

FOR SALE

COMMERCIAL LAND IN BEREA, KY



511 ESTILL STREET

BEREA, KY 40403



BLOCK+LOT

LUKE SNYDER

502.229.6612

luke@balrealestate.com



ADAM BOARDMAN

859.338.8243

adam@balrealestate.com



01: EXECUTIVE SUMMARY

511 ESTILL STREET



(Lot lines are approximate)

PROPERTY DESCRIPTION

Exceptional Development Opportunity in Berea's Premier B-2 Commercial Corridor.

Nestled just off the Richmond Road and in close proximity to I-75 Exits 76/77, 511 Estill Street presents nearly 14 acres of highly visible, accessible B-2-zoned commercial land. With ample acreage and flexibility under the city's zoning code and visibility to both local residents and through travelers, this site is primed for success in Berea's expanding economic landscape.

Situated just off the Estill Street corridor, the property benefits from local connector road visibility and proximity to both residential neighborhoods and commercial hubs.

Within a short drive to both historic downtown Berea and newer commercial developments along Chestnut Street (US-25) and Berea Bypass (KY-595).



13.77 ACRES



\$1,750,000



**ZONED
B-2**

adam@balrealestate.com
luke@balrealestate.com

859.338.8243
502.229.6612

 **BLOCK+LOT**

02: PROPERTY OVERVIEW

511 ESTILL STREET

PROPERTY HIGHLIGHTS

EXPANSIVE TRACT

This property offers nearly 14 acres of prime commercial development land.

ZONING ADVANTAGE

B-2 zoning is designed to accommodate a variety of business uses.

LOCATION

Premier Access & Visibility - located in Berea's town corridor with visibility from major roads and close proximity to I-75 via exits 76 & 77



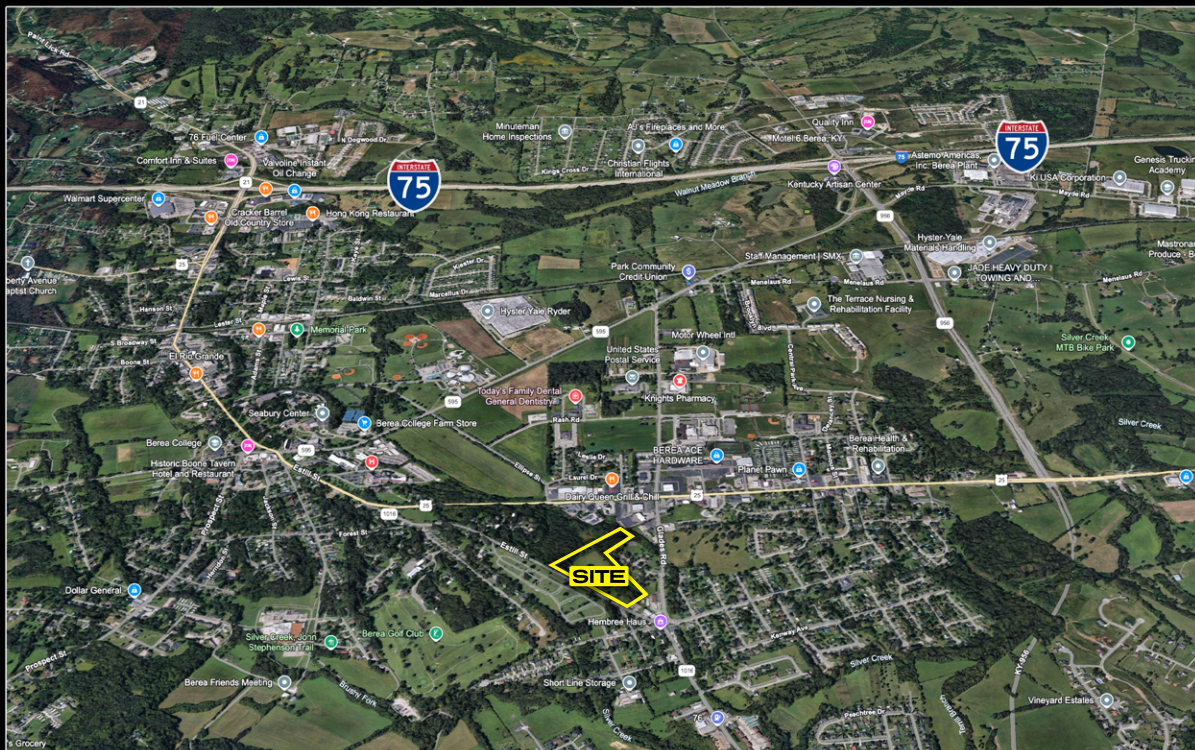
adam@balrealstate.com
luke@balrealstate.com

859.338.8243
502.229.6612

 BLOCK+LOT

03: LOCATION INSIGHTS

511 ESTILL STREET



adam@balrealestate.com
luke@balrealestate.com

859.338.8243
502.229.6612

 BLOCK+LOT