

420 Salem Drive

OWENSBORO, KY

Prime 17.692-acre development opportunity with 1,300+ feet of frontage on Carlton Drive, strategically positioned in central Owensboro's established commercial corridor with excellent connectivity to major arteries.

- Last large infill parcel (17.692 acres) in an established commercial district
- Excellent location between Frederica and JR Miller with direct access to HWY 60
- Multiple potential access points with 1,300+ feet of frontage on Carlton Drive
- Surrounded by established businesses in high-traffic area
- Utilities available at property boundary
- Can be subdivided for multiple development projects
- Priced at \$2,353,036 (\$133,015 per acre)





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**CRE Brokerage, Management, Development,
and Investment Partners from the ground up.**