

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

May 1, 2024 - Apr 30, 2025



Metrics

Beef 'O' Brady's
3189 Fairview Dr, Owensboro, KY ... # 335

Visits	284.3K	Visit Frequency	4.1
Visitors	69.4K	Avg. Dwell Time	66 min

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



GULFSTREAM

COMMERCIAL SERVICES, LLC



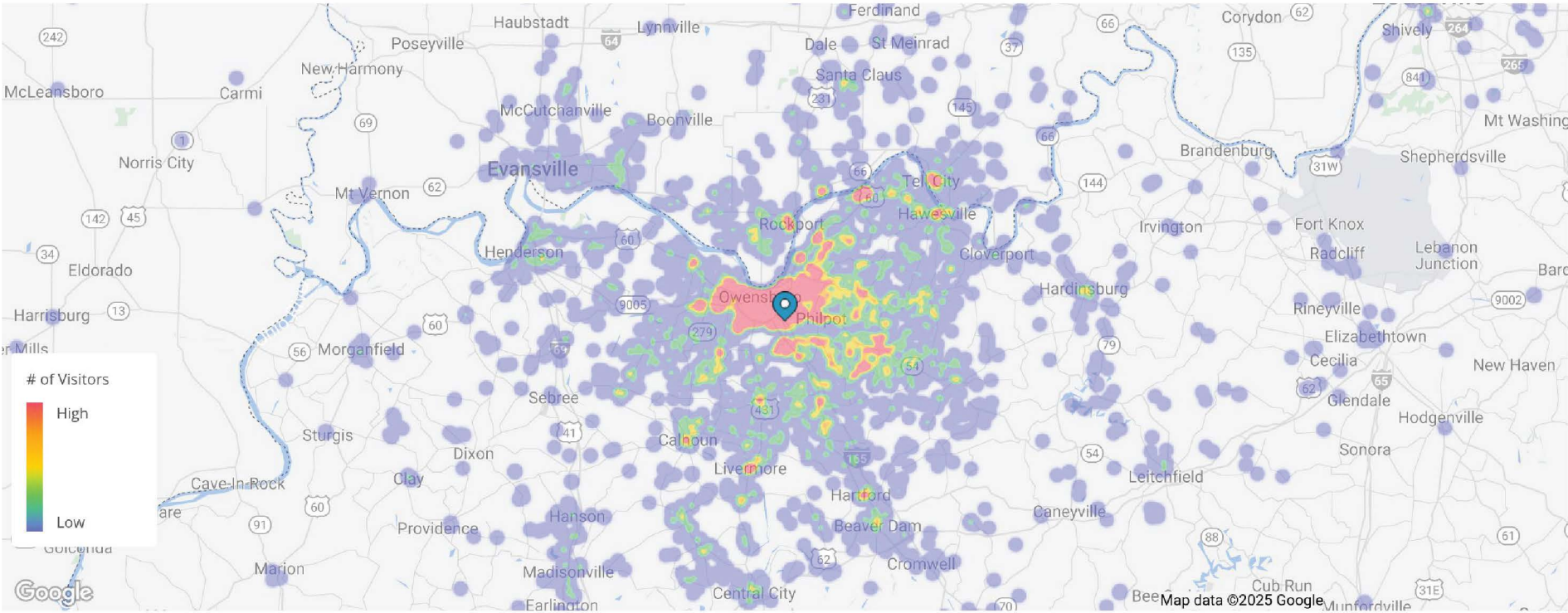
Trade Area

May 1, 2024 - Apr 30, 2025



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.

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