

OFFERING MEMORANDUM

GAS STATION & BILLS IGA GROCERY/C-STORE (OPERATIONS & REAL ESTATE)



290 Hawes Blvd, Hawesville, KY 42348



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EXECUTIVE OVERVIEW

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Bill's IGA Grocery Store and Gas Station, located at 290 Hawes Boulevard in Hawesville, Kentucky, presents a rare opportunity to acquire a high-performing, fee-simple grocery, convenience and fuel retail asset in the heart of Hancock County, near the border of Kentucky and Ohio. Positioned along a primary commercial corridor with strong local traffic and direct access to U.S. Route 60, the property serves as a longstanding retail anchor for Hawesville and the surrounding western Kentucky communities. Its strategic location near the Ohio River and within driving distance of Owensboro and Evansville enhances its regional draw and customer base.

The property is situated on approximately one acre and is improved with a well-maintained grocery/convenience store and gas station totaling just over 16,000 square feet. The site includes a full-service IGA grocery operation, fuel canopy and pumps, and ample parking, creating a convenient one-stop destination for local residents and pass-through traffic alike. Bill's IGA has established itself as a trusted community staple, benefiting from strong customer loyalty, limited nearby competition, and consistent daily traffic.

Offered at an asking price of \$5,400,000, the opportunity includes the fee-simple real estate, business operations, and all related improvements, with inventory to be adjusted at cost. This offering provides investors and owner-operators with the ability to acquire a turnkey operation backed by strong in-place cash flow and substantial real estate value.

As a dominant retail asset in a stable and underserved market, Bill's IGA Grocery Store and Gas Station represents an exceptional opportunity to acquire an established business with deep community roots, strong sales performance, and long-term upside in a strategically located western Kentucky market.



INVESTMENT HIGHLIGHTS



Rare Owner-User Opportunity

Opportunity for an owner-operator to take over a well-established business and unlock additional upside through hands-on management.

Strong Revenue Base

The location generated approximately \$9 million in total sales in 2025, demonstrating consistent performance and strong customer demand.



Flexible Fuel Supply

Site can be delivered with open fuel supply, allowing a new owner to negotiate favorable fuel contracts or maximize margins independently.

Diverse Revenue Streams

Unique offering includes grocery butcher and convenience inside sales, providing multiple income streams and demand drivers beyond fuel.



Proven Location

Well-established community staple in Hawesville with limited nearby competition, driving consistent repeat business and local loyalty.

High-Capacity Site

Property features eight fueling stations and ample parking, supporting high customer volume and positioning the site for continued growth.





OFFERING OVERVIEW

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PRICING OVERVIEW

List Price	\$5,400,000.00
Annual Revenue & NOI	Inquire with Broker

PROPERTY DESCRIPTION

Subject Property	Gas Station & Bill's IGA Grocery/C-Store
Property Address	290 Hawes Blvd
Location	Hawesville, KY
Gas Branding	Sunoco
Convenience Branding	Bill's IGA Grocery (Independent)
GLA (SF)	±16,367
Land Area	±1.01 AC
Year Built	1985
Pumps	8
Ownership	Fee Simple - Includes Land, Building, Tanks, Canopy, Business, FF&E and Inventory Adjustment
Operation Type	Owner-Operator (Full Turnkey Transfer)

DEMOGRAPHICS

(5-MILE)

Population	5,359
Avg Household Income	\$55,468








LOCATION OVERVIEW




Evansville, IN
53 Miles - 65Min 



PCM  Perry County Memorial Hospital
6.2 Miles - 10 Min 



8,465 VPD 

Louisville, KY
76 Miles - 75Min 

DOLLAR GENERAL

SUBJECT PROPERTY
Hawesville Fueling Center & C-Store
290 US Highway 60 E
Hawesville
KY 42348



DEMAND DRIVERS & POINTS OF INTEREST



AREA OVERVIEW



HAWESVILLE, KY

Hawesville is a strategically located city in western Kentucky, serving as the county seat of Hancock County. Positioned along the Ohio River, Hawesville benefits from strong regional connectivity and a stable economic base driven by manufacturing, energy production, and agriculture. The area is known for its small-town charm while supporting key industrial operations, including major employers in aluminum production and power generation.

Hawesville's location along the river and proximity to regional highways provide access to surrounding markets such as Owensboro, Evansville, and Louisville. The community offers a quiet, affordable lifestyle while maintaining access to employment hubs and transportation corridors. The area continues to attract both workforce residents and industrial investment due to its favorable business environment and infrastructure.

- Hawesville is part of the greater Owensboro metropolitan area, which has a population of over 115,000 residents.
- The area sees significant **commercial trucking and industrial traffic**, supporting diesel sales and convenience store activity beyond the local population.
- The property benefits from access to **U.S. Route 60**, a major east-west corridor connecting western Kentucky to Owensboro, Louisville, and interstate networks.
- Hancock County and surrounding counties support a strong workforce driven by manufacturing, aluminum production, agriculture, and energy, creating consistent commuter and commercial traffic. Limited direct competition in the immediate trade area enhances the site's ability to capture both local and pass-through customers.
- Hawesville offers a stable, business-friendly market with lower operating costs, strong workforce retention, and continued long-term industrial investment.
- The surrounding region offers access to regional healthcare, education, and retail amenities in nearby cities.

BUSINESS

Hawesville, Kentucky, offers a business-friendly environment supported by its strong industrial base and strategic location along key transportation routes. The area is home to major manufacturing and energy operations, which provide consistent economic stability and employment. Its proximity to regional markets and access to river, road, and rail infrastructure make it an attractive location for businesses seeking efficiency and connectivity. With lower operating costs and a reliable workforce, Hawesville continues to be a practical choice for companies looking to expand or establish operations in the Midwest and Southeast regions.

Hawesville, KY

Hawesville, Kentucky, is the county seat of Hancock County, with a population of approximately 1,000 residents. Despite its small-town scale, Hawesville plays a central role in the local economy and serves as a key hub for the surrounding region. Located along the banks of the Ohio River in western Kentucky, the city benefits from its strategic position between Owensboro, Evansville, and Louisville, offering accessibility to larger metropolitan areas while maintaining a quiet, community-oriented environment.

Hawesville is known for its strong industrial presence and riverfront location, which have historically supported commerce and economic activity. The city provides a blend of rural charm and economic stability, making it an attractive place to live and work. Local attractions include the Ohio River waterfront, which offers scenic views and recreational opportunities, as well as nearby parks and outdoor spaces that highlight the natural beauty of the region.



ECONOMY

Hawesville, Kentucky offers a stable and resilient economic environment supported by a strong foundation of manufacturing, river-based commerce, healthcare, and local retail. Located along the Ohio River in Hancock County, Hawesville benefits from its strategic position between Owensboro, Louisville, and Evansville, providing convenient access to key regional markets while maintaining a business-friendly, small-town setting. The area has long been recognized for its industrial strength, with major employers in aluminum production, paper manufacturing, and related industries driving quality job creation and long-term economic stability.

Hawesville's economy has historically been rooted in manufacturing, and that sector continues to play a significant role in the local market. Hancock County is home to more than 2,500 manufacturing jobs, supported by several large industrial facilities that have provided strong wages and sustained employment for decades. In addition to its established industrial base, Hawesville is seeing new investment and redevelopment activity, including the recent transformation of the former Century Aluminum site into a large-scale digital infrastructure campus. This project is expected to create additional long-term economic momentum and further diversify the local employment base.

The city's location along the Ohio River and near major transportation corridors, including U.S. Route 60 and the Lincoln Trail Bridge, enhances its accessibility and logistical advantages. These transportation assets support local businesses and provide efficient connectivity for both residents and commercial users. Hawesville also benefits from a supportive business climate, with organizations such as the Hancock County Industrial Foundation and Hancock County Chamber of Commerce actively promoting investment, workforce development, and sustainable growth throughout the region.

Hawesville's local economy is further supported by healthcare, education, and community services that contribute to its overall quality of life. The area offers a dependable workforce, a lower cost of living than many larger markets, and a strong sense of community, making it an attractive location for both businesses and residents. Overall, Hawesville presents a compelling market characterized by economic resilience, continued reinvestment, and long-term growth potential—making it a desirable location for commercial real estate investment.

NATURE PARKS & OUTDOOR RECREATION

The city's location along the Ohio River provides beautiful waterfront views, fishing access, boating opportunities, and a peaceful setting for enjoying the outdoors. Riverfront areas and nearby public spaces create inviting spots for walking, picnicking, and community gatherings.

For those who enjoy nature and outdoor activities, nearby Yellow Creek Park and Vastwood Park offer green space, walking trails, sports facilities, and family-friendly amenities. The region's rolling countryside and proximity to western Kentucky's natural beauty also make it ideal for hunting, hiking, and exploring the outdoors. Seasonal events and local festivals throughout Hancock County bring the community together and add to the area's welcoming small-town atmosphere.



DOWNTOWN HAWESVILLE HISTORIC DISTRICT

Downtown Hawesville reflects the town's historic character and close-knit community charm. Its traditional Main Street features locally owned businesses, restaurants, and civic buildings that highlight the area's small-town appeal. The downtown district serves as a gathering place for local events and community activities, offering a welcoming atmosphere that contributes to Hawesville's strong sense of place and quality of life.

JEFFREY'S CLIFFS

Jeffreys Cliffs Conservation & Recreation Area is Hawesville's premier outdoor destination and one of western Kentucky's hidden gems. Located just a few miles outside of town, this 230-acre nature preserve features dramatic sandstone cliffs, scenic overlooks, rock shelters, and forested hiking trails that showcase the area's natural beauty.

The preserve offers more than six miles of trails, with both lower and upper trail systems designed for a range of skill levels. The lower trails take visitors through wooded terrain and past standout features such as Morgan's Cave and Tobacco Cave—large rock shelters with historic significance. The upper trails climb to a sandstone plateau with panoramic views of the surrounding countryside and glimpses toward the Ohio River, making it a favorite spot for hikers, photographers, and nature enthusiasts.

Jeffreys Cliffs is known for offering a peaceful, scenic outdoor experience that blends natural beauty with local history. The preserve is free to the public and maintained through local volunteer efforts, reflecting the strong community pride in Hawesville and Hancock County. As both a recreational amenity and regional attraction, Jeffreys Cliffs enhances the area's quality of life and contributes to Hawesville's appeal as a welcoming place to live, work, and visit.





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