

FOR SALE

LAND FOR COMMERCIAL DEVELOPMENT

6501 E. HWY 60
OWINGSVILLE, KY 40360



BLOCK+LOT

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01: EXECUTIVE SUMMARY

6501 E. HWY 60



PROPERTY DESCRIPTION

Located just off I-64, this vacant land has lots of possibilities for development. The sellers have already had the property surveyed and hired an engineering firm to design construction drawings for boat and mini storage.

As currently drawn, the property could accommodate approximately 156 boat storage units and 18 mini storage units, along with a boat wash area.

The property is conveniently located near Cave Run Lake, the Ole Cornfield and White Sulphur Trailhead, making boat and recreational storage a great option. The KY Proud Market Pavilion, Frosty Freeze and Tres Agaves Mexican Restaurant are also just minutes away.

Storage isn't the only possibility here. An RV park or mobile home park could also work well on this property.

With easy access to I-64, nearby recreation and some of the preliminary work already completed, this property has plenty of potential for someone looking for their next development project.



**6.514
ACRES**



\$179,000



**ZONED
COMMERCIAL**

02: PROPERTY OVERVIEW

6501 E. HWY 60

PROPERTY HIGHLIGHTS

LOCATION

Great location near many recreational activities.

CONCEPTUAL DEVELOPMENT PLAN

Engineer work has been completed.

OPPORTUNITY ZONE



03: LOCATION INSIGHTS



6501 E. HWY 60

AREA DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 325
3 MILE: 1,962
5 MILE: 4,986



AVERAGE HOUSEHOLD INCOME

1 MILE: \$99,818
3 MILE: \$96,001
5 MILE: \$91,492



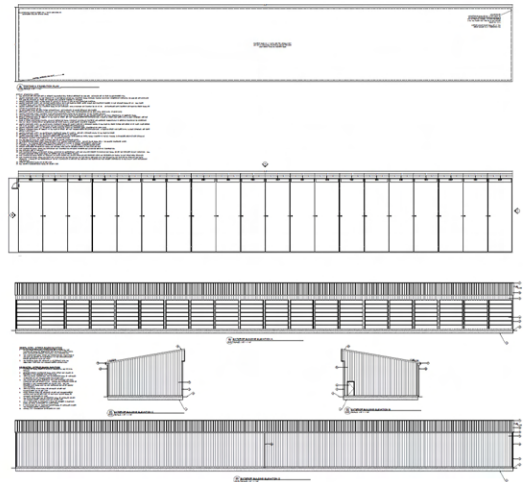
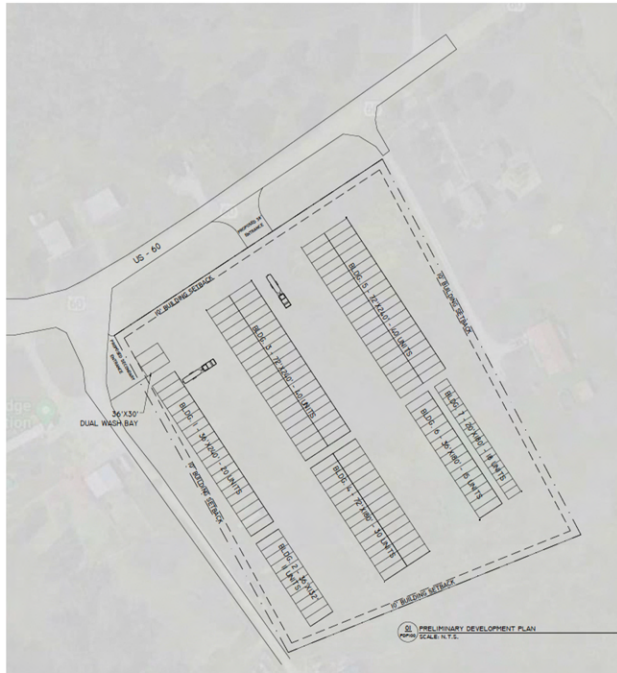
NUMBER OF HOUSEHOLDS

1 MILE: 138
3 MILE: 784
5 MILE: 1,951



6501 E. HWY 60

CONCEPTUAL DEVELOPMENT PLAN



03: LOCATION INSIGHTS

SURROUNDING AMENITIES

