



Morehead Development Land Opportunity



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PROPERTY OVERVIEW



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SVN Stone Commercial Real Estate in conjunction with the C. Roger Lewis Agency is excited to present an incredible 73-acre parcel of untapped potential nestled along KY-801 in Morehead, Kentucky. This beloved family farm is ready to be transformed into a dynamic development.

This parcel is located only 0.4 miles from the I-64 ramp and provides convenient accessibility between I-64 and the very popular Cave Run Lake. KY-801 is one of the most popular connectors from I-64 to Cave Run Lake and Daniel Boone National Forest, which see hundreds of thousands of visitors each year. The property boasts just shy of 1,000 feet of frontage on KY-801 which provides excellent visibility and convenience. This property is located in the county, with no zoning restrictions in place. There is potential for retail, hospitality, industrial, recreational, residential, and mixed use development.

This corridor of I-64 in Morehead has seen significant developments in recent history. Just north of the subject property on KY-801 is the 60-acre AppHarvest Greenhouse. Independent Stave Company's Commonwealth Cooperage built an estimated \$67 million dollar project across 35 acres. Eastern Light Distilling is also investing significantly in Rowan County with a distillery set to launch in 2025. The 230-acre campus has plans for a 50,000 square foot distillery building, rickhouses, a full bottling facility, bourbon tourism experiences, an event space and other operations that will employ over 50 people. This is estimated to be more than a \$140 million dollar investment in Rowan County. The subject property is also in close proximity to the Rowan County airport, Maysville Community College Campus, and the MMRC Industrial Park.

Contact us today to explore the endless possibilities on KY-801 in Morehead, Kentucky!

PROPERTY SUMMARY

MOREHEAD DEVELOPMENT LAND OPPORTUNITY

KY 801 S
MOREHEAD, KY 40351

OFFERING SUMMARY

SALE PRICE:	\$7,900,000
LOT SIZE:	73 Acres
PRICE / ACRE:	\$108,219

PROPERTY HIGHLIGHTS

- Conveniently located near I-6
- About 1,000 feet of frontage on Ky-801
- Close proximity to Cave Run Lake
- No zoning restrictionsPotential for numerous uses or mixed-use
- Significant developments in close proximity to the site
- \$7,900,000 FOR SALE







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