

An aerial photograph of a commercial and residential area. A specific lot is highlighted with a yellow rectangle. The lot is situated near a road intersection and some existing commercial buildings. The surrounding area includes green fields, a residential neighborhood, and various commercial structures.

FOR SALE

SOUTHRIDGE COMMERCIAL NEW LOT 68

**ENTERPRISE DR./
CAMARGO RD.**
MT. STERLING, KY 40353



WOODS ROUSE
859.967.7299
woods@balrealstate.com



01: EXECUTIVE SUMMARY

ENTERPRISE DR./
CAMARGO RD.



(Lot lines are approximate throughout)

PROPERTY DESCRIPTION

Strategically situated along U.S. Route 460 on the south side of Mt. Sterling, this 0.51-acre parcel is poised for growth. The versatile B-2 (Highway Business) zoning creates a prime opportunity for numerous ventures, including motels, automotive sales or service stations, car washes, retail stores, and QSRs. The zoning also allows for residential projects like single-family homes and duplexes. With proper approvals, higher-density residential uses may also be possible. With its position in an Opportunity Zone, this property represents a flexible investment.

PROPERTY HIGHLIGHTS

- Flexible B-2 Zoning for Highway Business, Retail & Housing
- Easy access to U.S. Route 460 and to downtown Mt. Sterling
- Opportunity Zone



**+/- 0.51
ACRES**



\$89,000

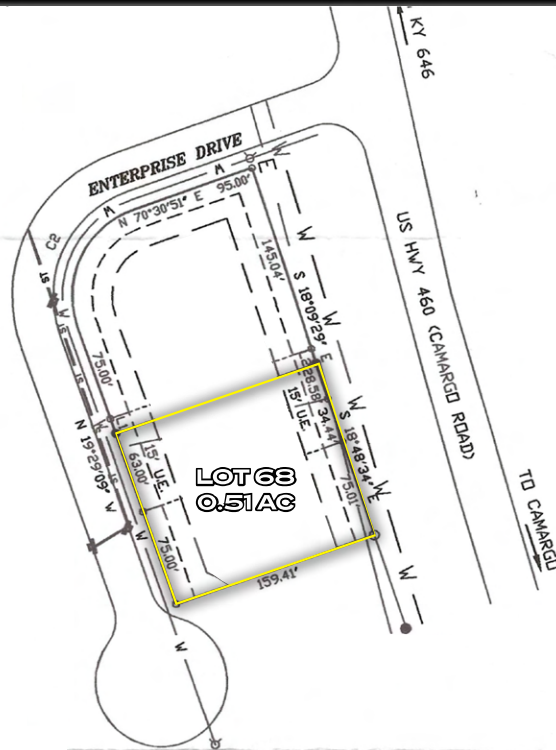


**ZONED
B-2**

02: PROPERTY OVERVIEW

ENTERPRISE DR./
CAMARGO RD.

SURVEY



03: LOCATION INSIGHTS

ENTERPRISE DR./
CAMARGO RD.



AREA DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 1,685
3 MILE: 13,684
5 MILE: 20,135



AVERAGE HOUSEHOLD INCOME

1 MILE: \$67,201
3 MILE: \$65,882
5 MILE: \$69,216



NUMBER OF HOUSEHOLDS

1 MILE: 672
3 MILE: 5,677
5 MILE: 8,222



03: LOCATION INSIGHTS

AERIAL

ENTERPRISE DR./
CAMARGO RD.



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AERIAL

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