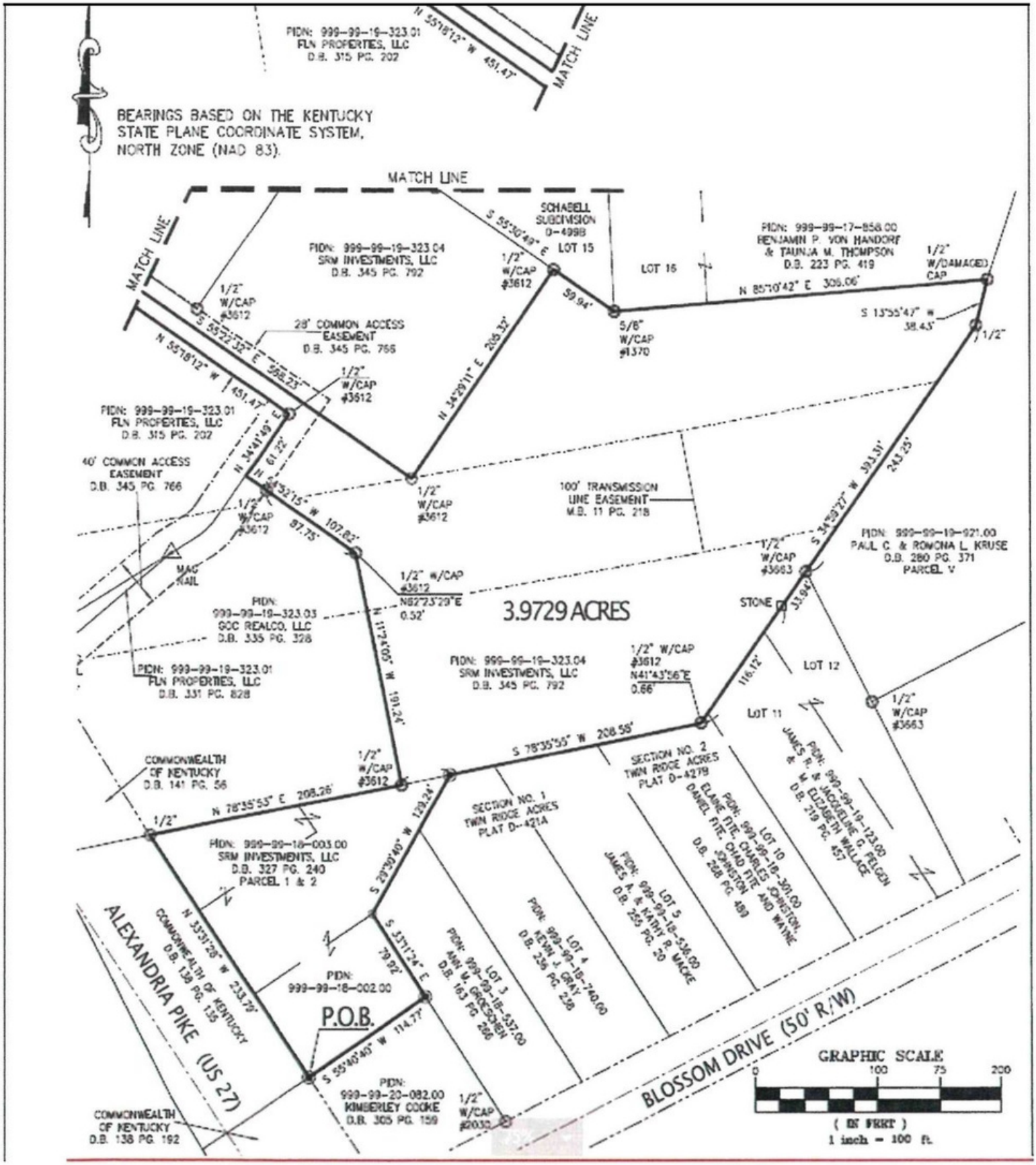
KEN PERRY REALTY
Commercial Group

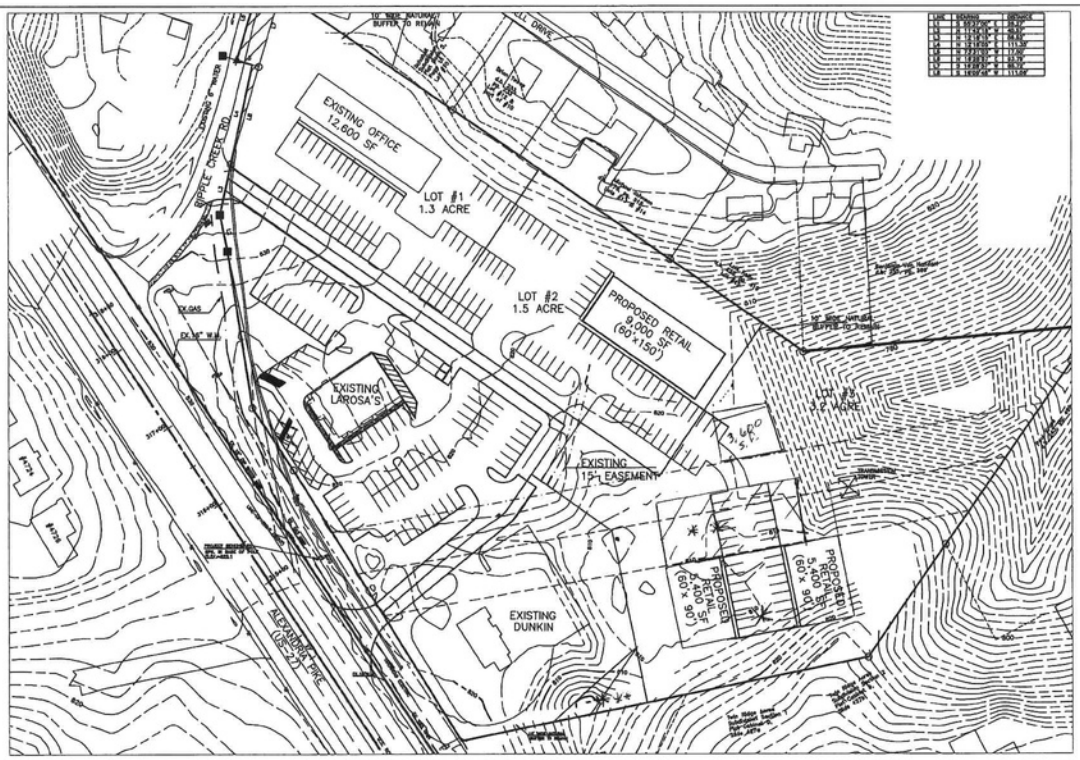
US 27 & Windsor Dr
Cold Spring, KY 41076

For Sale
$425,000

- 3.97 Acres of Available Land
- Zoned Neighborhood Commercial & Residential 1-C
- All Public Utilities Available to site
- Visible on US 27
- Approximately 30,000 Vehicles Per Day
- Great for Resturant or Retail

Ken Perry
Broker/Owner
Office: 859-442-6800
Cell: 859-240-8229
ken@kpr.net


BEARINGS BASED ON THE KENTUCKY STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83).
MATCH LINE
PIDN: 999-99-19-323.01
FLN PROPERTIES, LLC
D.B. 315 PG. 202
N 55°18'12" W 451.47'
PIDN: 999-99-19-323.04
SRM INVESTMENTS, LLC
D.B. 345 PG. 792
SCHABELL SUBDIVISION
D-499B
LOT 15
LOT 16
PIDN: 999-99-17-858.00
BENJAMIN P. VON HANDORF & TAUNJA M. THOMPSON
D.B. 223 PG. 419
N 85°10'42" E 309.06'
S 55°30'49" E
59.94'
N 34°29'11" E 205.32'
S 55°22'32" E 568.23'
N 55°18'12" W 451.47'
28' COMMON ACCESS EASEMENT
D.B. 345 PG. 766
40' COMMON ACCESS EASEMENT
D.B. 345 PG. 766
N 34°41'49" E 61.22'
N 64°32'15" W 107.82'
87.75'
100' TRANSMISSION LINE EASEMENT
M.B. 11 PG. 218
S 13°55'47" W 38.43'
S 34°59'27" W 393.31'
243.25'
PIDN: 999-99-19-921.00
PAUL C. & RONONA L. KRUSE
D.B. 280 PG. 371
PARCEL V
MAG NAIL
N62°23'29"E 0.52'
3.9729 ACRES
STONE
33.94'
PIDN: 999-99-19-323.03
GOC REALCO, LLC
D.B. 335 PG. 328
PIDN: 999-99-19-323.01
FLN PROPERTIES, LLC
D.B. 331 PG. 828
N 11°24'00" W 191.24'
N41°43'56"E 0.66'
116.12'
LOT 12
LOT 11
S 78°35'55" W 208.55'
COMMONWEALTH OF KENTUCKY
D.B. 141 PG. 56
N 78°35'55" E 208.26'
SECTION NO. 2
TWIN RIDGE ACRES
PLAT D-427B
SECTION NO. 1
TWIN RIDGE ACRES
PLAT D-421A
S 29°30'40" W 129.24'
PIDN: 999-99-18-003.00
SRM INVESTMENTS, LLC
D.B. 327 PG. 240
PARCEL 1 & 2
N 33°31'28" W 233.79'
COMMONWEALTH OF KENTUCKY
D.B. 139 PG. 135
ALEXANDRIA PIKE (US 27)
S 33°11'24" E 79.92'
PIDN: 999-99-18-002.00
P.O.B.
S 55°40'40" W 114.77'
PIDN: 999-99-20-082.00
KIMBERLEY COOKE
D.B. 305 PG. 159
COMMONWEALTH OF KENTUCKY
D.B. 138 PG. 192
BLOSSOM DRIVE (50' R/W)
GRAPHIC SCALE
0 100 75 200
(IN FEET)
1 inch = 100 ft.



REVIEW COPY
12/12/2019

** Revised Parking Area
* 187.5'x90'
*** Potentially swapped w/ Dunkin

RICHARD W. CARR, P.E. *Civil Engineering & Golf Course Design* P.O. BOX 661, 3666 MEADOWVIEW DR. ALEXANDRIA, KY 41001 (513) 629-9635 FAX (859) 635-6841	SRM INVESTMENTS, LLC P.O. BOX 18670 ERLANGER, KENTUCKY 41018	COLD SPRING BUSINESS PARK PRELIMINARY PLAT AND STAGE ONE PLAN COLD SPRING, KENTUCKY	DATE: DEC., 2019 JOB NO. SRM2019.DWG 201599 SCALE: 1"=100' SHEET NO. 1 OF 1