



**23 ACRES FOR SALE**



**RENFRO VALLEY, MOUNT VERNON, KY**



**HAYMAKER COMPANY**



## PROPERTY SUMMARY



This exceptional 23-acre parcel boasts unmatched exposure along I-75, a major north-south transportation artery experiencing heavy traffic volumes just shy of 50,000 vehicles daily (2022). Situated with direct access to Exit 62, one of only 16 exits on the 140 mile stretch between Knoxville, TN, and Richmond, KY, the property offers strategic connectivity to both I-75 northbound and southbound traffic.

Exit 62 serves as a vital gateway to Highway 461 and the Lake Cumberland Parkway, a key route for travelers headed towards Somerset, KY, and the popular Lake Cumberland recreational area. Highway 461 is undergoing a significant widening project to accommodate growing traffic demands, further enhancing the property's accessibility.

Renfro Valley is a thriving tourism destination, with the Kentucky Music Hall of Fame serving as a major entertainment hub attracting visitors from across the region, including, but not limited to, Lexington, Cincinnati, Louisville, Columbus, Nashville, and Indianapolis.

This is a prime opportunity to capitalize on Renfro Valley's exciting growth and flourishing tourism industry. Hoteliers, retailers, developers, and investors of all types – don't miss this exceptional opportunity!



## OFFERING SUMMARY



### OFFERING

Asking Price	\$1,250,000
Acreage	23 AC
\$/AC	\$54,347.83
Zoning	No Zoning



# PROPERTY OVERVIEW





## PROPERTY OVERVIEW





## EXCLUSIVELY MARKETED BY

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