

FOR SALE - DEVELOPMENT OPPORTUNITY



**NEARBY RETAIL CORRIDOR**



CUMBERLAND PKWY: 13,907 AVG CARS/DAY



Elizabeth Carter  
C: 859.699.8656  
O: 859.309.0099  
Elizabeth@BALRealEstate.com

**77 POWELL ROAD**  
**RUSSELL SPRINGS, KY**

Amy Mellinger  
C: 859.619.5369  
O: 859.309.0099  
Amy@BALRealEstate.com



# PROPERTY SPECS

**SALE PRICE:** \$1,750,000

**LOT SIZE:** 6.09 ACRES

**PRICE/ACRE:** \$287,356

**ZONING:** C-1 (HIGHWAY ORIENTED COMMERCIAL)

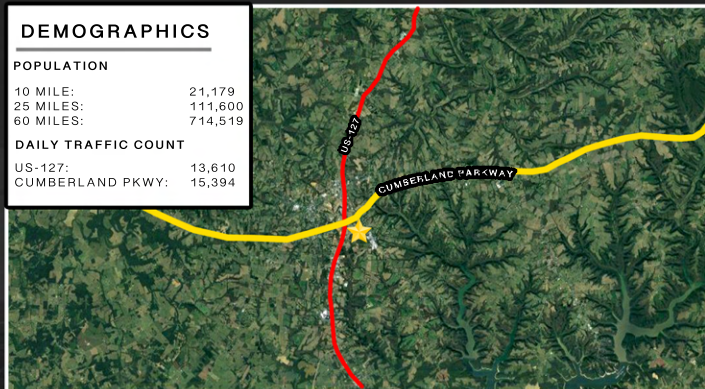
**LOT FRONTAGE:** 660 FT

## PROPERTY DESCRIPTION

Highly visible development opportunity with Highway frontage on 6.09 acres of commercially zoned, cleared land! The site is zoned C-1 Highway Oriented Commercial and can accommodate a variety of commercial land uses. Property located 8.7 miles from Lake Cumberland's Jamestown Marina and sees an average daily traffic count of 13,907 cars on US127.

## LOCATION DESCRIPTION

The land is conveniently located at the intersection of US-127 and the Cumberland Parkway in Russell Springs, Kentucky with approximately 660 ft. of frontage along the highway.





# AERIAL

