



23 ACRES FOR SALE



RENFRO VALLEY, MOUNT VERNON, KY



HAYMAKER COMPANY



PROPERTY SUMMARY



This exceptional 23-acre parcel boasts unmatched exposure along I-75, a major north-south transportation artery experiencing heavy traffic volumes just shy of 50,000 vehicles daily (2022). Situated with direct access to Exit 62, one of only 16 exits on the 140 mile stretch between Knoxville, TN, and Richmond, KY, the property offers strategic connectivity to both I-75 northbound and southbound traffic.

Exit 62 serves as a vital gateway to Highway 461 and the Lake Cumberland Parkway, a key route for travelers headed towards Somerset, KY, and the popular Lake Cumberland recreational area. Highway 461 is undergoing a significant widening project to accommodate growing traffic demands, further enhancing the property's accessibility.

Renfro Valley is a thriving tourism destination, with the Kentucky Music Hall of Fame serving as a major entertainment hub attracting visitors from across the region, including, but not limited to, Lexington, Cincinnati, Louisville, Columbus, Nashville, and Indianapolis.

This is a prime opportunity to capitalize on Renfro Valley's exciting growth and flourishing tourism industry. Hoteliers, retailers, developers, and investors of all types – don't miss this exceptional opportunity!



OFFERING SUMMARY



OFFERING

Asking Price	\$1,250,000
Acreage	23 AC
\$/AC	\$54,347.83
Zoning	No Zoning



PROPERTY OVERVIEW





PROPERTY OVERVIEW





EXCLUSIVELY MARKETING BY

JOSH MCCURN

**DIRECTOR | BUSINESS DEVELOPMENT & COMMUNICATIONS
HAYMAKER COMPANY**

859.685.3040 Office

859.447.4887 Mobile

jmccurn@haymakercompany.com

ZACH MILLER

**REAL ESTATE | SALES AND LEASING ASSOCIATE
HAYMAKER COMPANY**

859.685.3040 Office

704.516.6071 Mobile

zmiller@haymakercompany.com





MARKETING ADVISORS

Josh McCurn

Director of Business Development & Communications

JMcCurn@HaymakerCompany.com



Zach Miller

Associate of Sales & Leasing

ZMiller@HaymakerCompany.com



CONFIDENTIALITY AGREEMENT Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Haymaker Company, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Haymaker Company. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Haymaker Company.

DISCLAIMER This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.** The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner. © 2023 Haymaker Company. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Haymaker Company and the Haymaker Company logo are service marks of Haymaker Company. All other marks displayed on this document are the property of their respective owners. Photos