



Daniel Boone Hotel Redevelopment Feasibility Study

Whitesburg, Kentucky

Whitesburg, Kentucky retained Hunden Strategic Partners (HSP) to conduct a market demand analysis, financial feasibility and competitive analysis for the potential redevelopment of the Daniel Boone Hotel in Whitesburg, KY. The Hotel ceased service as a hotel in 1974 and has been vacant for over a decade. The project was envisioned as a 24- to 36-room boutique hotel and a priority of the Whitesburg community.

HSP provided a redevelopment feasibility study in hopes of restoring the hotel to enhance tourism and economic development. The study included assessing the current local and regional hospitality industry, profiles of existing facilities, a review of competitive and comparable hotels and demand and financial projections. HSP also conducted an economic, fiscal and employment impact analysis. HSP recommended that the hotel building be expanded to accommodate a total of at least 44 hotel rooms in order to achieve better financial feasibility and meet hurdles necessary for certain incentives.

In 2018, The City of Whitesburg Kentucky River Area Development District reengaged HSP to perform an update to the previous study, and to prepare a feasibility study and pro-forma for adaptive reuse options for the property. The study provided options for a phased project development approach and described options for potential occupancy as a mixed-use development.

Client: City of Whitesburg

Time Period:

2015-2016; 2018