

INVESTMENT OPPORTUNITY

PRIME COMMERCIAL LAND – SHELBYVILLE, KY

50 Seventh Street | 2.11 Acres | Commercial Zoning

LOCATION OVERVIEW

Positioned just steps from the **Shelbyville Convention Center** and **Clear Creek Park**, this **2.11-acre commercially zoned parcel** sits minutes from the heart of downtown Shelbyville. The site benefits from year-round activity, event-driven traffic, and proximity to recreation, dining, and downtown commerce.

PROPERTY DETAILS

- **Address:** 50 Seventh Street, Shelbyville, KY
 - **Acreage:** 2.11 Acres
 - **Zoning:** Commercial
 - **Utilities:** Available nearby (buyer to verify)
 - **Topography:** Level to gently rolling (verify as needed)
 - **Current Use:** Vacant Land
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INVESTMENT HIGHLIGHTS

- Rare commercial land offering near downtown Shelbyville
 - Adjacent to major traffic generators: convention center & public park
 - Excellent visibility and accessibility
 - Flexible commercial zoning allows multiple development paths
 - Strong potential for both owner-user and income-producing projects
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DEVELOPMENT POTENTIAL

Ideal for a wide range of commercial uses, including:

- Quick-service or casual dining (sandwich shop, café)

- Convenience store or gas station
- Farm stand or specialty market
- Retail or service-based commercial use
- Destination-oriented business serving events and park traffic

Buyer to confirm permitted uses with local zoning authorities.

? WHY SHELBYVILLE?

Shelbyville continues to experience steady growth while maintaining its small-town appeal. Limited availability of commercially zoned land near downtown makes this property a compelling long-term investment with strong upside.

CONTACT

Torrey Smith Realty

Melinda Mathis Watts 📱 Phone: 502-655-3535 ✉ Email: melinda@smithclick.com

Clinton and Jennifer Roberts 📱 Phone: 502-321-5325 ✉ Email: teamroberts@smithclick.com
