

3810 Fairview Drive

OWENSBORO, KY

FRONTAGE AND EXPANSION ACREAGE RIGHT NEXT TO NEW KROGER MARKETPLACE, WITH SMALLER "READY NOW" PARCELS AND A LARGER CONTIGUOUS TRACT FOR PHASED OR LARGE-FORMAT DEVELOPMENT.

Rare opportunity to secure ±23.68 acres of commercial land directly across Fairview Drive from the new Kroger Marketplace development in Owensboro's fastest-growing retail corridor.

The site is under single ownership and is being marketed collectively, with the flexibility to accommodate smaller, shovel-ready outparcels near Kroger as well as larger-format or phased development across the balance of the property.

Ownership prefers Build-to-Suit and ground lease structures, supported by full vertical integration across construction, utilities, and site development – enabling accelerated timelines and cost efficiency.

- ±23.68 acres total
- Kroger Marketplace adjacency
- Two shovel-ready ±1-acre parcels
- Large contiguous development tract
- Traffic light at new Kroger Marketplace intersection
- Utilities available
- Flexible deal structures
- Strategic sale considered



RETAIL POWER CENTER





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



FAHR JUNEJA
PARTNER & PRINCIPAL BROKER
Louisville, KY
(502) 744-1465
fahr@gulfstreamdev.com



Trade Area

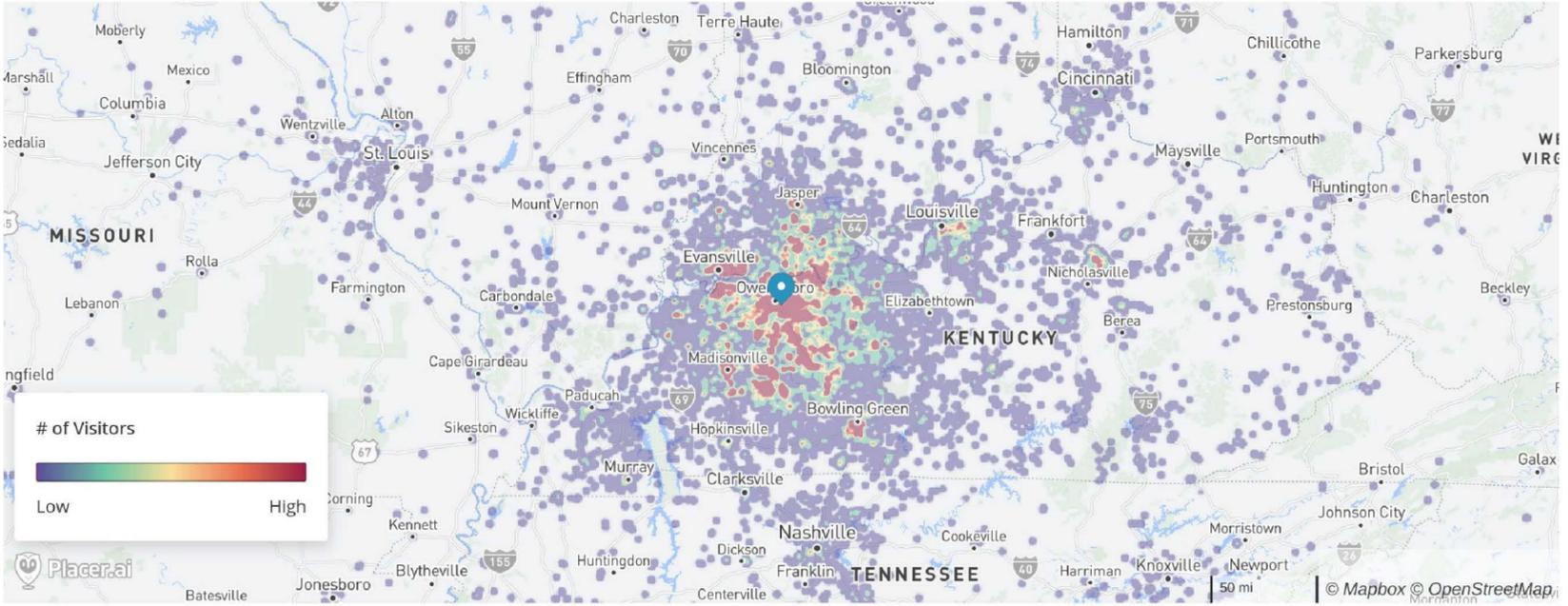
Dec 1, 2024 - Nov 30, 2025



Trade Area

Gateway Commons

Calumet Ter, Owensboro, KY



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

Dec 1st, 2024 - Nov 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Metrics

Dec 1, 2024 - Nov 30, 2025



Metrics

Gateway Commons

Calumet Ter, Owensboro, KY

Visits	3.4M	Visits YoY	+0.7%
Visitors	378.2K	Visits Yo2Y	+13.7%
Visit Frequency	8.93	Visits Yo3Y	+34%
Avg. Dwell Time	50 Min		

Dec 1st, 2024 - Nov 30th, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



Visits Trend

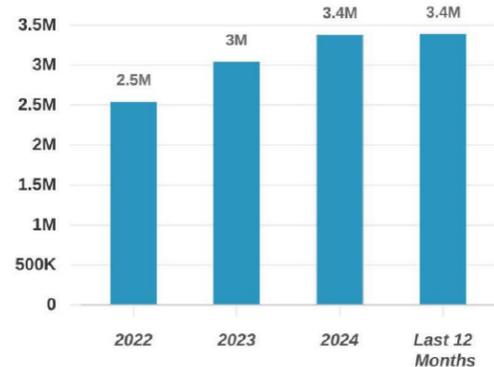
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Visits Trend

Gateway Commons

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Weekly | Visits | Dec 1st, 2024 - Nov 30th, 2025
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