. With over 70,000 square feet available for lease and more than 90,000 square feet for sale, Arnold Realty Group dominates the market. Our extensive portfolio means we have the right property to meet your needs—whether you're looking for investment opportunities, expansion space, or a high-visibility location for your business. See the attached spreadsheet for full details.
- **Proven Track Record:** For the past five consecutive years, I have held the #1 position in commercial sales and leases, and Arnold Realty Group has consistently ranked as the top commercial brokerage in the region. Our track record speaks for itself—when you work with us, you're working with the very best. See attached statistics for proof of our success.
- **Unmatched Industry Experience:** With over a decade in real estate—including eight years as a broker—I bring a level of expertise that few can match. As the former Principal Broker at Falconite Development, one of Paducah's most respected development firms.
- **Beyond Sales: Deep Construction Knowledge:** My hands-on experience with general contracting and bid negotiations on hundreds of thousands of square feet gives me an edge that other brokers simply don't have. I don't just broker deals; I understand development from the ground up. This expertise ensures my clients receive strategic insights and solutions that go beyond standard transactions.
- **Luxury Residential Market Leaders:** Arnold Realty Group year after year is dominating luxury residential real estate, consistently representing high-end listings and discerning buyers. Our expertise and strategic marketing keep us ahead of market trends.
- **Powerful Team Collaboration:** At Arnold Realty Group, we don't just have agents—we have specialists. Backed by a team of 15 highly skilled agents and a full-time marketing staff, we offer a collaborative approach that ensures every listing gets maximum exposure and every buyer gets the support they need. When you work with us, you're not just getting one agent—you're gaining the full strength of an elite real estate team dedicated to your success.
- **Strategic Community, Government & Industry Ties with a Future-Focused Approach:** At Arnold Realty Group, we don't just sell properties—we develop success in both residential and commercial real estate. Our direct connections with Paducah City officials, the PED, leading job employers and developers give our clients a distinct advantage, whether navigating zoning, permits, new developments, or neighborhood growth initiatives. We also help in recruit top professionals—from physicians to business executives—ensuring they find not just a job but a home and community in Paducah. With a big-picture, future-focused approach, I guide homebuyers, sellers, investors, and developers through acquisition, custom home building, leasing, and resale, helping them maximize value, secure prime locations, and build long-term wealth. With over a decade in the industry, I ensure every transaction is about more than just today—it's about creating lasting success in every segment of real estate.

Bottom Line: If you're looking for the most experienced, well-connected, and results-driven brokerage in the region, Arnold Realty Group is the only choice.



Meet the Team

When it comes to buying or selling a property, having a real estate team on your side is a game-changer. Not only will they always be available to take calls and show properties, but they'll also bring a wealth of experience and expertise to the table.

When it comes time to take your largest asset to market, it's vital to have a variety of perspectives to build your specific marketing plan. As a team we build a plan and each listing is vetted through the team, which ensures we don't have any holes in our marketing.

Our job is to help one another get the best deal and often times that is through leveraging our combined skillsets...and NETWORKS.

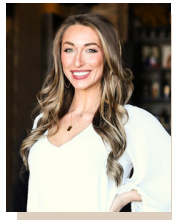
While we personalize our marketing approach, we systemize our approach to paperwork, ensuring you always know what's coming next.



DAWN



AMANDA



EMILY



ELLA



SARAH



JAIME



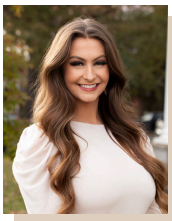
CALLIE



ABBY



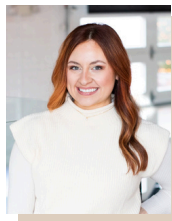
MAKAYLA



JORDAN
MARKETING DIRECTOR



ERIKA



STORM



KODY



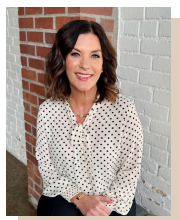
SAM



ADDY



LAGAN



MELANIE
APPRAISER & REALTOR®



Track Record

Let our track record speak for itself! Here is just a small showcase of our past commercial leases and sales.



MENARDS
5500 US HWY 60 - SOLD



CHICKEN SALAD CHICK
2670 NEW HOLT RD - LEASED



ATOMIC CITY
3801 HINKLEVILLE RD - SOLD



FREDDY'S
5005 HINKLEVILLE RD - SOLD



ZAXBY'S
4275 OLD HWY 60 - SOLD



CULVER'S
5450 OLD HWY 60 - SOLD



REDS DONUTS & BUZZ COFFEE
4790 VILLAGE SQUARE DR - SOLD



PIZZA WAREHOUSE
451 JORDAN DR - LEASED



DDS MEDICAL
467 JORDAN DR - SOLD



UPS
2780 NEW HOLT RD - LEASED



BENOIST SUPPLY CO
1180 FALCONITE OAKES - LEASED



FFO FURNITURE STORE
3521 JAMES SANDERS - SOLD



THE PERINATAL GROUP
2920 LONE OAK RD - LEASE



EDWARD JONES
110 LONE OAK RD - LEASED



STRIP CENTER
5320 HINKLEVILLE RD - SOLD



\$130+ Million
In Total Sales & Leases



180+
Commercial Transactions

Track Record

Let our track record speak for itself! Here is just a small showcase of our past MultiFamily Deals



8 UNITS

201 HIGHLAND CHURCH RD



37 UNITS

2150 IRVIN COBB DR



22 UNITS

BARKLEY OAKS APARTMENTS



4 UNITS

3425 STANLEY DR



15 UNITS

218 MEMORY LANE



20 UNITS

504 MILLIKEN



40 UNITS

WHITTIER APARTMENTS



12 UNITS

ASCOT DOWNS



27 UNITS

OAKCREST APARTMENTS



24 UNITS

3570 LOVELACEVILLE RD



QUAIL RUN APARTMENTS



6 UNITS

502 COLLEGE AVENUE



\$40+ Million
In Multi-Family Sales



#1
Multi-Family Brokerage
in Western Kentucky Regional MLS

Track Record

Let our track record speak for itself! Here is just a small showcase of our past Luxury Home Sales.



5335 LOVELACEVILLE
\$3,700,000



5840 BLANDVILLE RD
\$2,000,000



1211 PILLAR CHASE
\$1,200,000



112 POINT CIRCLE
\$1,149,000



3765 NIBLICK LANE
\$900,000



2255 OLIVET CHURCH RD
\$2,100,000



5450 CONTEST RD
\$850,000



501 WESTWOOD BLVD
\$1,085,000



6515 SAINT ANDREWS
\$1,175,000



4125 ALAMEDA CLOSE
\$975,000



190 ASHCREEK
\$815,000



101 LAURENS WAY
\$680,000



245 CASTLE DR
\$635,000



119 POINT CIRCLE
\$830,000



145 PRESTWICK PLACE
\$990,000

DAWN ARNOLD

Owner & Principal Broker



CONTACT



618-638-5682



dawn@thearnoldrealtygroup.com



thearnoldrealtygroup.com



\$153+ Million
In Total Sales & Leases



180+
Commercial Transactions



150+
Residential Transactions



EDUCATION

2013 | Western Kentucky University

*Bachelor's Degree in Public Relations
Minor in Event Management*

2013 | Licensed KY Real Estate Agent

2014 | Western Kentucky University
*Masters in Recreation & Sports Administration
with Emphasis on Sports Media, Marketing &
Branding*

EXPERIENCE

2013 | Real Estate Agent

*Crye*Leike Executive Realty | Bowling Green, KY*

2014 - 2020 | Real Estate Agent & Marketing Director

Falconite Development Group | Paducah, KY

2016 | Real Estate Brokers License

Falconite Development Group Principal Broker

2020 | Founded Arnold Realty Group

2022 | Named Paducah Area Chamber of Commerce "Best Small Business"

2023 | Voted Paducah Sun Reader's Choice "Best Women Owned Business"

2023 | Opened Illinois Division of Arnold Realty Group

2024 | Dawn Arnold Voted Paducah Sun Reader's Choice "Realtor of the Year"

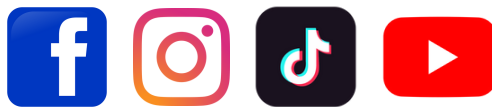
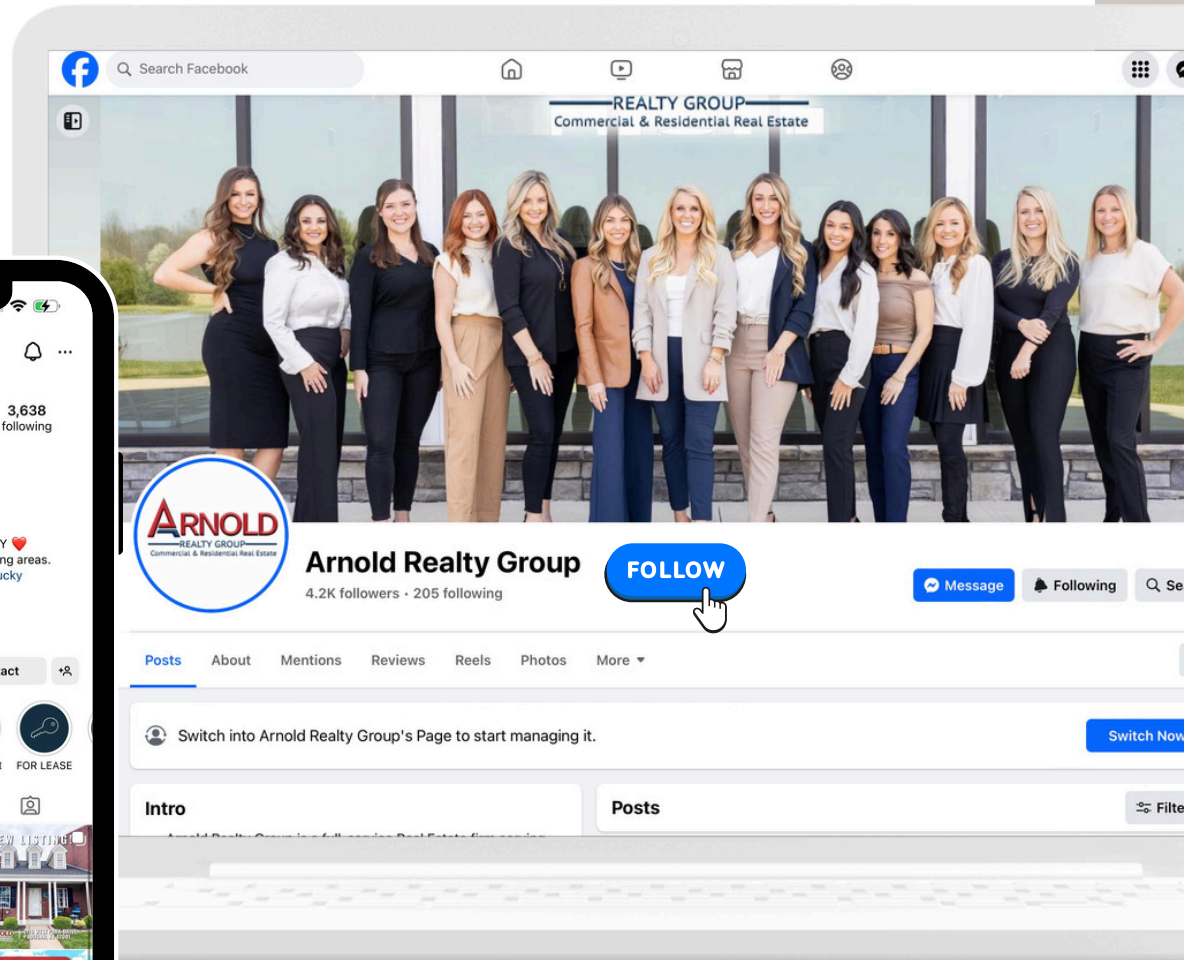
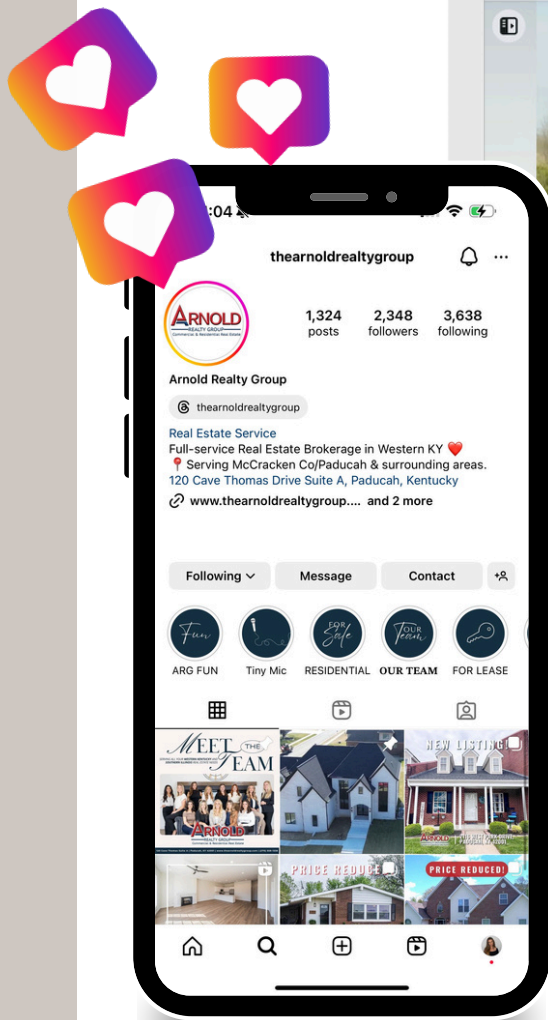
2025 | Arnold Realty Group is Currently ranked #1 out of 73 Brokerages in the Western Kentucky MLS. A Boutique, Women-Owned Brokerage with a Team of 15 Women

2025 - YTD \$11.3million in sales and leases



TAKE A LOOK AT OUR SOCIAL MEDIA

@thearnoldrealtygroup



Visit our social media pages to see how we can market your property with over 45,000 friends and followers combined, from all of our agent's socials!



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THINGS I DO TO SELL YOUR PROPERTY ----- COMMERCIAL EDITION-----



*Market Research
and Client
Education*



*Thorough BOV
(Broker's Opinion of
Value) Report*



*Marketing Strategy
with Full Support
Staff*



*Floor Plans
CAD files*



*Hire Professional
Photographer,
Videographer, and
Matterport*



*Promote accross all
social platforms
(YouTube, Instagram,
Facebook, TikTok,
Google)*



*Run Demographic
Reports and Traffic
Counts*



*Create Offering
Memorandums*



*List on MLS -
filtering to hundreds
of external sites*



*Send to extensive
sphere of commercial
investors/clients*



*List on Crexi and
Loopnet, premium
paid services for
listing commercial
properties world-wide*



*Lease creation and
negotiations
including build outs
----SOLD/LEASED*

TAKE A LOOK AT OUR 2024-2025 STATS

ARNOLD REALTY GROUP

Western KY Regional MLS Stats



**RANKED #1 IN COMMERCIAL SALES & LEASES
AND #4 IN RESIDENTIAL SALES**



295

RESIDENTIAL HOMES
Ranking #5 in regional MLS



78

COMMERCIAL + MULTI-FAMILY UNITS
Ranking #1 in regional MLS



150,000

**Square Feet
LEASED**



416

**Total Units SOLD +
LEASED**



**111
MILLION**

Sales Volume

