

3357 Hwy 54

OWENSBORO, KY

This exceptional 9.22-acre property for sale represents a rare investment opportunity in one of Owensboro, Kentucky's most dynamic and rapidly developing areas.

- Strategic Location: Set on the busiest road in Owensboro, KY
- Extensive Frontage: Highly visible with significant road exposure
- Existing Infrastructure: Includes office space, storage facilities, and parking
- Proximity to Major Brands: Recently opened Chick-fil-A nearby, indicating area growth
- Versatile Development Potential: Ideal for various commercial applications
- High Traffic Volume: Over 35,000 cars pass by daily

Current improvements include a 1,632 sq ft office building, two 2,400 sq ft storage buildings, a 472 sq ft garage, and a 1,360 sq ft covered carport. These existing structures provide immediate utility while allowing for extensive additional development.





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