# Calumet Crossings OWENSBORO, KY

## SHOVEL-READY MULTIFAMILY OPPORTUNITY







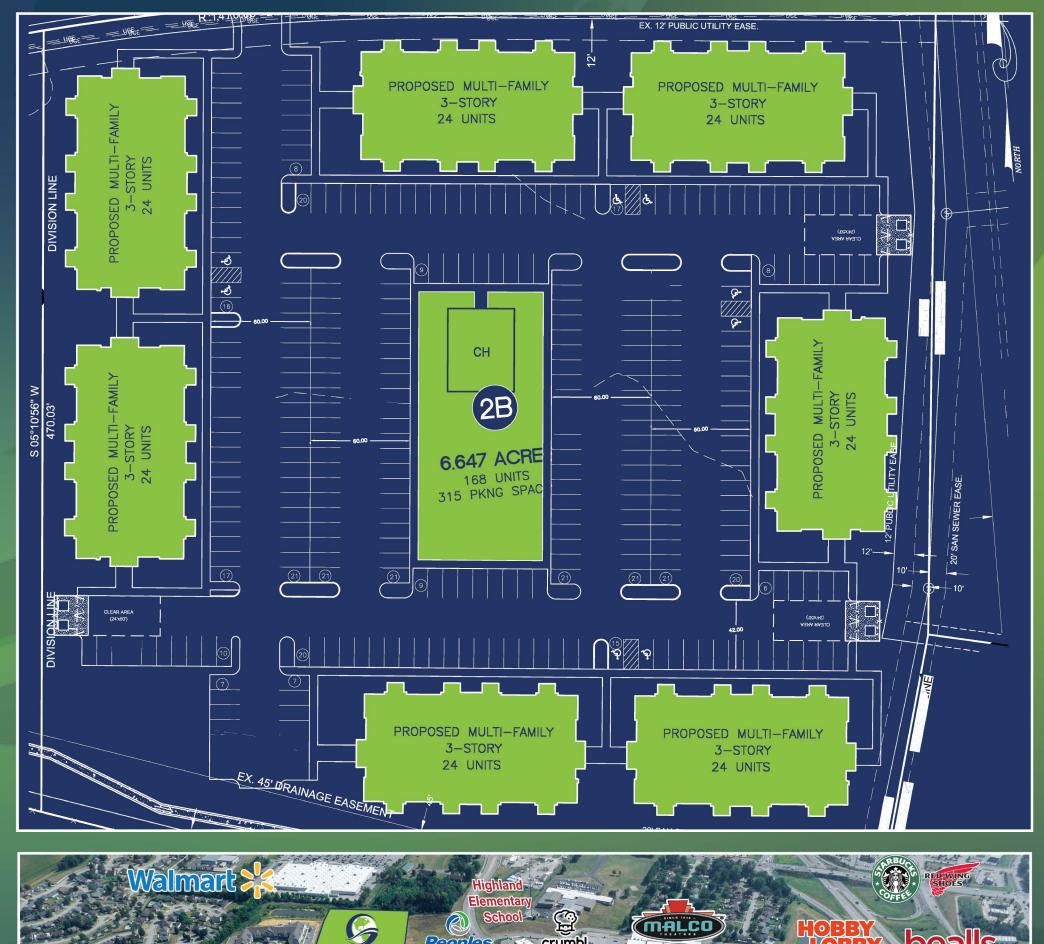
Gulfstream Commercial Services is pleased to present a rare shovel-ready multifamily investment opportunity in Owensboro's premier Gateway Commons mixed-use power retail center. This fully entitled 2024 construction-ready parcel offers immediate development potential.

#### **APPROVED UNIT MIX**

- 126 two BR units
- 42 one BR units
- 168 units total

#### **DEVELOPMENT HIGHLIGHTS**

- Fully entitled multifamily development
- Active building permits with minimum one-year extension
- Existing site materials included in sale
- Asking Price: \$2,100,000









FRONT ELEVATION (PARKING LOT SIDE)

Scale: 1/8" = 1'-0"





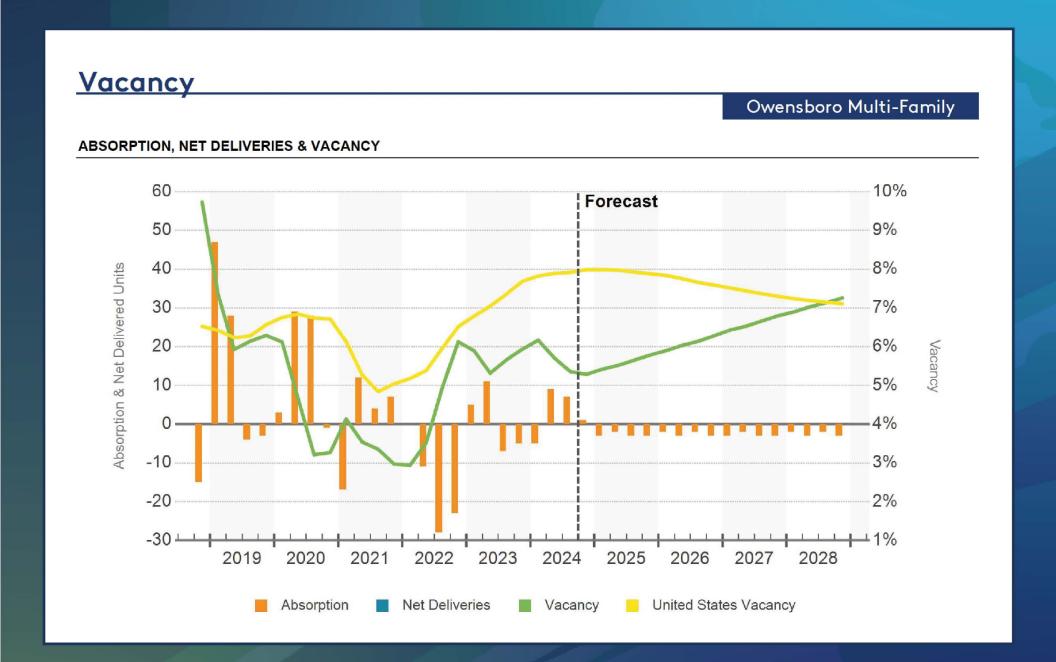


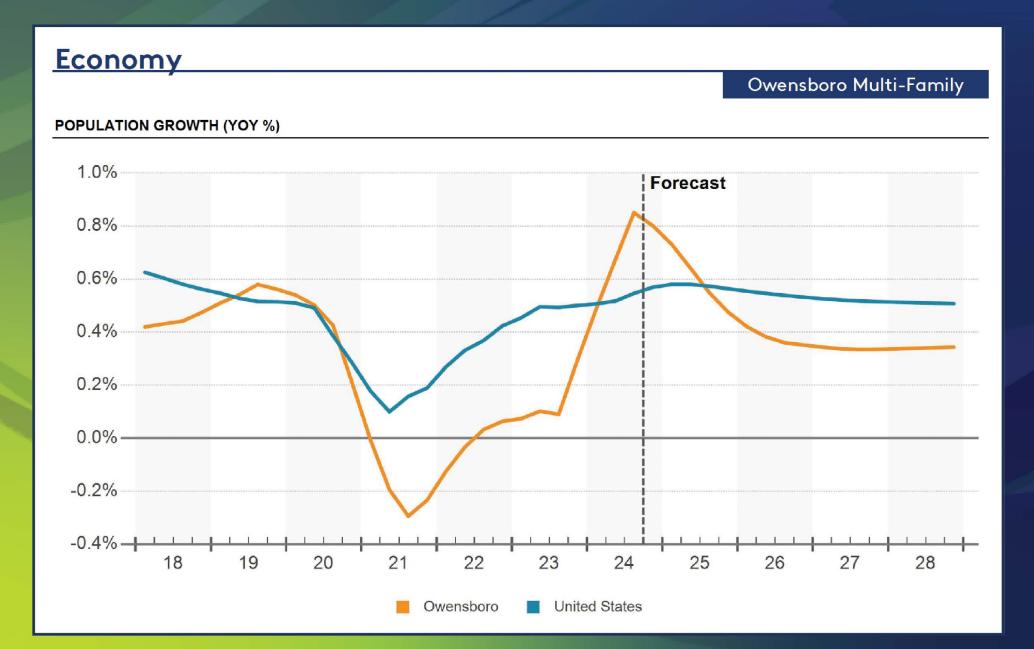
CRE Brokerage, Management, Development, and Investment Partners from the ground up.



### **Strategic Owensboro Rent Growth Indicators:**

- Market Inventory: 1,900 total units
- Limited new supply pipeline
- Premium Unit Average Rent: \$1,220/month
- Steady absorption of new inventory





#### **Audience Profile**

May 1 - Oct 31, 2024

GULFSTRE

#### **Gateway Commons**

2516-2630 Calumet Ter, Owensboro, KY 42303

Benchmark: Nationwide

	30 % of Visits		50 % of Visits		70 % of Visits	
Average Income per Person	\$37,061.37	90	\$35,031.49	85	\$35,199.39	85
Household Median Income	\$58,111.9	7	\$59,858.03	8	\$63,311.78	84
<\$10K	(7.1%)	145	(6.7%	137	(6.2%)	126
\$10K - \$15K	(5.5%)	147	(5.2%	138	(4.8%)	128
\$15K - \$20K	(3.7%)	111	(3.9%	116	(3.6%)	106
\$20K - \$25K	(4.4%)	121	(4.5%	124	(4.2%)	114
\$25K - \$30K	(4.4%)	118	(4.1%	108	(4.1%)	110
\$30K - \$35K	(4.4%)	121	(4.4%	120	(4.3%)	116
\$35K - \$40K	(4.9%)	137	(4.5%	) 1 <mark>25</mark>	(4.4%)	123
\$40K - \$45K	(4.3%)	121	(4.2%	120	(4.3%)	120

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2022 (ACS)

#### **Audience Profile**

May 1 - Oct 31, 2024

**GULFSTREAM** 

#### **Gateway Commons**

2516-2630 Calumet Ter, Owensboro, KY 42303

Benchmark: Nationwide

	30 % of Visits		● 50 % of \	/isits	70 % of Visits	
Households						
Family Households		(57.2%) 88		(60.3%) 93		(63.6%) 98
Non-Family Households		(42.8%)		(39.7%)		(36.4%)
Persons per Household	2.28	87	2.41	91	2.46	94

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2022 (ACS)

#### **Audience Profile**

May 1 - Oct 31, 2024

**G**GULFSTREAM

#### **Gateway Commons**

2516-2630 Calumet Ter, Owensboro, KY 42303

Benchmark: Nationwide

	30 % of Visits	● 50 % of Visits	● 70 % of Visits
Housing Units			
Vacant	(6.7%)	(6.7%)	(7.3%)
Occupied	(93.3%)	(93.3%)	(92.7%)
Occupied Housing Units			
Renter occupied	(35.1%)	(32.9%) 93	(29.8%) 85
Owner occupied	(64.9%)	(67.1%)	(70.2%)

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2022 (ACS)