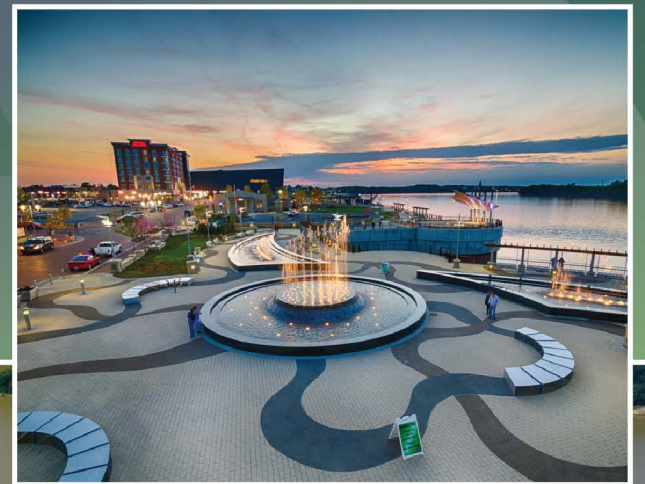


# Brio Development

OWENSBORO, KY

- Multi-Family | Hotel | Retail | New Construction
- 117 Apartment homes
- 144 Room Home2 Suites
- Onsite Parking Garage
- Lies adjacent to future 88,000 SF sportsplex - construction underway
- Located in the Downtown Core Along the Majestic Ohio River
- Within Opportunity Zone
- Across from Convention Center, International Bluegrass Music Museum and Hall of Fame, and Smother's Park
- Arts and Entertainment District
- Will build out space to suit tenant needs



**FAHR JUNEJA**

PARTNER & PRINCIPAL BROKER

Louisville, KY  
(502) 744-1465  
fahr@gulfstreamdev.com



**PHILIP L. PURDOM**

SENIOR VP DEVELOPMENT & LEASING

Owensboro, KY  
(270) 929-1886  
ppurdom@gulfstreamdev.com



**SCOTT HIGDON**

AGENT & VP OF PROPERTY MANAGEMENT

Bowling Green, KY  
(270) 993-9198  
shigdon@gulfstreamdev.com



RESTAURANT / RETAIL  
OPPORTUNITIES



# GULFSTREAM

COMMERCIAL SERVICES, LLC



RESTAURANT  
RETAIL  
OPPORTUNITIES



# RESTAURANT / RETAIL

- Park-like Courtyard
- Outside Patio Access
- Home2 Suites Onsite
- Onsite Apartments
- Downtown Event Views

**NOVEMBER 2025**



NOVEMBER 2025



# GULFSTREAM

COMMERCIAL SERVICES, LLC

RESTAURANT / RETAIL  
OPPORTUNITY



# REAR VIEW BRIO APARTMENTS





# Metrics

Dec 1, 2024 - Nov 30, 2025



## Metrics

### Owensboro Convention Ce...

W 2nd St, Owensboro, KY

Visits	292K	Visits YoY	+5.6%
Visitors	143.4K	Visits Yo2Y	+13.4%
Visit Frequency	2.04	Visits Yo3Y	+49.2%
Avg. Dwell Time	174 Min		

Dec 1st, 2024 - Nov 30th, 2025  
Data provided by Placer Labs Inc. (www.placer.ai)



# Trade Area

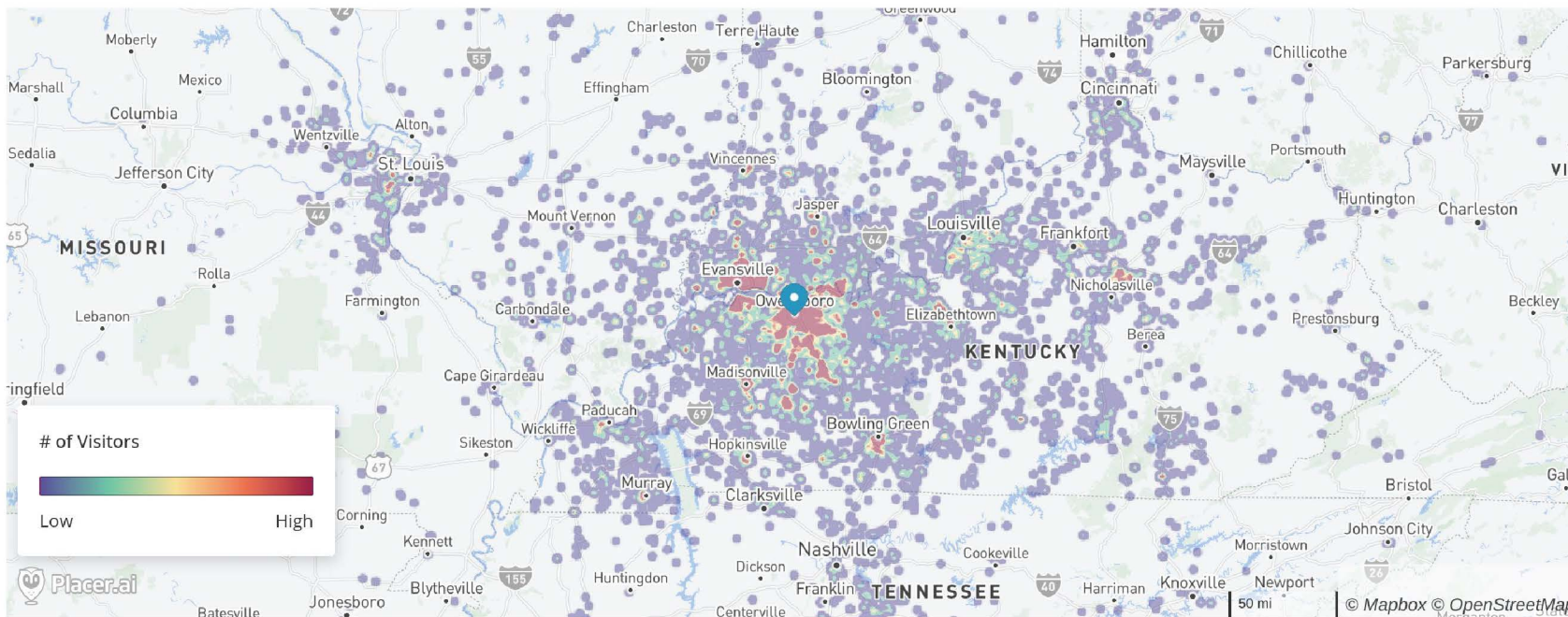
Dec 1, 2024 - Nov 30, 2025



## Trade Area

### Owensboro Convention Ce...

W 2nd St, Owensboro, KY



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

Dec 1st, 2024 - Nov 30th, 2025  
Data provided by Placer Labs Inc. (www.placer.ai)



# Visits Trend

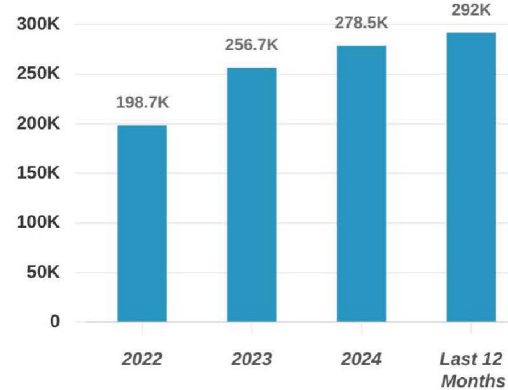
Dec 1, 2024 - Nov 30, 2025



## Visits Trend

### Owensboro Convention C...

W 2nd St, Owensboro, KY



Weekly | Visits | Dec 1st, 2024 - Nov 30th, 2025  
Data provided by Placer Labs Inc. (www.placer.ai)

