



Highway Commercial Land For Sale



1 Hercules Lane

CATLETTSBURG, KY 41129



PRESENTED BY:

TRAVIS ROSE, MBA

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PROPERTY SUMMARY

HIGHWAY COMMERCIAL LAND FOR SALE

1 HERCULES LANE
CATLETTSBURG, KY 41129

OFFERING SUMMARY

SALE PRICE:	\$875,000
LOT SIZE:	7.43 Acres
ZONE:	Commercial
UTILITIES:	All available



PROPERTY SUMMARY

SVN | Stone Commercial Real Estate is pleased to present 7.43 acres of vacant commercial land located at 1 Hercules Lane in Catlettsburg, Kentucky (41129). The property sits in Boyd County and carries Commercial zoning, with all utilities available to the site. The lot is flat and ready to build, making it an easy, low-cost path to development compared to raw, unimproved land.

Catlettsburg sits at the heart of Kentucky's tri-state area, with quick access off I-64 connecting the site to the broader regional highway network. The property's highway-commercial frontage and flat, build-ready condition make it a strong fit for a wide range of commercial uses.

The site is well suited for a developer, owner-user, or investor looking to build a commercial building, or to add a laydown yard or vehicle parking lot in a highly accessible, tri-state location.

For tours, pricing, and additional information, contact Travis Rose, MBA, at 859-806-1591 or travis.rose@svn.com.

HIGHWAY ACCESS







TRAVIS ROSE, MBA

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PROFESSIONAL BACKGROUND

Travis Rose serves as an Advisor at SVN Stone Commercial Real Estate, where he specializes in the acquisition and sale of large farm, residential, and commercial development tracts across Central Kentucky. In addition to land brokerage, Travis also assists clients with the buying, selling, and leasing of investment properties, offering market insight and tailored strategies to meet each client's goals.

A native of Nicholasville, Travis brings a deep understanding of Kentucky's land and investment landscape. His relational approach to brokerage is rooted in trust, service, and a commitment to long-term client success. In 2024, he was recognized with the SVN Achievers Award, a national production honor awarded to top-performing advisors based on annual sales volume.

Travis earned his Bachelor's degree from Eastern Kentucky University, where he was a member of the ECU golf team, named to the President's List, and honored as an Academic All-American. He later completed his MBA at Murray State University, further sharpening his financial and strategic expertise.

Outside of real estate, Travis resides in Lexington with his wife, Bitty, and their three daughters. He enjoys playing golf, spending time with family, and serving in various roles at his local church.

SVN | Stone Commercial Real Estate

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DISCLAIMER

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.