

Available
1.75 Acres



FOR SALE OR GROUND LEASE

OVERLOOK AT BUFFALO CREEK
ELIZABETHTOWN, KENTUCKY

HOGAN
REAL ESTATE

PROPERTY DESCRIPTION

OVERLOOK AT BUFFALO CREEK
ELIZABETHTOWN, KENTUCKY



Features

- + Available for ground lease or sale is 1.75 ± acres within the Overlook at Buffalo Creek, a premier 22-acre, mixed-use commercial development
- + Site offers great visibility off I-65, which carries over 50,000 vehicles per day at the bustling Exit 94 interchange
- + Overlook at Buffalo Creek is strategically located off Mulberry Street, the primary gateway into Elizabethtown
- + Property is zoned C-3 Regional Commercial and is well suited for restaurant, retail or office use
- + Overlook at Buffalo Creek development includes Holiday Inn Express, Country Inn & Suites, Starbucks, McDonald's, BoomBozz, Culvers, Arby's, KFC & Drake's (coming soon!)
- + Vibrant retail trade area with a Kroger grocery & fuel, 8 hotels, and numerous quick-service, fast casual, and sit-down restaurants that draw significant traffic to trade area
- + Elizabethtown is the county seat of Hardin County, the fourth most populated county of Kentucky



1.75 ± Acres
AVAILABLE
or sale or ground
lease (\$875K / Acre)



Over 24,200 (22)
VEHICLES PER DAY
along Mulberry Street
in front of site

Demographics

	1 Mile	5 Miles	10 Miles
Population	3,008	43,816	79,263
Average Household Income	\$70,533	\$89,220	\$89,561

LOCATION

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CLOSE PROXIMITY

to Elizabethtown Sports
Park, a 150-acre recreation
space, drawing 70,000
families annually



15 MINUTE DRIVE

from the booming T.J.
Patterson Industrial Park and
the proposed Ford BlueOval
SK Battery Park



Local Economic Powerhouse

The Elizabethtown Sports Park hosts 70 tournaments annually and contributed nearly \$20 million per year to Elizabethtown's local community. Families spend an average of \$300 per day at local businesses when visiting the park.

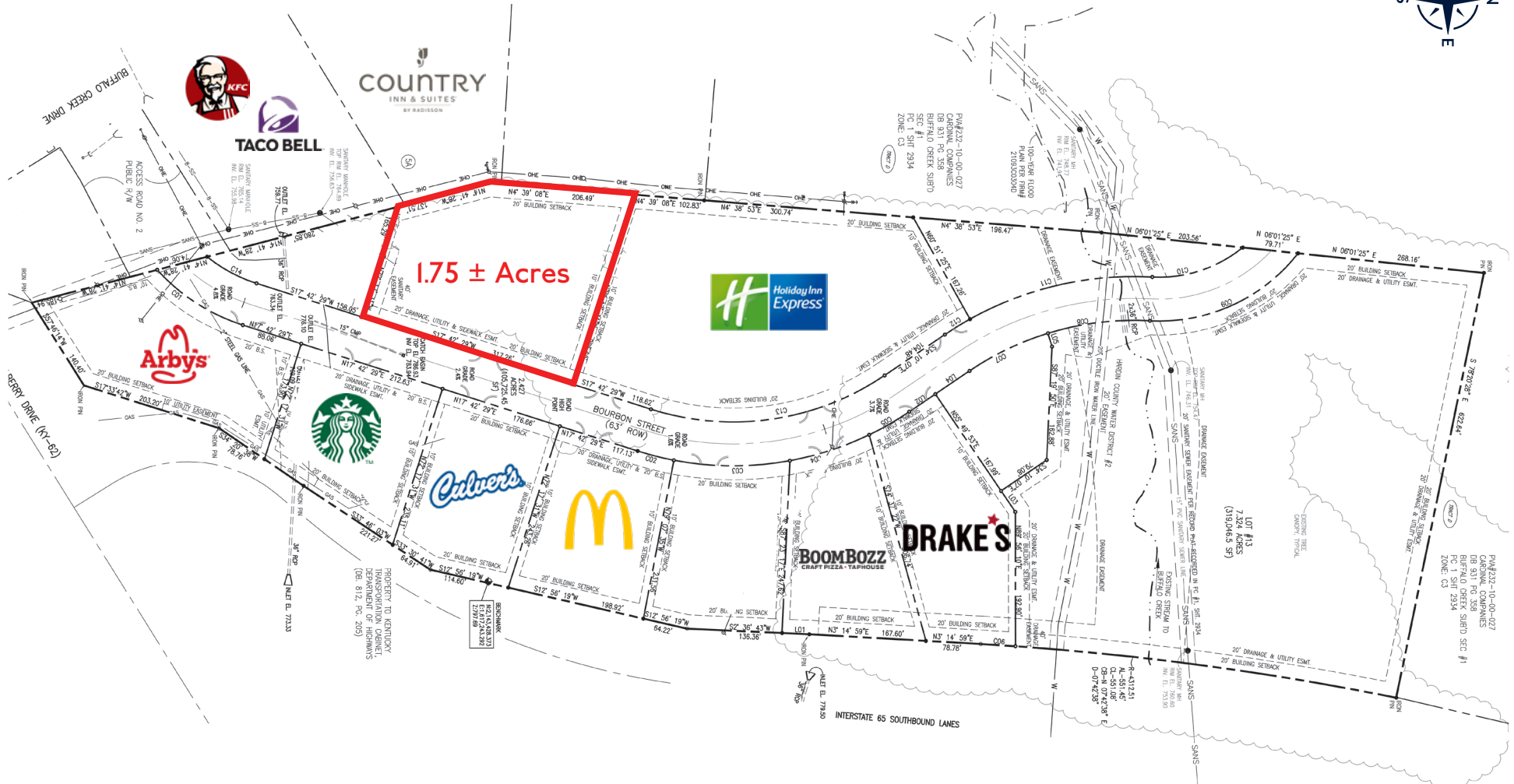


BlueOval SK Battery Park

Consisting of twin battery plants that will power a new lineup of Ford and Lincoln EVs, Ford's BlueOval SK Battery Park will be built in Glendale, Kentucky and is projected to employ more than 5,000 new jobs in Hardin County.

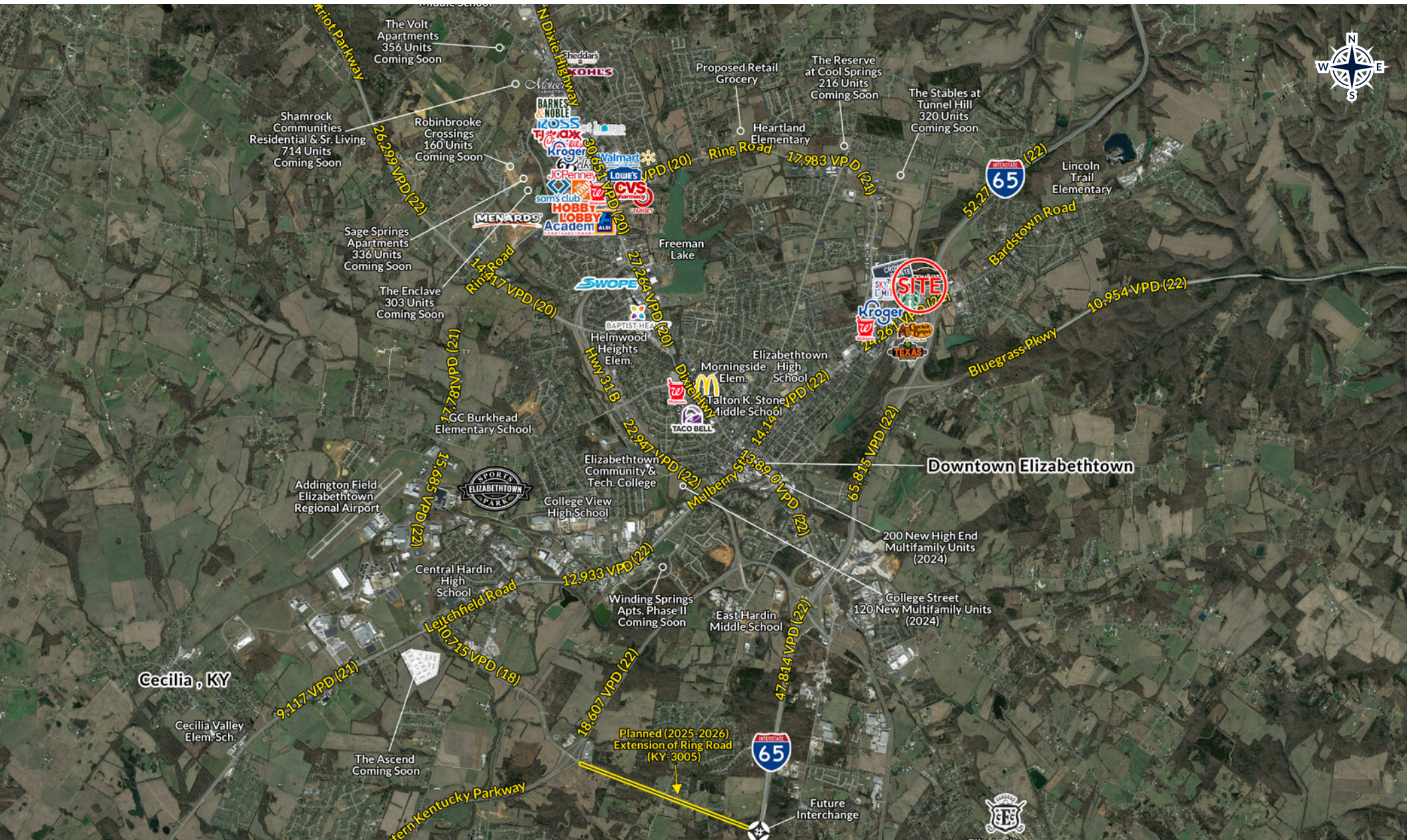
DEVELOPMENT PLAN

OVERLOOK AT BUFFALO CREEK
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TRADE AREA AERIAL

OVERLOOK AT BUFFALO CREEK
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DEVELOPMENT AERIAL

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IMMEDIATE AREA AERIAL

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