

# Riverfront Cliffs

## DOWNTOWN OWENSBORO, KY

±3.05 ACRES | RIVERFRONT DEVELOPMENT LAND - FOR SALE OR LEASE

Gulfstream Commercial Services is pleased to offer a rare riverfront development opportunity in downtown Owensboro consisting of two adjacent parcels totaling approximately ±3.05 acres.

The site includes 805 W 1st Street (±2.02 acres) and 102 Elm Street (±1.026 acres) and is being marketed together as an assemblage, with flexibility to transact individually if needed.

The 805 W 1st Street parcel has been fully demolished and cleared, creating a shovel-ready riverfront site, while 102 Elm Street provides additional frontage and development flexibility along Elm Street.

Located in close proximity to downtown Owensboro, the riverfront, and key civic and entertainment assets, the property is well-suited for a variety of development concepts, including mixed-use, residential, hospitality, or complementary commercial uses, subject to zoning and approvals.

- ± 3.05 total acres (adjacent parcels)
- Riverfront location
- Downtown Owensboro
- Assemblage opportunity
- 805 W 1st St fully cleared
- Flexible sale or lease
- Strong visibility and access
- Development-ready site







2.02 ACRES

1.026 ACRES

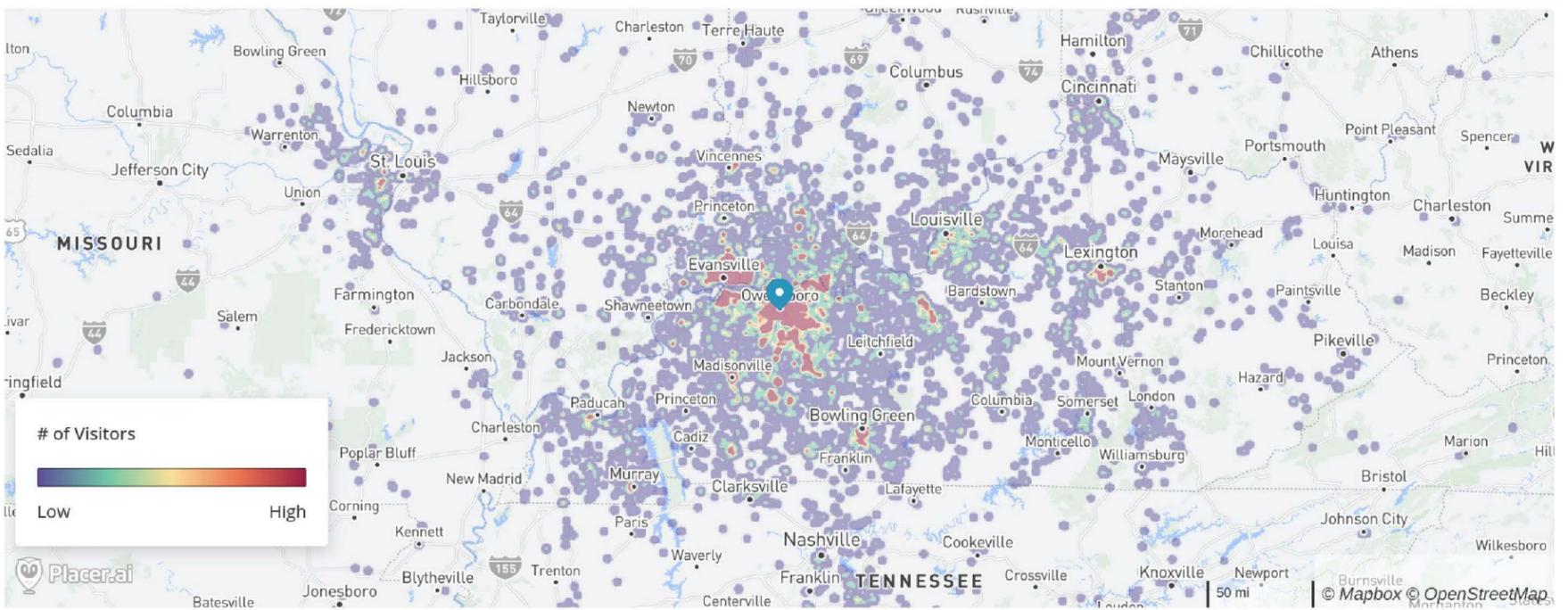


**Trade Area**

Jan 1 - Dec 31, 2025

**Trade Area**

**Owensboro Convention Ce...**  
W 2nd St, Owensboro, KY



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



## Metrics

Jan 1 - Dec 31, 2025



### Metrics

#### Owensboro Convention Ce...

W 2nd St, Owensboro, KY

Visits	295.8K	Visits YoY	+6.2%
Visitors	144.4K	Visits Yo2Y	+15.2%
Visit Frequency	2.05	Visits Yo3Y	+48.9%
Avg. Dwell Time	174 Min		

Jan 1st, 2025 - Dec 31st, 2025

Data provided by Placer Labs Inc. (www.placer.ai)



## Visits Trend

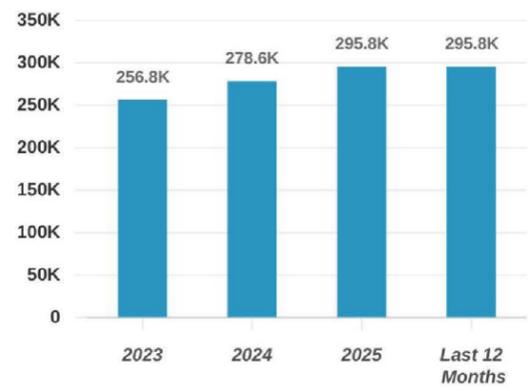
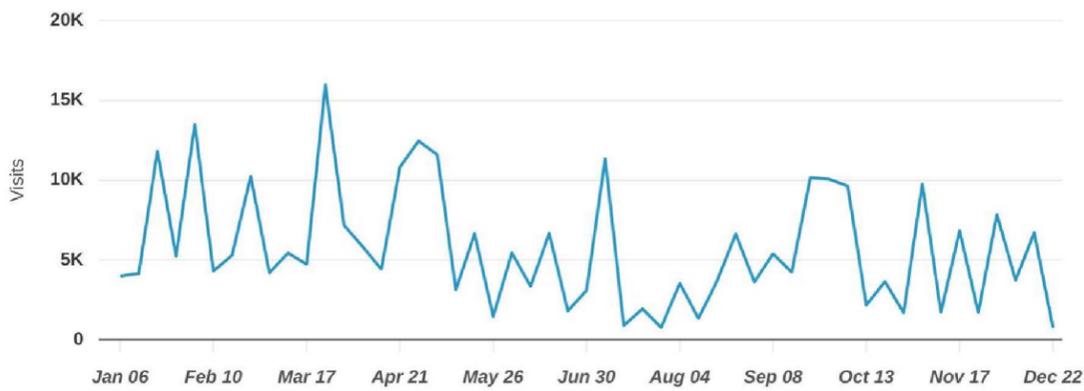
Jan 1 - Dec 31, 2025



### Visits Trend

#### Owensboro Convention C...

W 2nd St, Owensboro, KY



Weekly | Visits | Jan 1st, 2025 - Dec 31st, 2025

Data provided by Placer Labs Inc. (www.placer.ai)



# GULFSTREAM

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