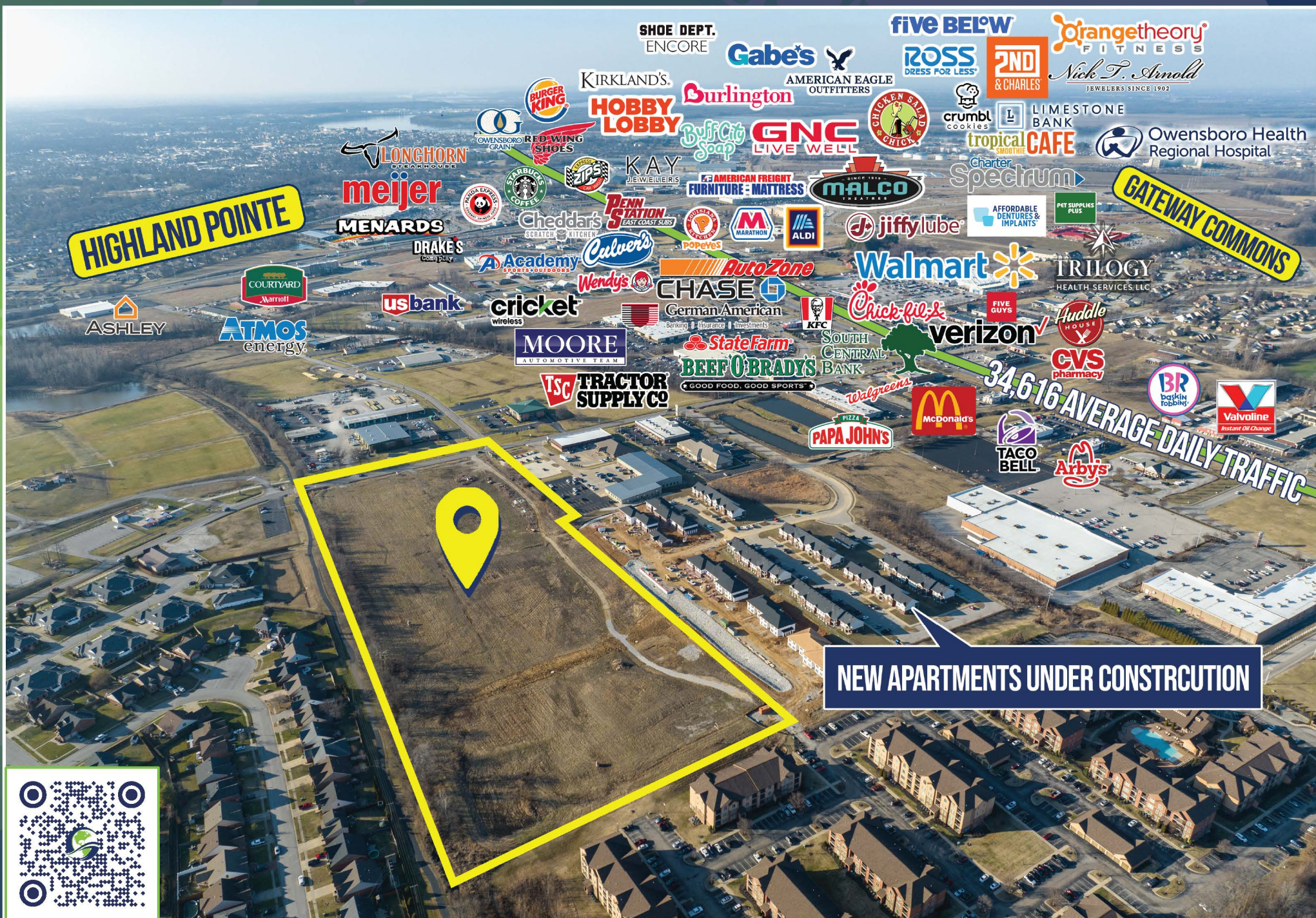


# 3050 Fairview Drive

OWENSBORO, KY

- Significant road frontage in a highly visible and well-traveled area that lies directly next to the city's greenbelt.
- Exceptional opportunity to own over 16 acres of land in town, a rare find that provides ample space for expansive development projects.
- The land is cleared, mostly flat, and ready for development, eliminating the need for initial land preparation and allowing for a faster start to construction.
- Potential buyers have the option to purchase the entire tract of land or subdivide it at a competitive price of \$325,000 per acre, providing flexibility to suit different investment scales and plans.
- Located next to Daviess County's rapidly expanding commercial district.



**Fahr Juneja**

(502) 744-1465

Fahr@GulfstreamDev.com



**Scott Higdon**

(270) 993-9198

SHigdon@GulfstreamDev.com



# Metrics

Feb 1, 2023 - Jan 31, 2024



## Metrics

### Beef 'O' Brady's

3189 Fairview Dr, Owensboro, KY... # 335

Visits	420.1K	Avg. Dwell Time	72 min
Visitors	95.2K	Sales	\$4.9M
Visit Frequency	4.41		

Feb 1st, 2023 - Jan 31st, 2024  
Data provided by Placer Labs Inc. (www.placer.ai)



# GULFSTREAM

COMMERCIAL SERVICES, LLC

## Trade Area

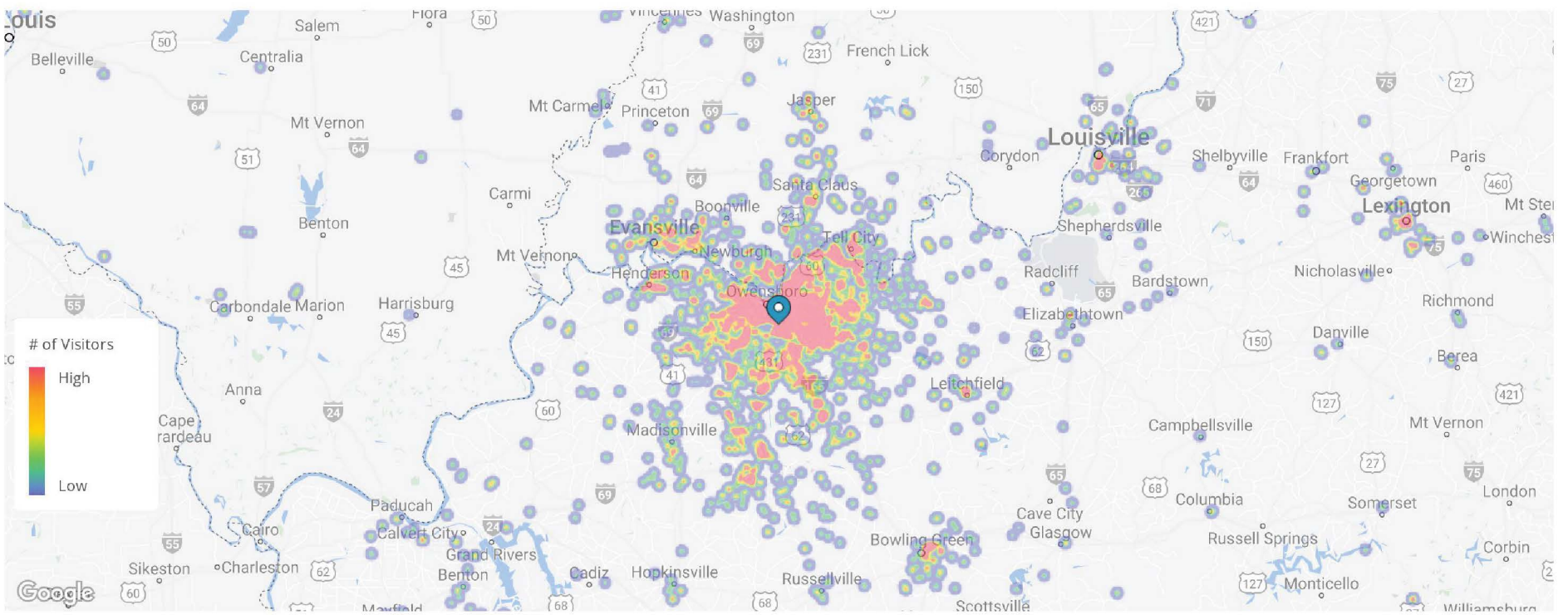
Feb 1, 2023 - Jan 31, 2024



## Trade Area

### Beef 'O' Brady's

3189 Fairview Dr, Owensboro, KY 42303 # 335



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Feb 1st, 2023 - Jan 31st, 2024  
Data provided by Placer Labs Inc. (www.placer.ai)



CRE Brokerage, Management, Development,  
and **Investment Partners** from the ground up.