



Hospitality / Restaurant Lots at I-75 Exit 87




Subject
Property
2.38
Acres

2025 & 2031 Colby Taylor Dr

RICHMOND, KY 40475

PRESENTED BY:

NEAL METCALFE

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neal.metcalfe@svn.com

PROPERTY SUMMARY

PRIME VISIBILITY HOSPITALITY / RESTAURANT LOTS

RICHMOND, KY 40475

OFFERING SUMMARY

SALE PRICE:	\$1,893,000
LOT SIZE:	2.4 Acres
PRICE / ACRE:	\$788,750



PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to offer 2.4 acres of ideally located, highly visible land in Richmond, Kentucky on I-75 at exit 87. The B-3 zoning allows for restaurant, hotel and additional business uses. Access is just moments from this primary Richmond exit off I-75. Nearby retail, dining, and lodging businesses include Chick-Fil-A, Starbucks, Texas Roadhouse, Meijer, Home Goods, Dick's Sporting Goods, Tru by Hilton, Hampton Inn, Holiday Inn Express & Suites, Panera, Olive Garden, JC Penny, TJ Maxx, Michael's, Cinemark, and many more. Eastern Kentucky University is only 1 mile away. For more information, please contact Neal Metcalfe at 859.312.8069 or at neal.metcalfe@svn.com.

PROPERTY HIGHLIGHTS

- 2.38 acres
- Highly Visible at Exit 87 on I-75
- 1.5 Miles to Eastern Kentucky University
- B-3 zoning for hotel, restaurant or other business use
- High traffic retail nearby
- Near Texas Roadhouse, Starbucks, Chick-Fil-A, Golden Corral, Steak & Shake, Meijer, and much more

For marketing purposes only;
exact locations not warranted



SVN
STONE COMMERCIAL REAL ESTATE
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**AMAZING I-75
VISIBILITY & ACCESS**



**DENSE RETAIL
TRAFFIC AREA**



**CLOSE PROXIMITY
TO ECU (1.5 MILES)**

AERIAL

meijer

JCPenney

belk CINEMARK
 PETSMART Bath & Body Works
 HomeGoods Michaels

DICK'S SPORTING GOODS TD TireDiscounters
 T.J. maxx Logan's ROADHOUSE
 Olive Garden Panera BREAD

Chick-fil-A

Steak 'n Shake

Comfort INN & SUITES

PANDA EXPRESS CHINESE KITCHEN

Starbucks

Barnes Mill Rd

TEXAS ROADHOUSE

EKU

tru by Hilton
 Hampton By Hilton
 Holiday Inn Express

Quality INN & SUITES

TownePlace SUITES Marriott

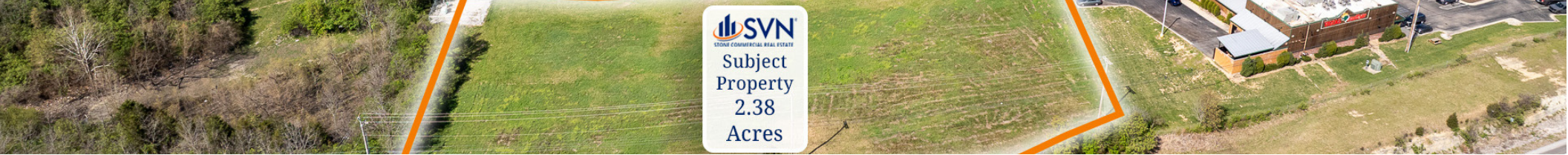
SVN
 STONE COMMERCIAL REAL ESTATE
 Subject Property
 2.38 Acres

I-75 | 69,418 VPD

INTERSTATE 75

ADDITIONAL PHOTOS





DISCLAIMER

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Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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.