

SALE

21 ACRES OF MOREHEAD DEVELOPMENT LAND

2550 KY 801 NORTH MOREHEAD, KY 40351



KY-801
4,900 * VPD



PRESENTED BY:

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SVN®
STONE COMMERCIAL REAL ESTATE

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,500,000
LOT SIZE:	21.38 Acres

HIGHLIGHTS

- 21 Acres of Development Potential
- Excellent Visibility and Frontage on Ky-801
- .3 miles from the I-64 Exit
- Flexible Use with No Zoning Restrictions
- Minutes from Cave Run Lake and Morehead State University

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate in conjunction with the C. Roger Lewis Agency is excited to present a well located 21.38-acre parcel of development land located on KY-801 in Morehead, Kentucky.

This parcel is located only 0.3 miles from the I-64 ramp and provides convenient accessibility between I-64 and the very popular Cave Run Lake. Ky-801 is one of the most popular connectors from I-64 to Cave Run Lake and Daniel Boone National Forest, which see hundreds of thousands of visitors each year. The property boasts just shy of 700 feet of frontage on Ky-801 which provides excellent visibility and convenience. This property is located in the county, with no zoning restrictions in place. There is potential for retail, hospitality, industrial, recreational, residential, and mixed use development.

This corridor of I-64 in Morehead has seen significant developments in recent history. Just north of the subject property on Ky-801 is the 60-acre AppHarvest Greenhouse. Independent Stave Company's Commonwealth Cooperage built an estimated \$67 million dollar project across 35 acres. Eastern Light Distilling is also investing significantly in Rowan County with a distillery set to launch in 2025. The 230-acre campus has plans for a 50,000 square foot distillery building, rickhouses, a full bottling facility, bourbon tourism experiences, an event space and other operations that will employ over 50 people. This is estimated to be more than a \$140 million dollar investment in Rowan County. The subject property is also in close proximity to the Rowan County airport, Maysville Community College Campus, and the MMRC Industrial Park.

Contact us today to explore the endless possibilities on KY-801 in Morehead, Kentucky! There is also an additional 73 acres of adjacent property that is available for sale.

For more information please contact Harrison Lane at harrison.lane@svn.com // 859.537.1051 -- John Soper at john.soper@svn.com // 859.608.0256 -- or Mark Lewis with C. Roger Lewis Agency at MLewis54@qx.net // 606.356.3352

AERIAL

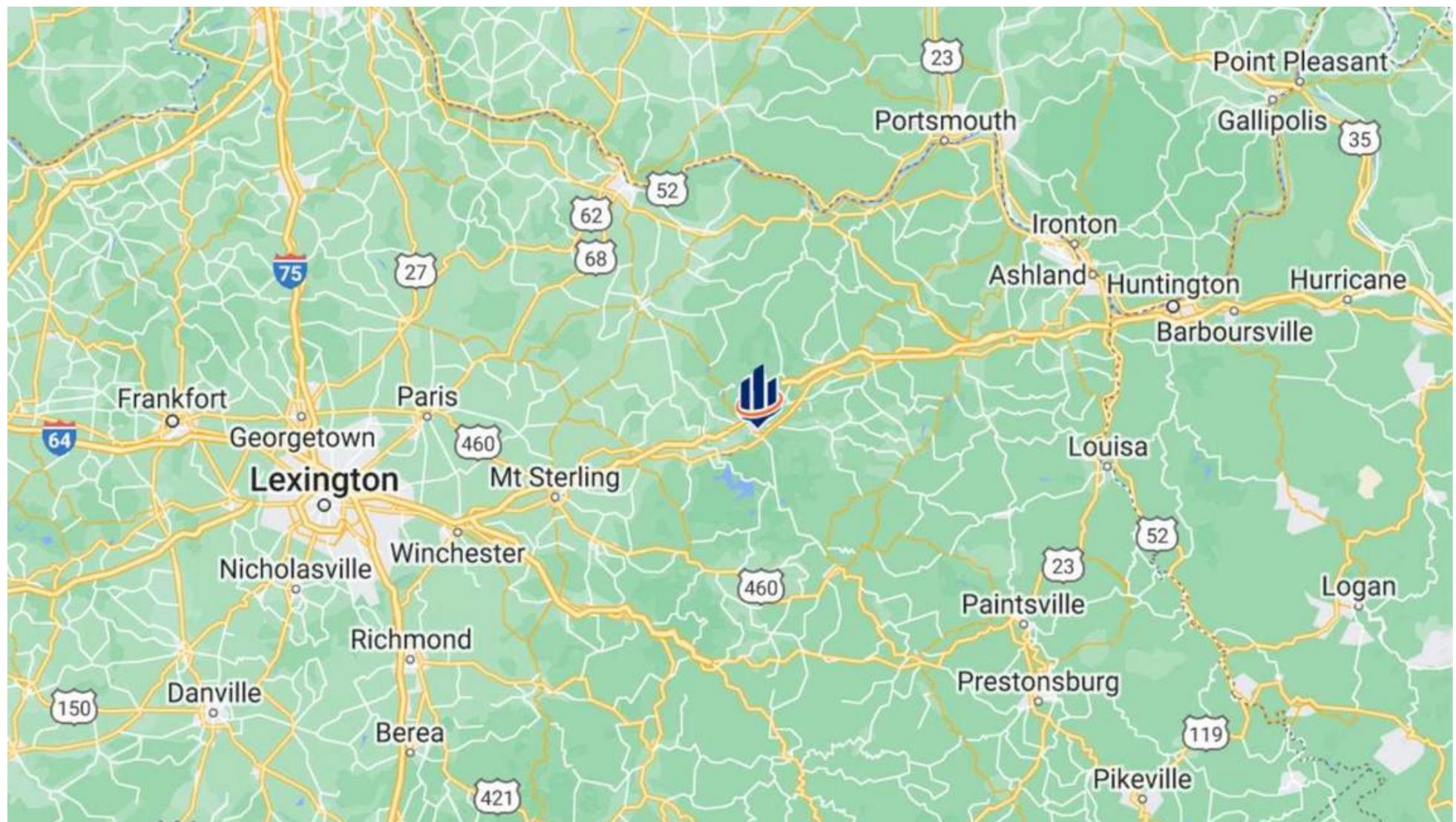
For marketing purposes only,
exact locations not warranted



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LOCATION MAP

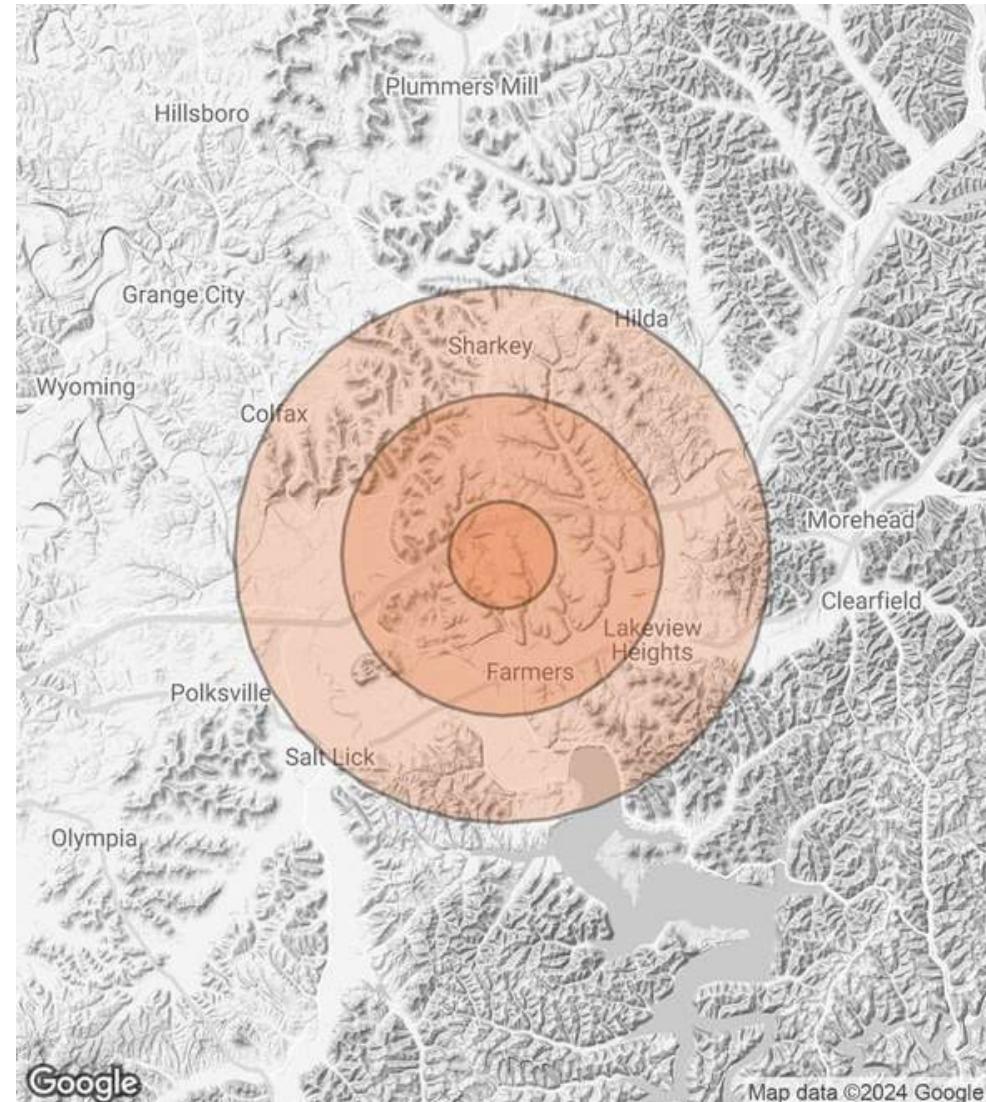


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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	183	1,863	7,11
AVERAGE AGE	30.3	34.3	0
AVERAGE AGE (MALE)	37.6	37.9	35.6
AVERAGE AGE (FEMALE)	23.1	30.1	38.0
			34.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	89	892	3,300
# OF PERSONS PER HH	2.1	2.1	2.2
AVERAGE HH INCOME	\$60,211	\$54,471	\$55,312
AVERAGE HOUSE VALUE	\$153,566	\$138,644	\$131,510
2020 American Community Survey (ACS)			



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