



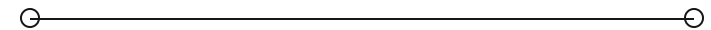
Calest Road

**SALE**

# I-75 Development Land - Richmond KY- Residential or Commercial in Opportunity Zone

**649 CALEST ROAD**

Richmond, KY 40475



**PRESENTED BY:**

**NEAL METCALFE**

O: 859.306.0614

neal.metcalfe@svn.com



## PROPERTY SUMMARY



### VIDEO

### PROPERTY HIGHLIGHTS

- Less than 1 mile to Exit 83 - I-75
- Thousands of feet of Interstate road frontage
- Commercial or residential development possibilities
- 2 Miles to Regional Airport, Richmond Industrial Park
- 4 Miles south of Richmond, 6 miles north of Berea, under 30 miles to Lexington

### OFFERING SUMMARY

#### SALE PRICE:

\$4,250,000

#### NEAL METCALFE

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### PROPERTY DESCRIPTION

SVN | Stone Commercial Real Estate is excited to bring to market a 152 acre parcel of Development land, that is currently zoned Agriculture, but in recent years was annexed into the City of Richmond. This raw land site qualifies for potential Commercial and residential zoning in an Opportunity Zone with it's easy access to Exit 83 on I-75. This exit recently became news worthy with the 1st Buccees Travel Stop in Kentucky. The Duncannon Road exit was developed a few decades ago to give easy access to U.S.25 and to US Government -Military's 14,000+ acres in Madison County. The regional Madison County Airport is just 2 miles from this parcel, and the Richmond Industrial Park is within 2 miles on Duncannon as well.

The proximity to many regional corridors of the state from this site make it a good long term location for work or commuting as well as home sites.

Contact Neal Metcalfe 859-312-8069 or [neal.metcalfe@svn.com](mailto:neal.metcalfe@svn.com) to schedule a tour or any questions.



## ADDITIONAL PHOTOS



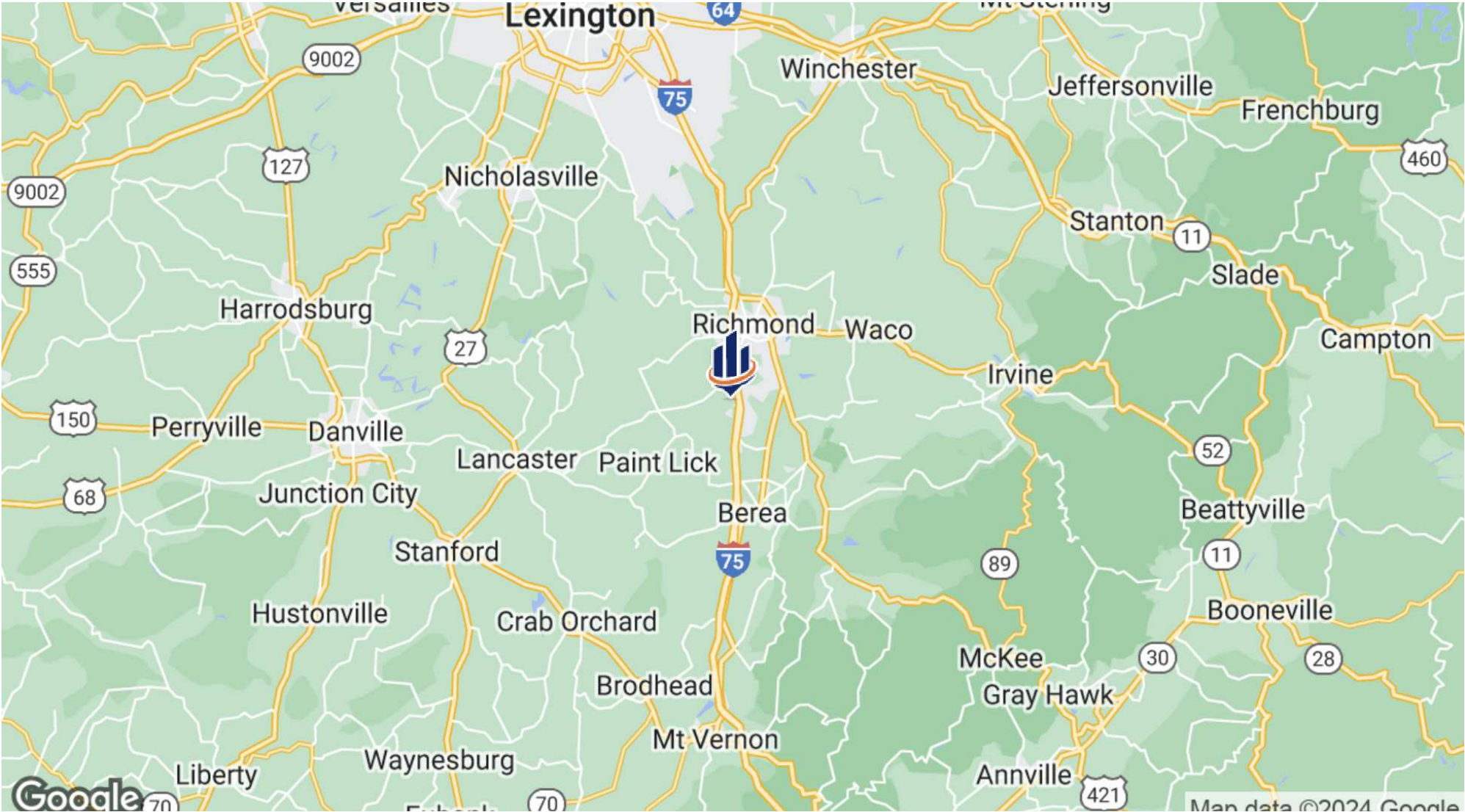
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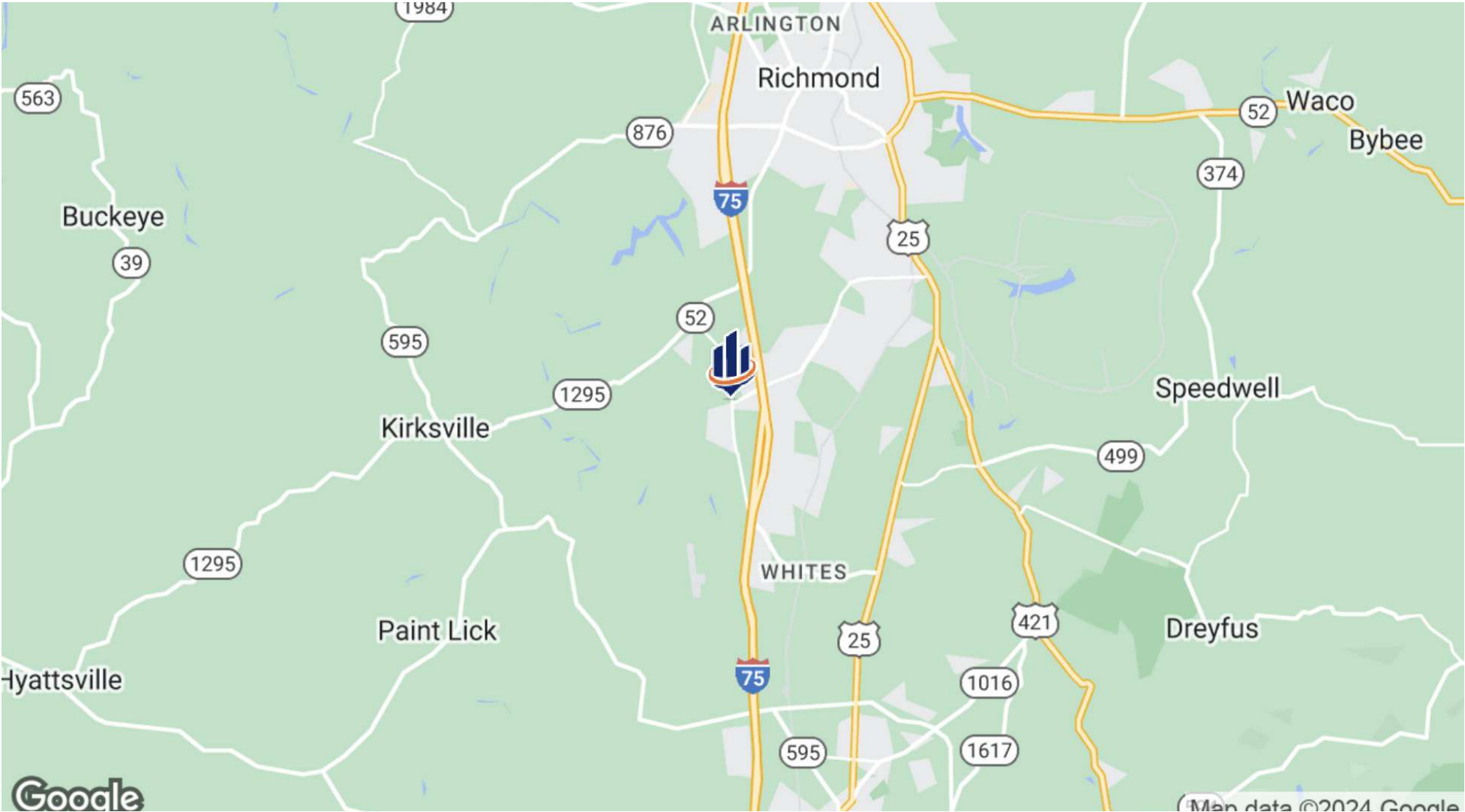


LOCATION MAP



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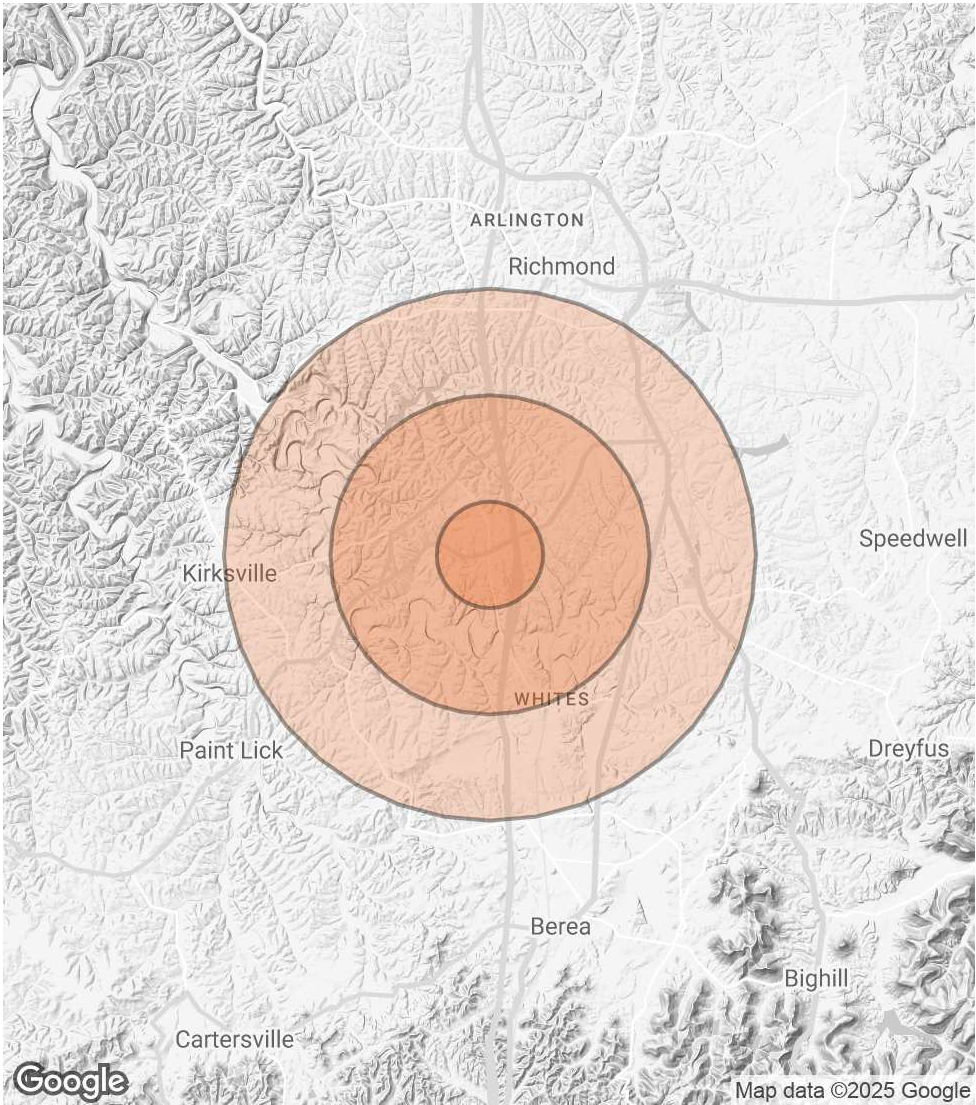


# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	134	3,062	20,389
AVERAGE AGE	45	41	37
AVERAGE AGE (MALE)	44	40	37
AVERAGE AGE (FEMALE)	45	41	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	52	1,213	7,562
# OF PERSONS PER HH	2.6	2.5	2.7
AVERAGE HH INCOME	\$125,135	\$89,408	\$77,758
AVERAGE HOUSE VALUE	\$504,183	\$331,523	\$307,676

Demographics data derived from AlphaMap



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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