



Land N Turnpike Rd



Lot 7

Lot 6

Lot 5

Lot 1



Future Development



Fisher Ridge Rd



KOA Ave

Flint Ridge Rd



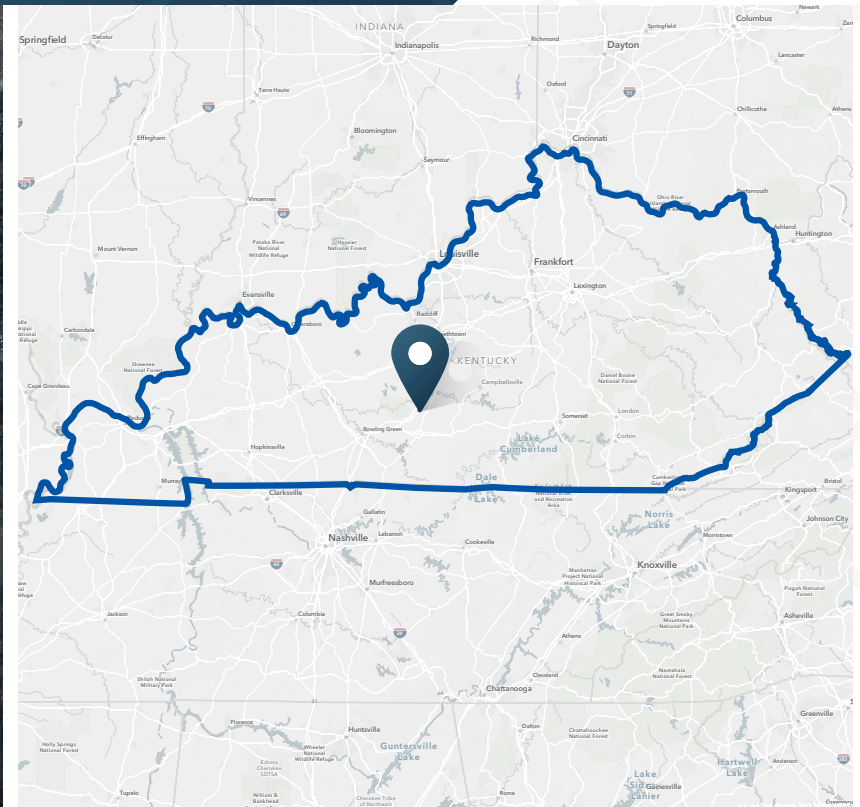
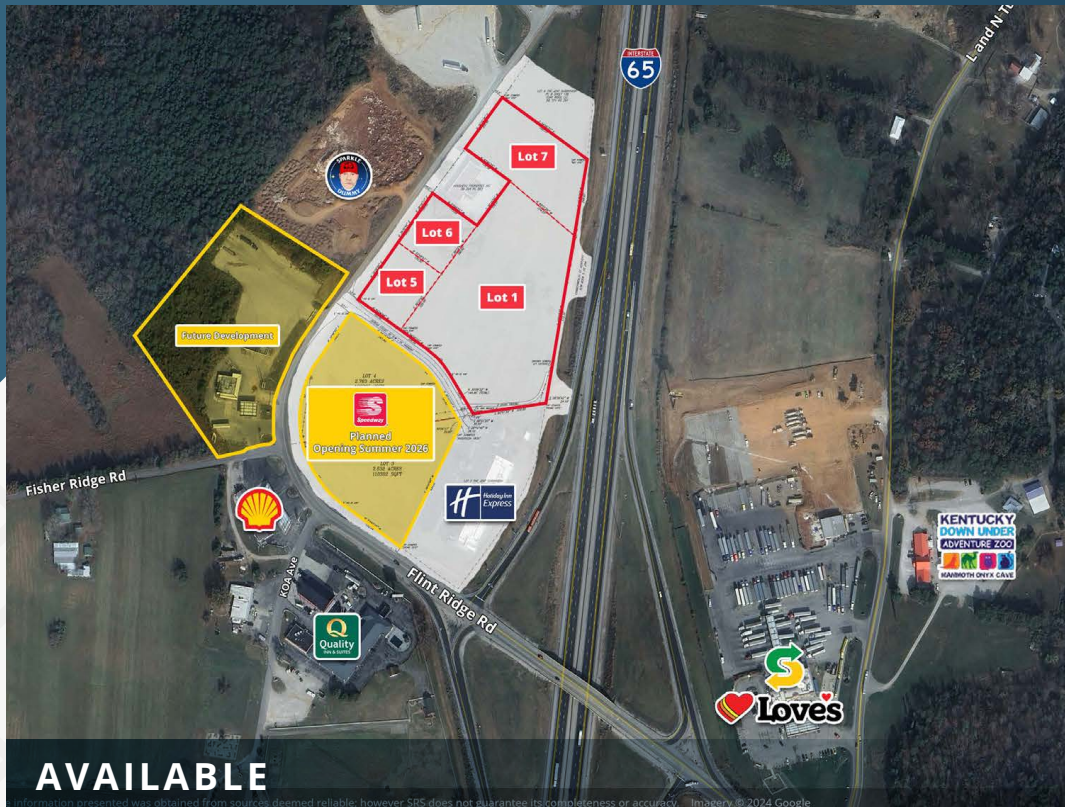
AVAILABLE

New Development: Up to ±9 AC

Horse Cave, KY 42749

# New Development: Up to ±9 AC

Horse Cave, KY 42749



**AVAILABLE**

Up to ±9 AC  
LAND AVAILABLE

## ABOUT THE PROPERTY

- Excellent visibility from I-65 at Exit 58 and easily accessible from Flint Ridge Road.
- ¼ mile from "Top 10" Love's with up to 1.8M annual visits (PlacerAI)
- Nearby Mammoth Cave National Park which attracts approximately 654,450 visitors who spent ±\$62M in local gateway regions (2023).
- Horse Cave, KY is situated along I-65, a major cross-country North-South route connecting the Gulf of Mexico to the Great Lakes. Nearby Bowling Green (±40 min S) and Elizabethtown, KY (±35 min N) contribute to significant regional draw to central Kentucky.

## NEARBY



## CONTACT

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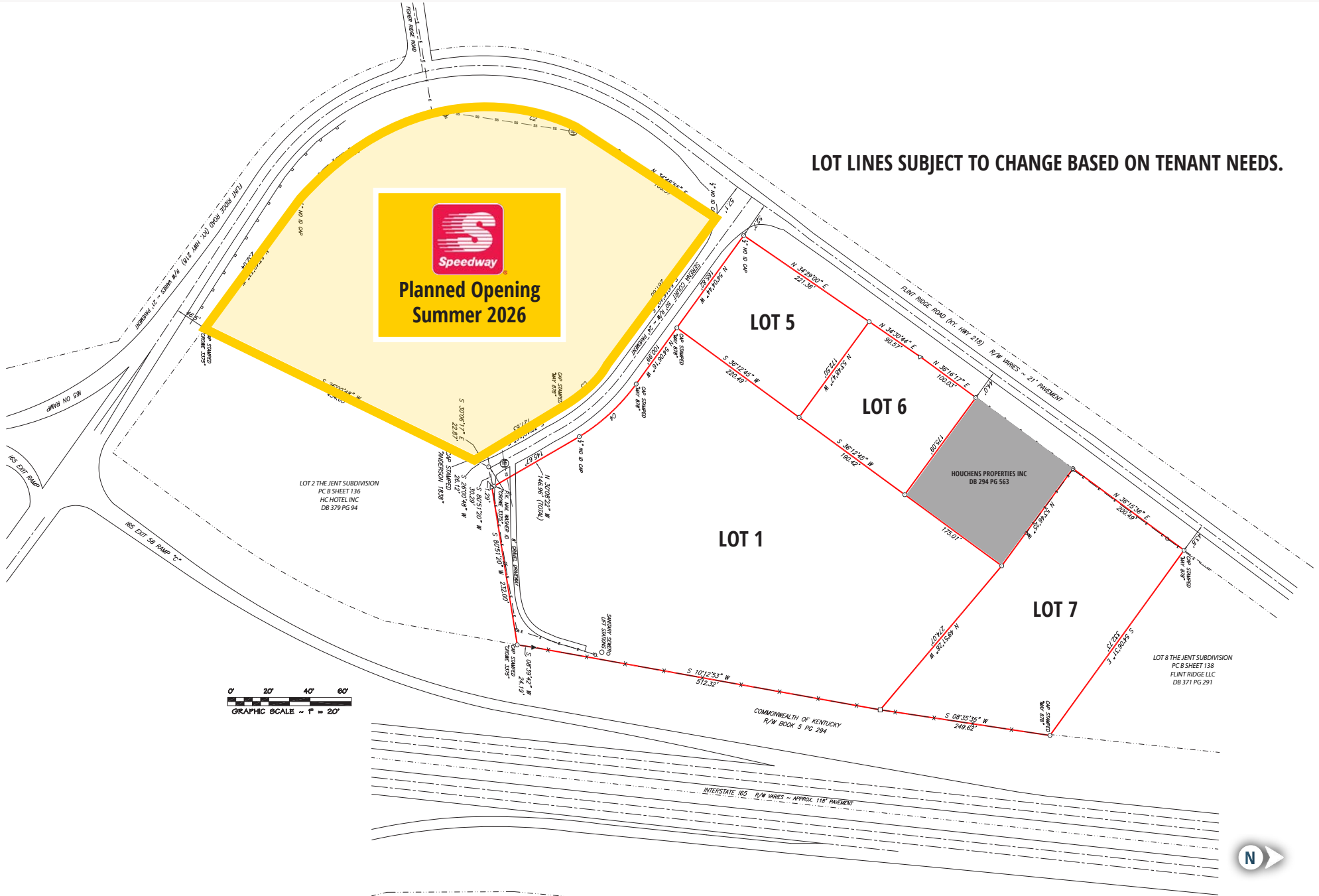
**Tony Wilcox**

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# New Development: Up to ±9 AC

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Horse Cave, KY 42749



Horse Cave, KY is located just off I-65 (Exit 58) in Hart County and is centered on a cave, whose entrance is the largest natural opening in the entire cave area.



Fuel User and additional future development planned adjacent to site.

## BlueOval SK

Battery Park  
Kentucky

**±30 minute Drive Time from Site**

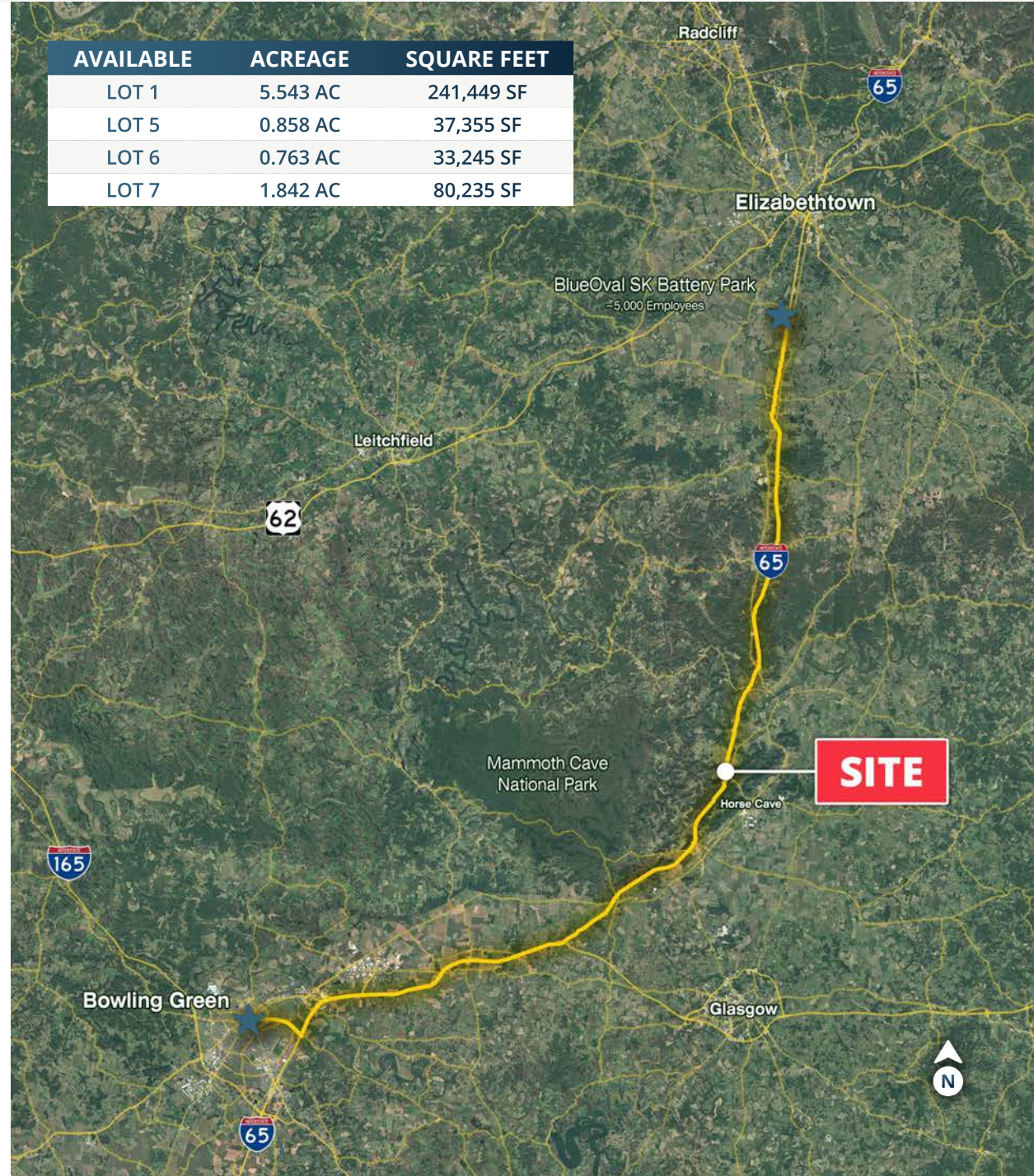
\$5.6B battery and vehicle manufacturing campus to be the largest in the Ford world.



**±40 minute Drive Time from Site**

Bowling Green is the third most-populous city in Kentucky, after Louisville (±1¼ hr) and Lexington (±2 hrs).

AVAILABLE	ACREAGE	SQUARE FEET
LOT 1	5.543 AC	241,449 SF
LOT 5	0.858 AC	37,355 SF
LOT 6	0.763 AC	33,245 SF
LOT 7	1.842 AC	80,235 SF



# New Development: Up to ±9 AC

Horse Cave, KY 42749

## DEMOGRAPHIC HIGHLIGHTS

### 10 MINUTES

3,708 Population	6,559 Total Daytime Population	\$56,792 Average Household Income	1,559 Total Households
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### 15 MINUTES

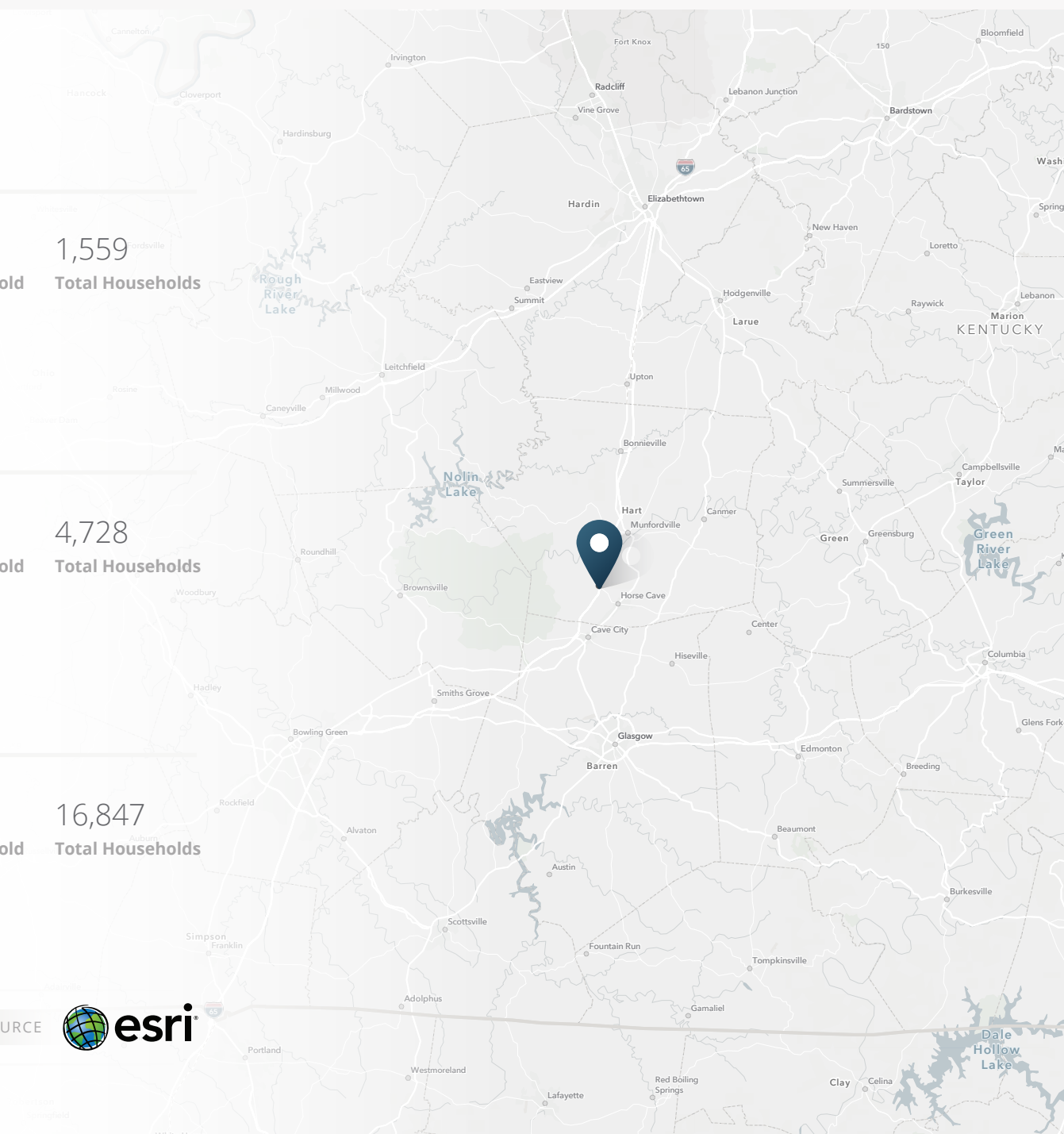
11,169 Population	13,533 Total Daytime Population	\$60,659 Average Household Income	4,728 Total Households
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### 25 MINUTES

42,264 Population	46,797 Total Daytime Population	\$65,254 Average Household Income	16,847 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE 



# I-65 East of Mammoth Cave National Park

Munfordville, KY | Horse Cave, KY | Cave City, KY | Park City, KY



**Mammoth Cave**  
2023:  
654,450 Visitors spent ~\$62 million  
in local gateway regions

**SITE**  
Up to ± 9 total acres

DOLLAR GENERAL  
FAMILY DOLLAR  
DOLLAR TREE

BAYMONT  
Days Inn  
Hampton  
McDonald's  
Shell  
Red Roof Inn  
Comfort Inn  
Sleep Inn  
TACO BELL  
KFC  
Wendy's  
Pizza Hut  
SONIC  
Golden Arches  
AW  
bp  
Save a Lot  
Love's

TACO BELL  
DOLLAR GENERAL  
FIVE STAR  
FAMILY DOLLAR  
Advance Auto Parts  
SONIC  
McDonald's  
IGA  
ACE Hardware

Valero  
Shell  
TRACTOR SUPPLY CO  
Walgreens  
Super 8  
DQ  
save a lot  
S  
Pizza Hut  
AutoZone  
German American Bank  
MUNFORDVILLE  
Peoples Bank  
DOLLAR GENERAL  
MARATHON  
NAPA

Holiday Inn Express  
Quality Inn  
Love's  
Walgreens  
IGA  
DOLLAR GENERAL  
FAMILY DOLLAR  
SUNOCO  
DART  
T. Marzetti

Cave City  
market O'Reilly  
Crosroads  
ACE Hardware  
save a lot  
DOLLAR GENERAL  
MARATHON

# Flint Ridge Rd & I-65

Horse Cave, KY



# Nearby Traffic Drivers: Love's Travel Stop

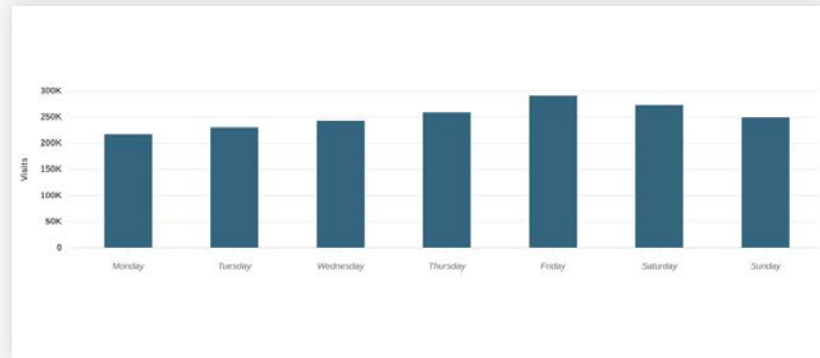
4000 L & North Turnpike Road | Horse Cave, KY 42749

## MOBILE DATA & FOOT TRAFFIC INSIGHTS

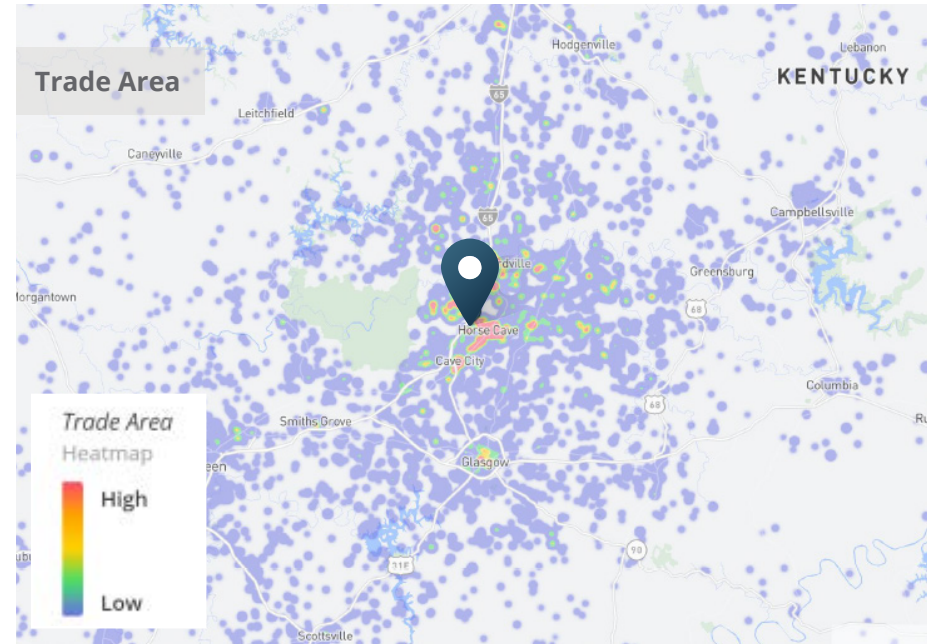
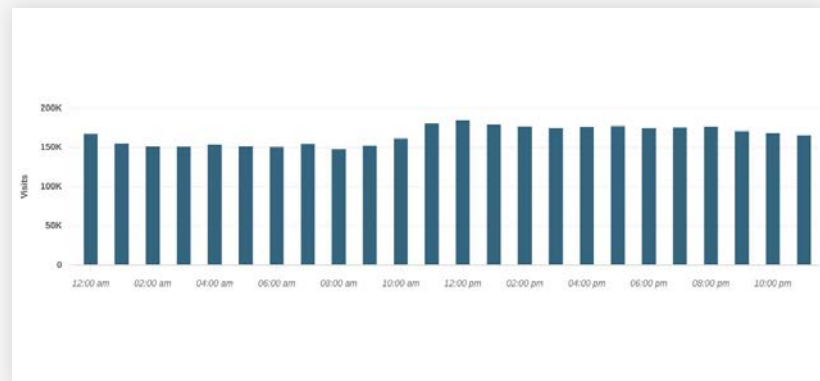
Estimated Annual Impressions 11/01/2023 - 10/31/2024

Estimated # of Visitors	Estimated # of Visits	Visitor Frequency
944.3K	1.8M	1.87

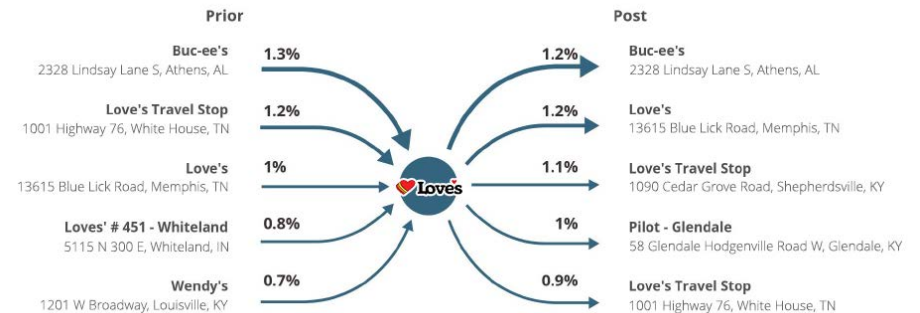
### Daily Impressions



### Hourly Impressions



### Customer Journey



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# Nearby Traffic Drivers: Mammoth Cave National Park

4000 L & North Turnpike Road | Horse Cave, KY 42749

## MOBILE DATA & FOOT TRAFFIC INSIGHTS

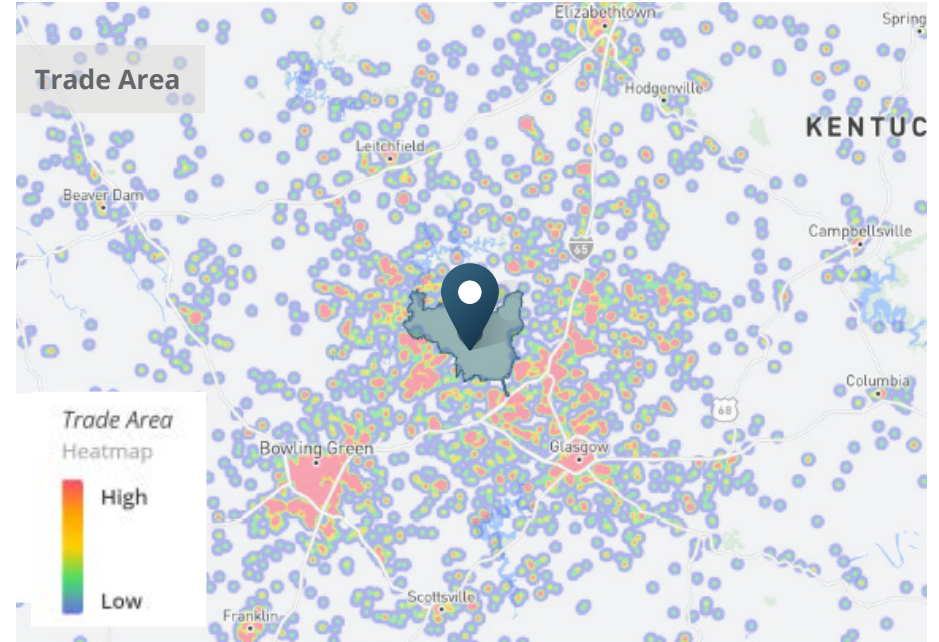
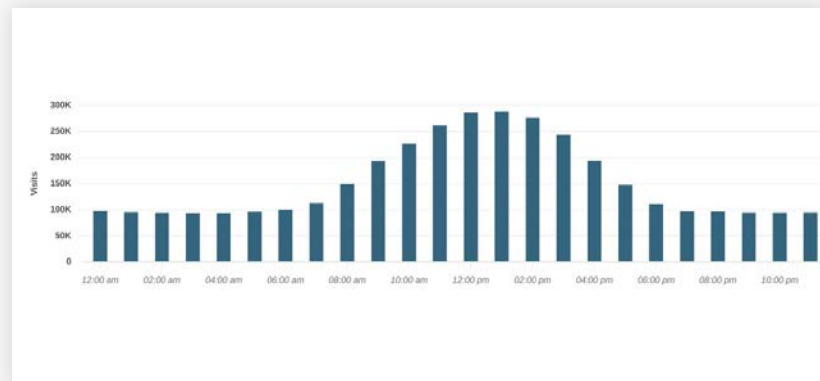
Estimated Annual Impressions 10/19/2023 - 10/18/2024

Estimated # of Visitors	Estimated # of Visits	Visitor Frequency
451.4K	678.5K	1.5

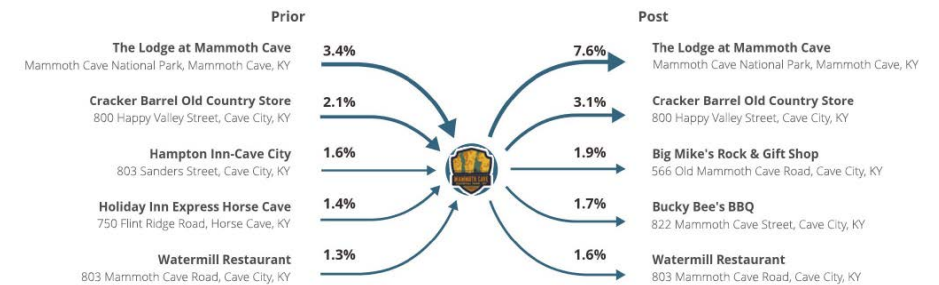
### Daily Impressions



### Hourly Impressions



### Customer Journey



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Future Development  
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Planned  
Opening Summer 2026

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