Stunning Resort & Marina

# Buzzard Rock Resort & Marina

KUTTAWA, KY



## OFFERING MEMORANDUM

**JDS Real Estate Services, Inc.**

*PRESENTED BY:*


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# 1 PROPERTY INFORMATION

PROPERTY SUMMARY
PROPERTY DESCRIPTION
MARINA PHOTOS
RESTAURANT
SHIPS STORE
FUEL & POOL
SERVICE FACILITY
LODGING - CONDO
LODGING - COTTAGE

# Property Summary



## PROPERTY DESCRIPTION

285 Slips Covered and Uncovered

Transient Dockage - Boats up to 160 ft

Boat Rentals - 26' Pontoons - 10 person capacity

Lodging - Condo, Cottage, and Resort Units

Buzzard Rock Cafe Restaurant & Low-Down Buzzard Bar

Outdoor Event Space - Live Music Every Weekend

Repair Services - Authorized Mercury Service Facility

Maintenance Services - On-Site Mechanics

Fuel - Gas and Diesel

Ship Store - Marine Supplies, Apparel, Water Toys, Snacks

Pool, 2 Playgrounds, and a Half Basketball court

| OFFERING SUMMARY | |
|---|---|
| Sale Price: | $5,300,000 |
| Wet Slips: | Approx. 285 |
| Transient Dockage | Approx. 600 ft of Dockage |

| DEMOGRAPHICS | 10 MILES | 20 MILES | 30 MILES |
|---|---|---|---|
| Total Households | 5,353 | 25,139 | 65,956 |
| Total Population | 13,753 | 61,609 | 161,430 |
| Average HH Income | $81,268 | $78,693 | $79,697 |

JDS Real Estate Services, Inc.

# Property Description



## PROPERTY DESCRIPTION

Buzzard Rock Resort & Marina is a well-established, full-service marina and waterfront resort located on the beautiful waters of Lake Barkley in Kuttawa, Kentucky. With a history dating back to 1969, the property has become a recognized destination for boaters, vacationers, fishing enthusiasts, and families looking to enjoy everything that the Lake Barkley region has to offer. The property has a combination of substantial marine operations and amenities that creates a unique destination-oriented business with multiple components working together to serve both local and transient customers.

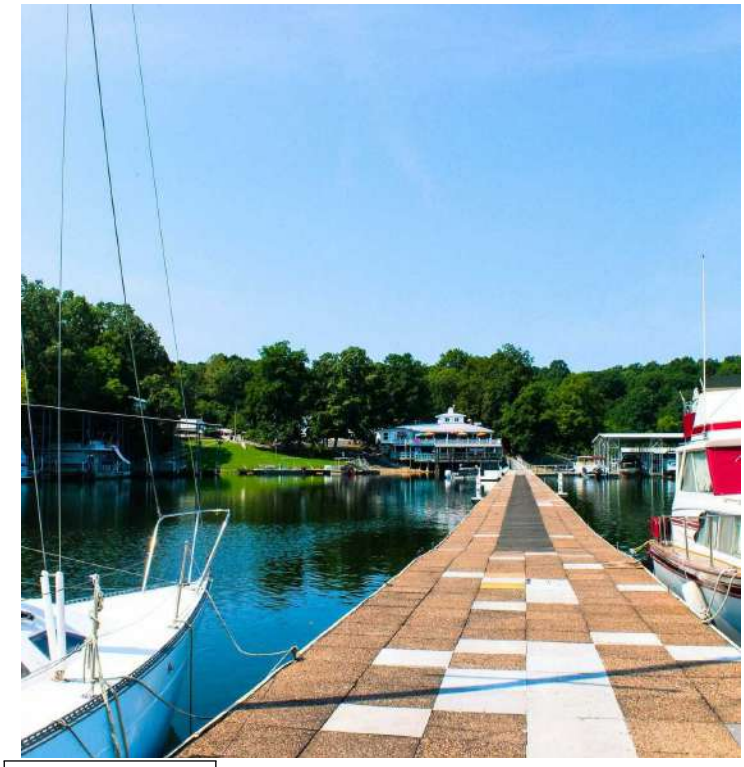
The marina features approximately 285 wet slips, both covered and uncovered, and approx. 600 ft of transient dockage. The property's diversified operation combines wet slips, transient dockage, fuel sales, full-service maintenance and repair operations, boat rentals, lodging, food and beverage, and recreational amenities.

The property offers lakefront accommodations that allow visitors to stay directly on the water and enjoy the marina as part of a complete vacation experience. Resort amenities include a swimming pool, playground, basketball facilities, laundry, and other conveniences that are designed to appeal to families and extended-stay guests. The resort's cafe and Low Down Buzzard Bar provide guests and boaters with convenient waterfront dining and entertainment. Guests can stay on the property, rent a boat, dine on-site, enjoy the lake, and use the resort's recreational amenities, making the property a destination rather than simply a place to keep a boat. Live entertainment and seasonal activities help draw customers beyond the traditional boating clientele. The property's location on Lake Barkley is another significant asset. The lake is a major recreational destination in western Kentucky, known for boating, fishing, water sports, and outdoor recreation.

Buzzard Rock Resort & Marina represents a rare opportunity to acquire an established, diversified waterfront business in Kentucky. The property offers multiple revenue streams rather than relying solely on slip income. Ultimately, Buzzard Rock is attractive because it offers scale, diversification, location, history, and opportunity.

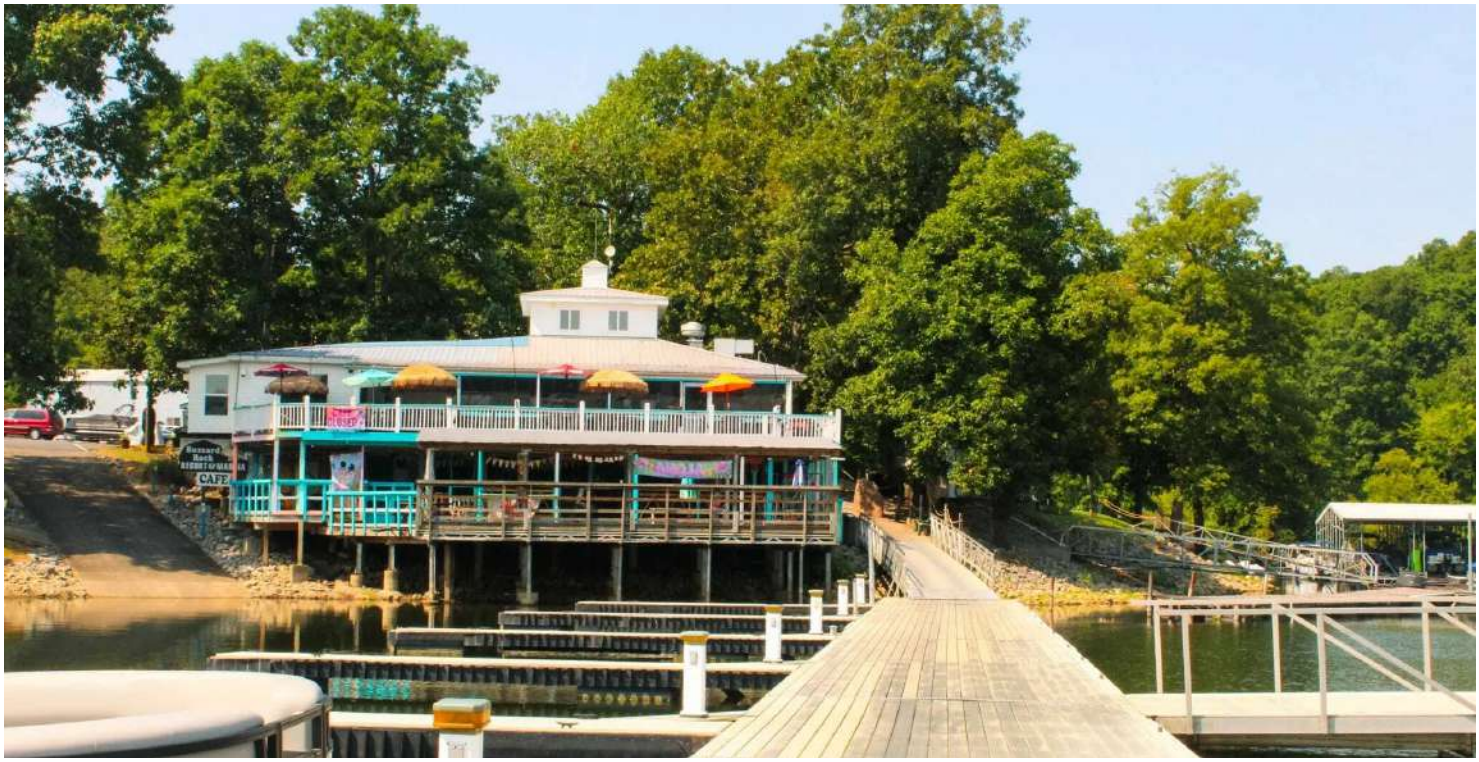
# Marina Photos

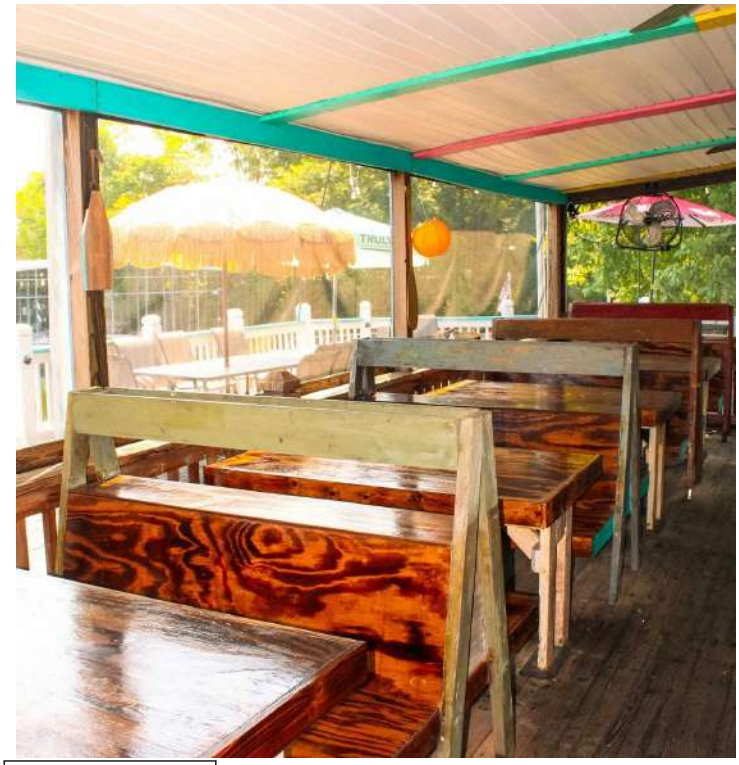






# Restaurant







# Ships Store










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# Fuel & Pool





# Service Facility






# Lodging - Condo







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# Lodging - Cottage





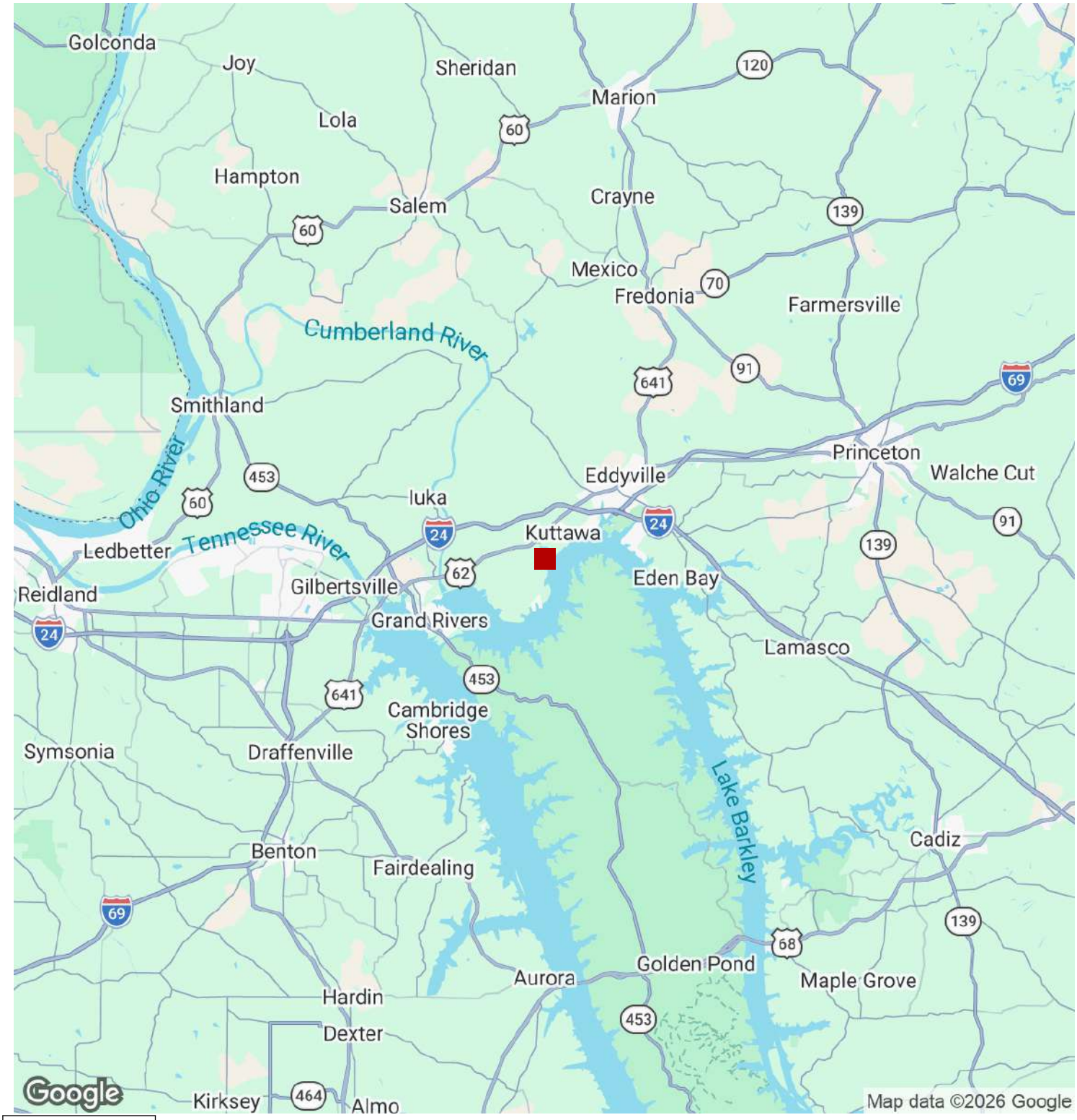
# 2 LOCATION INFORMATION

REGIONAL MAP

LOCATION MAP

AERIAL MAP

# Regional Map




**JDS Real Estate Services, Inc.**

# Location Map




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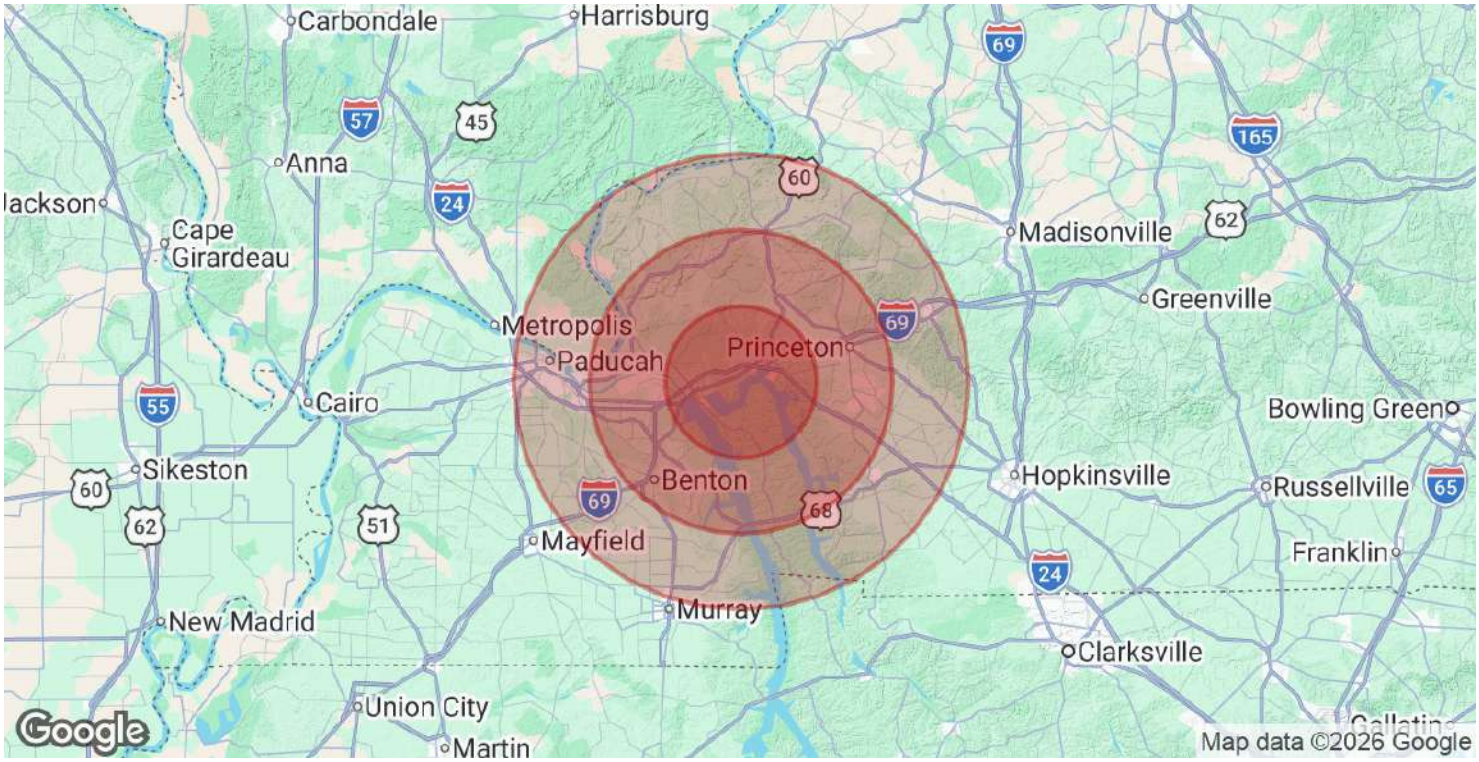
# Aerial Map



# 3 DEMOGRAPHICS

## DEMOGRAPHICS MAP & REPORT

# Demographics Map & Report




| POPULATION | 10 MILES | 20 MILES | 30 MILES |
|---|---|---|---|
| Total Population | 13,753 | 61,609 | 161,430 |
| Average Age | 47.2 | 45.7 | 43.6 |
| Average Age (Male) | 45.1 | 44.4 | 42.1 |
| Average Age (Female) | 51.5 | 47.3 | 44.7 |

| HOUSEHOLDS & INCOME | 10 MILES | 20 MILES | 30 MILES |
|---|---|---|---|
| Total Households | 5,353 | 25,139 | 65,956 |
| # of Persons per HH | 2.6 | 2.5 | 2.4 |
| Average HH Income | $81,268 | $78,693 | $79,697 |
| Average House Value | $163,700 | $175,902 | $172,834 |

*2023 American Community Survey (ACS)*