

PRIME DEVELOPMENT OPPORTUNITY ALONG I-75 CORBIN, KY



Overlay of property survey on photo is for reference purposes only.
Consult a professional surveyor for accurate survey information.
Property has been surveyed and copies are on file.



RE/MAX On Main

Commercial Retail Park

\$6,700,000 10+/- Ac-Lots 1-8
(Lots can be sold separately)

Approx. 1790' Road Frontage to I-75

689' of Road Frontage facing Cumberland Gap Pkwy

AADT: 42,462 ON I-75

AADT: 24,390 Cumberland Gap Pkwy

Potential acreage not included in listing but
can be purchased for further development

TOMMY BLACK
BROKER/OWNER



RE/MAX ON MAIN
208 S. MAIN ST.
CORBIN, KY 40701

606-215-1256
tommyblack@remax.net

W. CUMBERLAND GAP PARKWAY, CORBIN, KY 40701



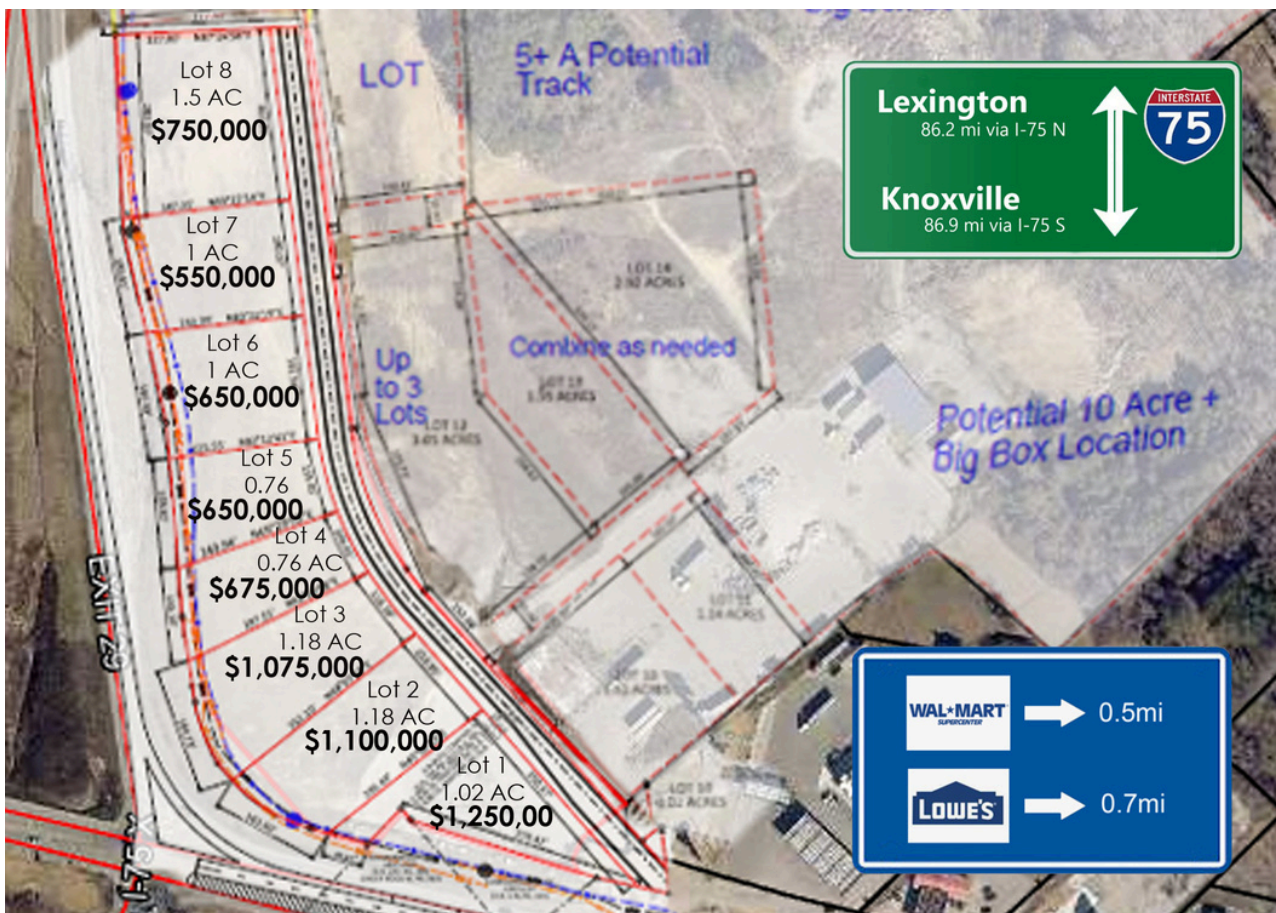
This exceptional commercial property is situated directly next to ramp 29 in Corbin, offering unparalleled visibility & road frontage along I-75—one of the busiest interstate highways in the United States. Spanning six states, I-75 is a crucial corridor for north-south traffic, connecting Michigan to Florida. It provides direct access to a broad market reach, making this property an ideal location for retail & commercial development.

With the property's strategic location along I-75, your business will benefit from high traffic exposure and convenience for travelers & commuters alike. Whether it's retail, dining, or other commercial ventures, this land offers the perfect platform to capture the attention of millions of drivers traveling through Kentucky each year.



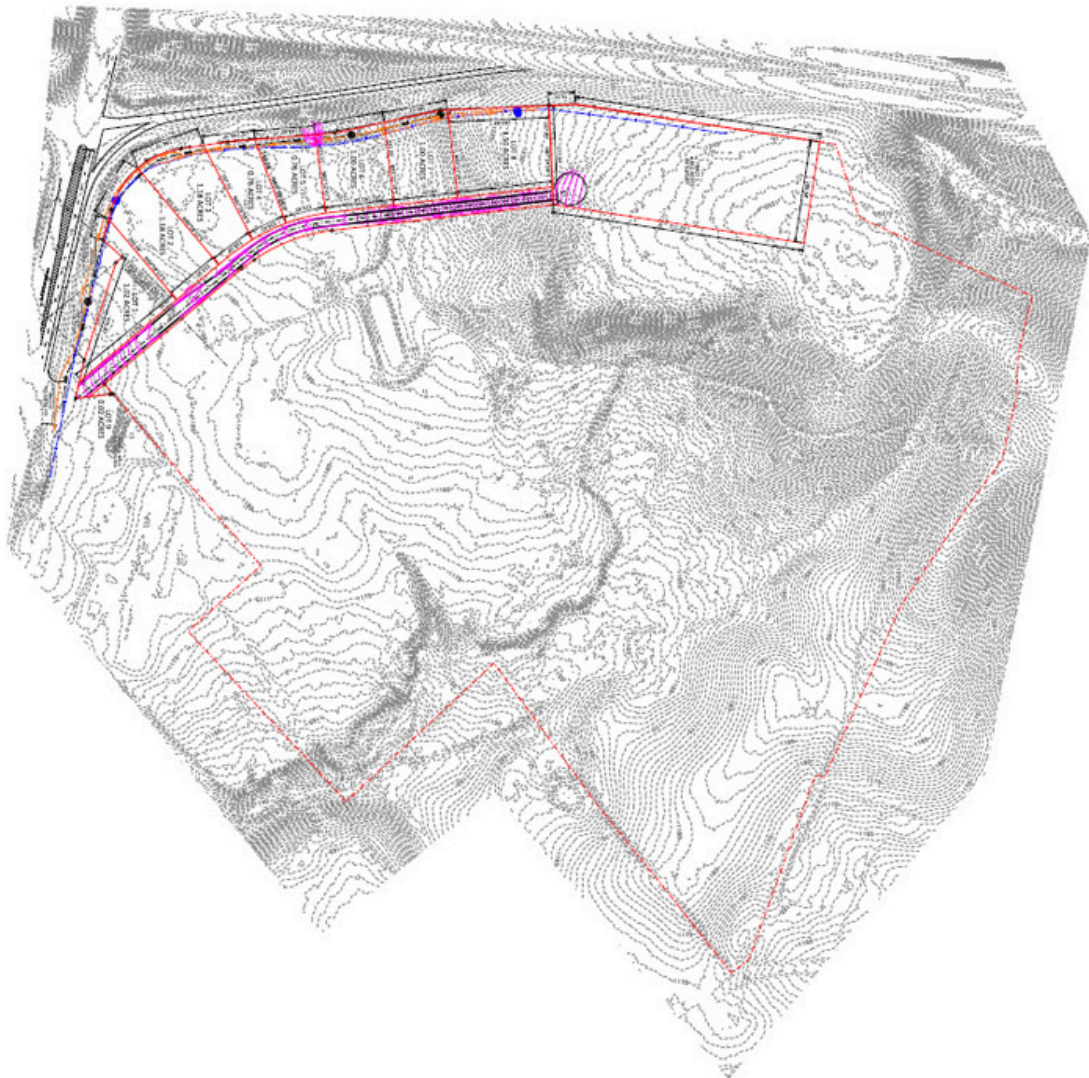
\$6,700,000

10 +/- acres



DATE: 07/19/2021
SCALE: 1" = 100'
DRAWN BY: CTK
APPROVED BY:
FILENAME: 21017

PRELIMINARY
NOT FOR RECORDING
NOT FOR LAND TRANSFER



DATE: 07/19/2021
SCALE: 1" = 100'
DRAWN BY: CTK
APPROVED BY:
FILENAME: 21017

AGE
ENGINEERING SERVICES, INC.

P.O. BOX 204
185 FOSTER LANE
STANFORD, KY 40684
PHONE (606) 365-6362
FAX (606) 365-1097

BAXMAX, LLC. PROPERTY OVERVIEW
BAXMAX, LLC.
CUMBERLAND GAP PKWY
CORBIN, LAUREL COUNTY, KY

IT ALL STARTED IN CORBIN



Corbin, KY, located in southeastern Kentucky, is a growing hub for commerce & tourism. Known for its strong community & strategic location, Corbin is positioned at the crossroads of major highways, including I-75, making it an ideal spot for businesses looking to tap into both local & interstate traffic.

The city has seen steady growth in both its population & its economy, driven by tourism to nearby attractions such as Cumberland Falls and Laurel Lake, as well as the annual influx of visitors for Corbin's unique dining experiences, including the famous original KFC restaurant. This steady flow of visitors & residents alike creates a strong market for retail & hospitality development.

In addition to its strong economic foundation, Corbin offers a business-friendly environment with local leadership actively encouraging commercial growth. Its proximity to large urban centers, like Lexington & Knoxville, provides developers access to a wide consumer base while still benefiting from Corbin's lower operational costs. With the continued development of infrastructure and the city's dedication to fostering growth, Corbin is the perfect place for commercial developers looking for prime opportunities in the heart of southeastern Kentucky.

Leverage Corbin's Top Tourist Attraction: Cumberland Falls State Resort Park



Located right here in Corbin, Cumberland Falls State Resort Park is a major draw for tourists, attracting over 750,000 visitors each year. Known as the "Niagara of the South," the park is renowned for its stunning 68-foot waterfall & its rare moonbow, a unique natural phenomenon visible only in a handful of locations worldwide.

With outdoor activities like hiking, rafting, & horseback riding, Cumberland Falls brings a constant stream of tourists to Corbin, making it a prime area for retail, dining, & hospitality businesses to thrive. The close proximity of this commercial property to both I-75 & the park positions your development to benefit from year-round tourism traffic, along with local residents & travelers passing through.

By investing in Corbin, you're not just tapping into the local community—you're capitalizing on one of Kentucky's top tourist destinations, ensuring strong business potential in this growing market.