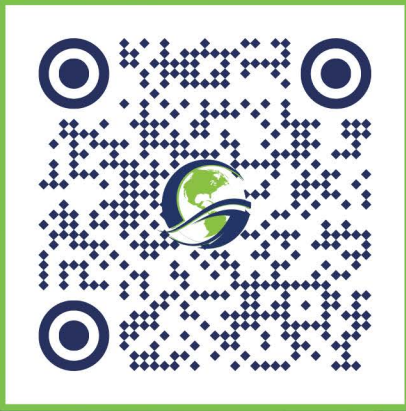


# Calumet Crossings

## OWENSBORO, KY

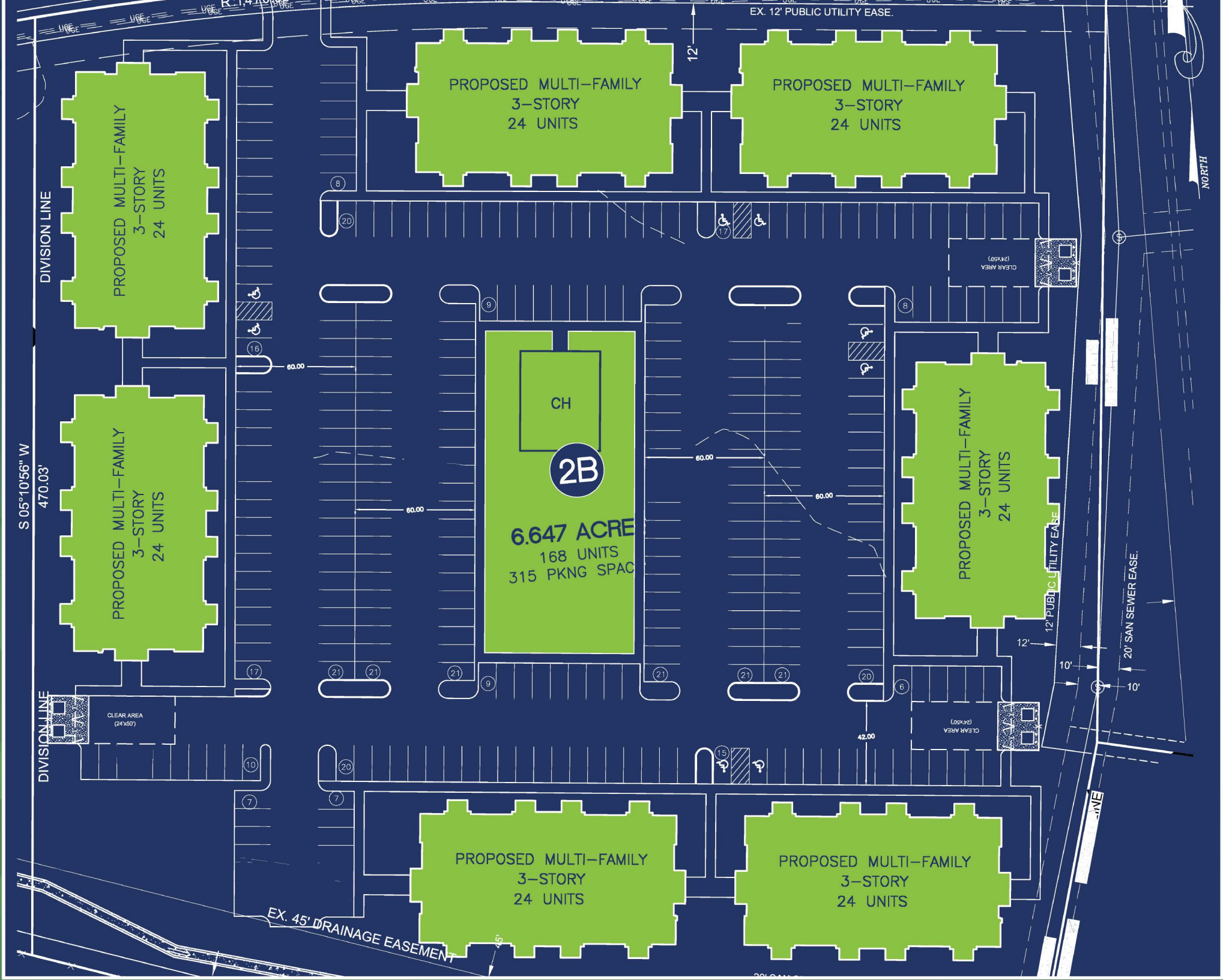
### SHOVEL-READY MULTIFAMILY OPPORTUNITY



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	DEVELOPMENT HIGHLIGHTS
<ul style="list-style-type: none"> <li>• 126 - two BR units</li> <li>• 42 - one BR units</li> <li>• 168 units total</li> </ul>	<ul style="list-style-type: none"> <li>• Fully entitled multifamily development</li> <li>• Active building permits with minimum one-year extension</li> <li>• Existing site materials included in sale</li> <li>• Asking Price: \$2,100,000</li> </ul>







# Site Map



**GULFSTREAM**  
COMMERCIAL SERVICES, LLC



  
**GULFSTREAM**  
COMMERCIAL SERVICES, LLC

**Gateway Commons**  
OWENSBORO, KY





01 FRONT ELEVATION (PARKING LOT SIDE)

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



**Fahr Juneja**

(502) 744-1465

Fahr@GulfstreamDev.com



**Cole Sturgeon**

(270) 929-2299

Cole@GulfstreamDev.com



**GULFSTREAM**  
COMMERCIAL SERVICES, LLC







**GULFSTREAM**  
COMMERCIAL SERVICES, LLC



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



**GULFSTREAM**  
COMMERCIAL SERVICES, LLC



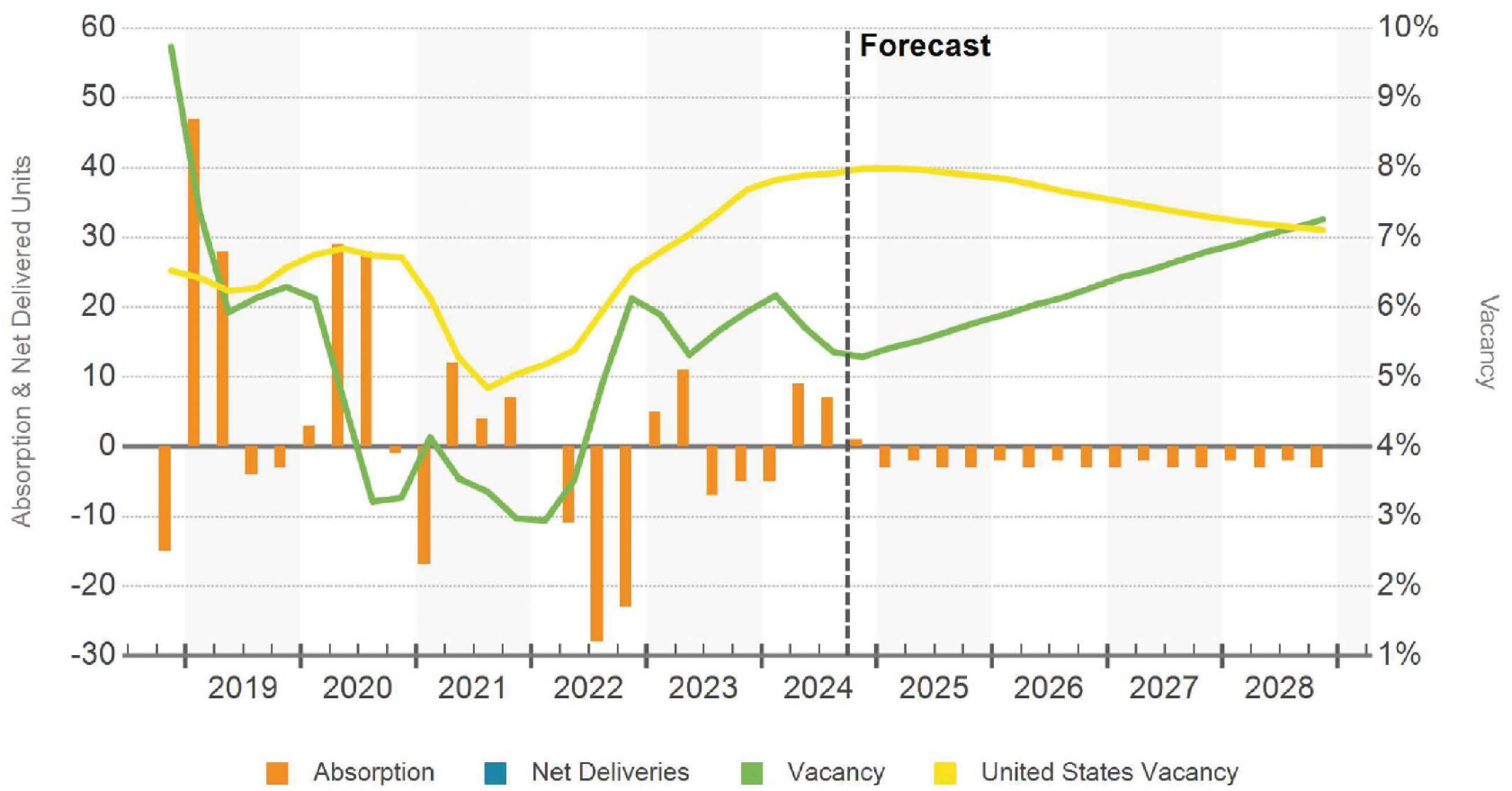
# Strategic Owensboro Rent Growth Indicators:

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

## Vacancy

Owensboro Multi-Family

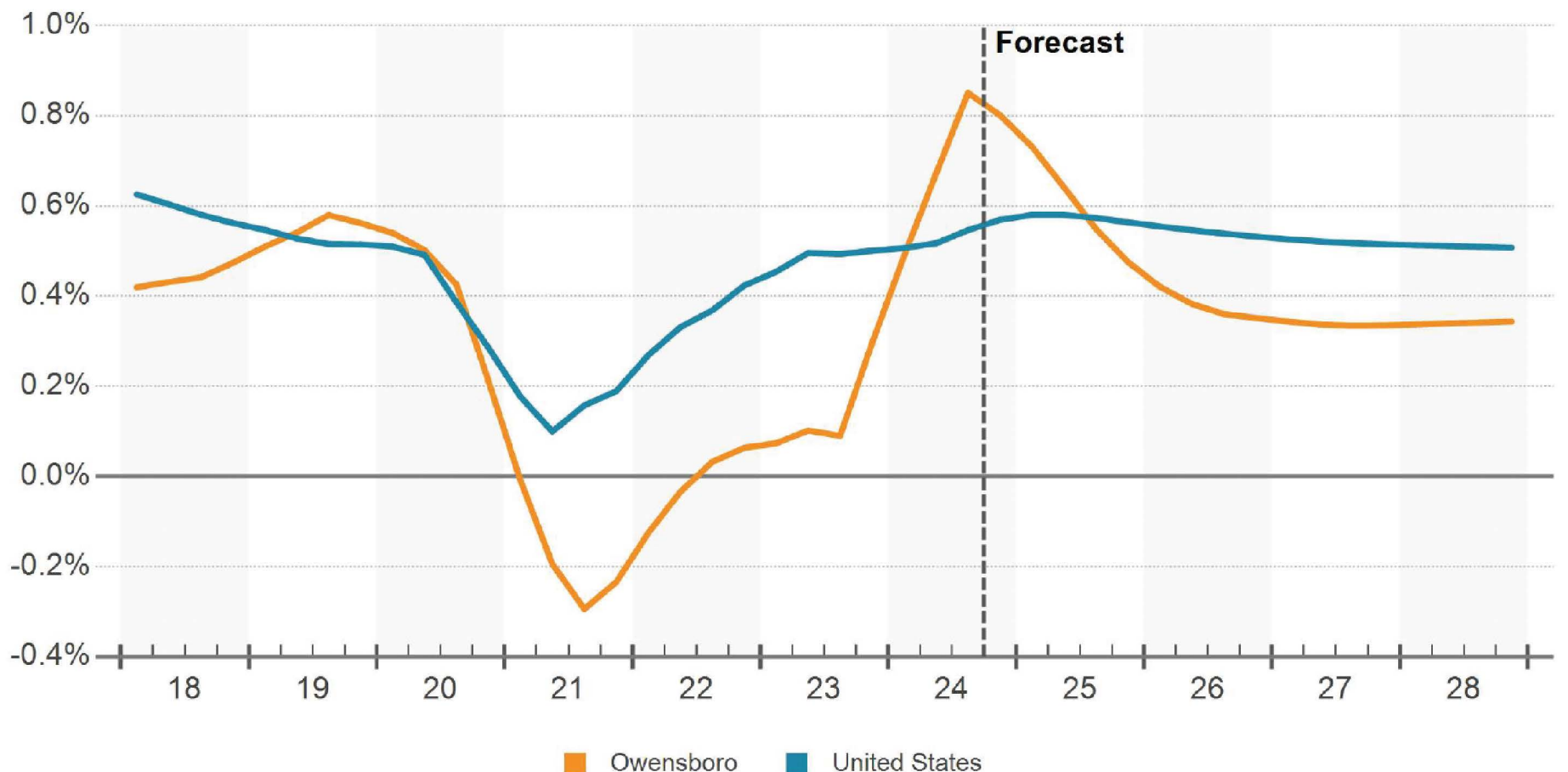
### ABSORPTION, NET DELIVERIES & VACANCY



## Economy

Owensboro Multi-Family

### POPULATION GROWTH (YOY %)



## Audience Profile

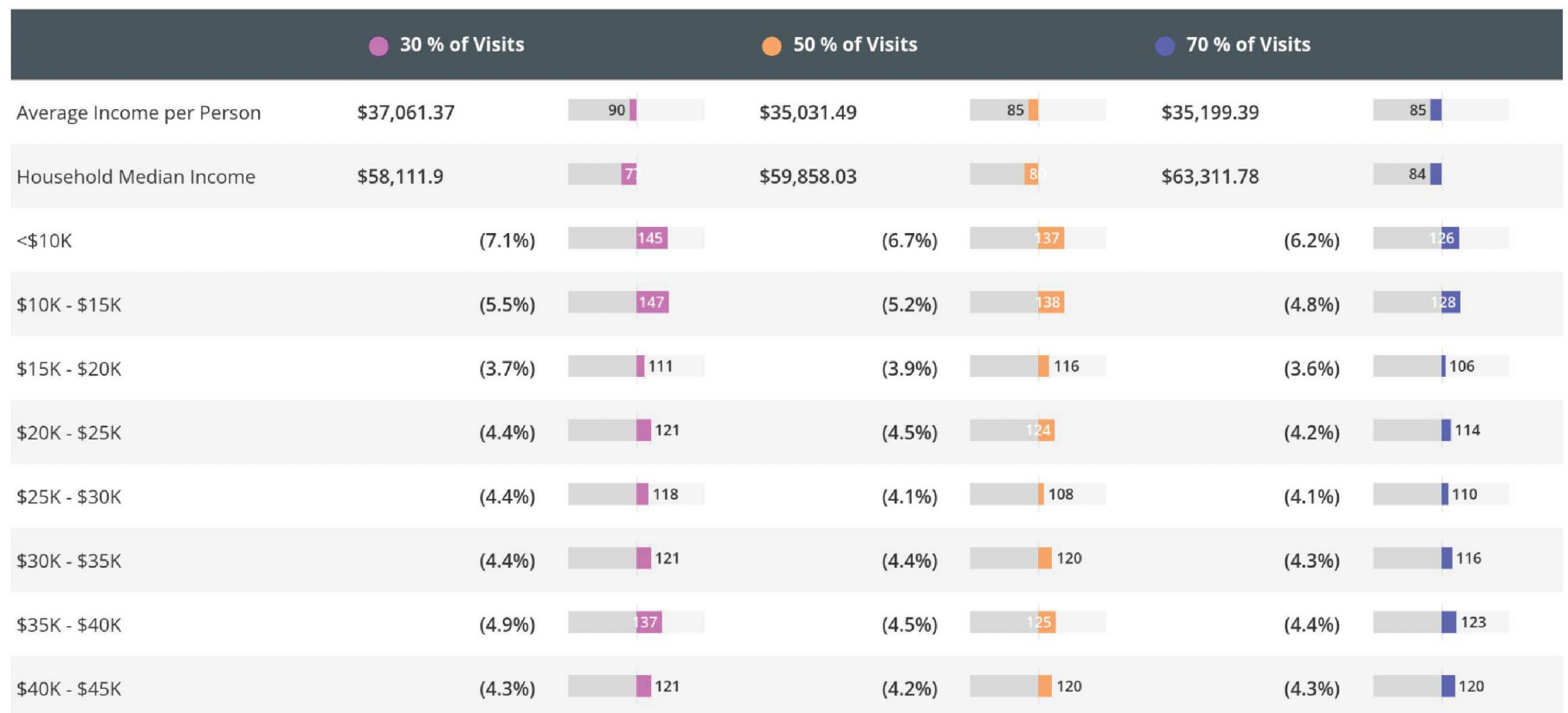
May 1 - Oct 31, 2024



### Gateway Commons

2516-2630 Calumet Ter, Owensboro, KY 42303

Benchmark: Nationwide



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

## Audience Profile

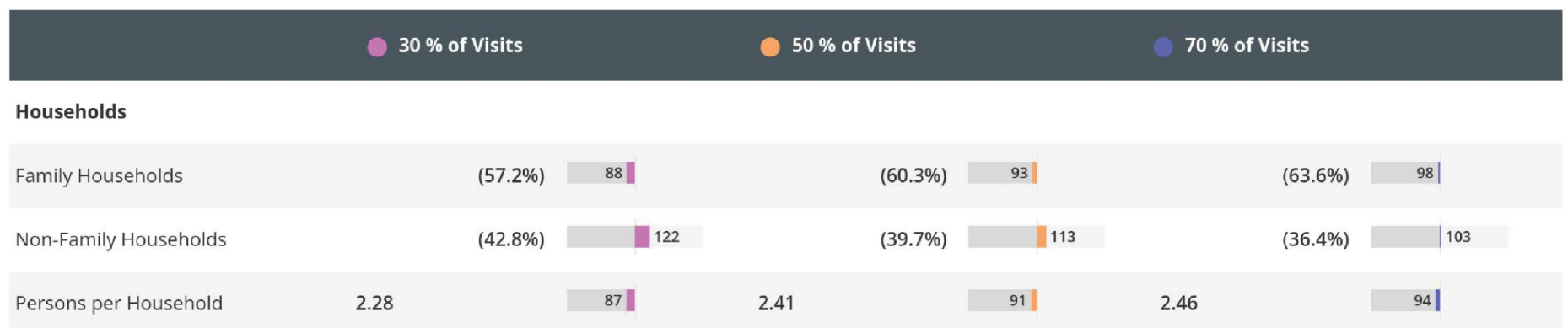
May 1 - Oct 31, 2024



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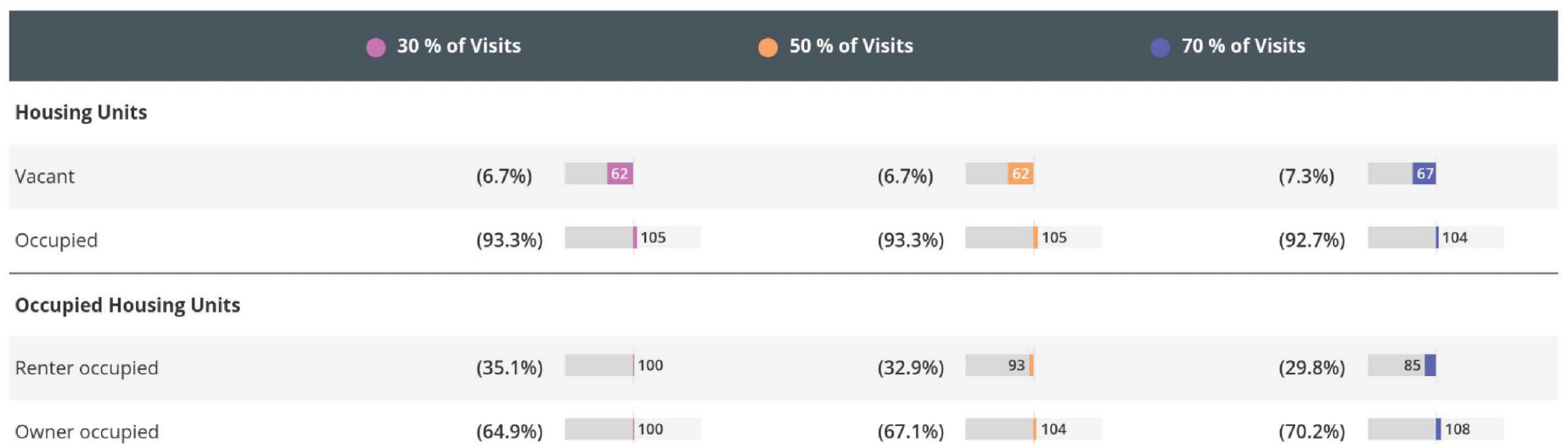
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