

For marketing purposes only,  
exact locations not warranted.



Interstate 75  
61,892+ VPD



**SALE / LEASE**

# Interstate Commercial Development Opportunity +/- 12 Acres

**I-75 EXIT 95 / BOONESBOROUGH ROAD**

Richmond, KY 40475

**PRESENTED BY:**

**NEAL METCALFE**

O: 859.306.0614

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# PROPERTY SUMMARY



<b>SALE PRICE</b>	<b>\$300,000 / ACRE</b>
<b>LEASE RATE</b>	<b>\$5,000.00 PER MONTH</b>

## PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present this development opportunity to purchase or lease up to 12 acres of land in Northern Madison County, KY near Richmond.

The parcels North of Boonesborough Road land have access to Simpson Lane & a traffic lighted corner at Boonesborough Road, and South parcels, have access to Boonesborough Road, and traffic lighted intersection at Colonel Road. The property was divided by a road relocation plan for Colonel Road, Simpson Lane a couple of years ago when I-75 Exit 95 was renovated with 4-6 lane bridge, as well as new Traffic Lights, and exit-entrance ramp access.

One parcel South of Boonesborough Road has a rental home on it with a small commercial storage unit as well.

**The property is currently zoned UC 4 IC (Urban Corridor, Interstate Commercial) - A general accepted zoning for permitted uses like; professional office, Motels, gas stations, even some light industrial uses and more.**

For more information contact Neal Metcalfe, Senior Advisor at 859.312-8069 Mobile // [neal.metcalfe@svn.com](mailto:neal.metcalfe@svn.com).

## OFFERING SUMMARY

**LOT SIZE:** +/- 12 Acres

**ZONING:** UC 4 IC  
(Urban Corridor, Interstate Commercial)

**COUNTY:** Madison

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ADDITIONAL PHOTOS



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# ADDITIONAL PHOTOS



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## LOCATION INFORMATION - MADISON COUNTY

### RICHMOND, KY

These parcels are located on the northern end of Madison County, KY approximately a 30 minute drive from Downtown Lexington, KY on I-75 which is a major interstate connecting 6 states: Florida, Georgia, Tennessee, Kentucky, Ohio, and Michigan.

I-75 have traffic volumes with an ADT of 64,439 at the Fayette County line.

Richmond is one of the fastest growing areas in Kentucky. Several identifiable factors contribute to this growth, such as easy interstate access, proximity to Lexington, lower cost of housing, good employment base, regional university, and cultural and educational opportunities.

\*Source: Madison County Kentucky's Comprehensive Plan, Adopted 11/23/2021



BAPTIST HEALTH

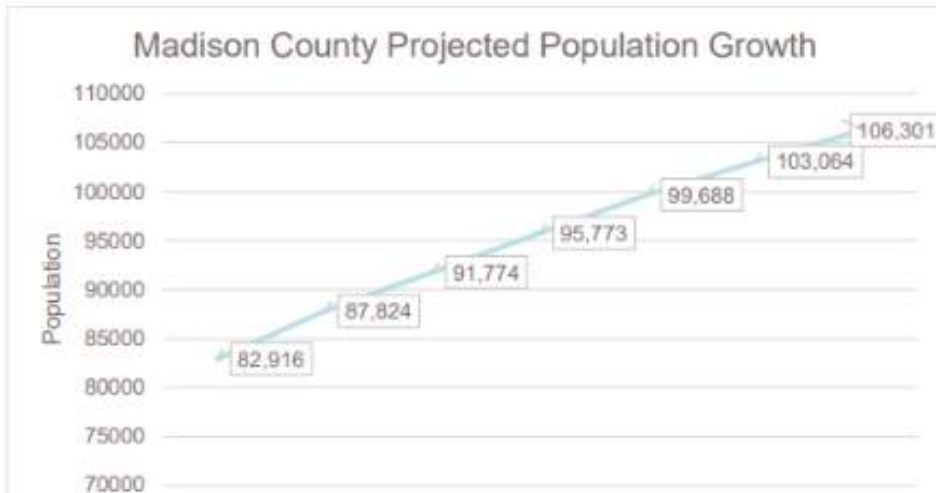


### COMMUNITY GROWTH

The county has seen continuous growth over the last 40 years, growing by almost 20,000 people since the year 2000 alone (28.1%). Since 2010, Madison County has grown by about 9,785 people (9.5%).

Madison County outpaces all other comparison counties, excluding Scott County which had a population increase of 21.2%.

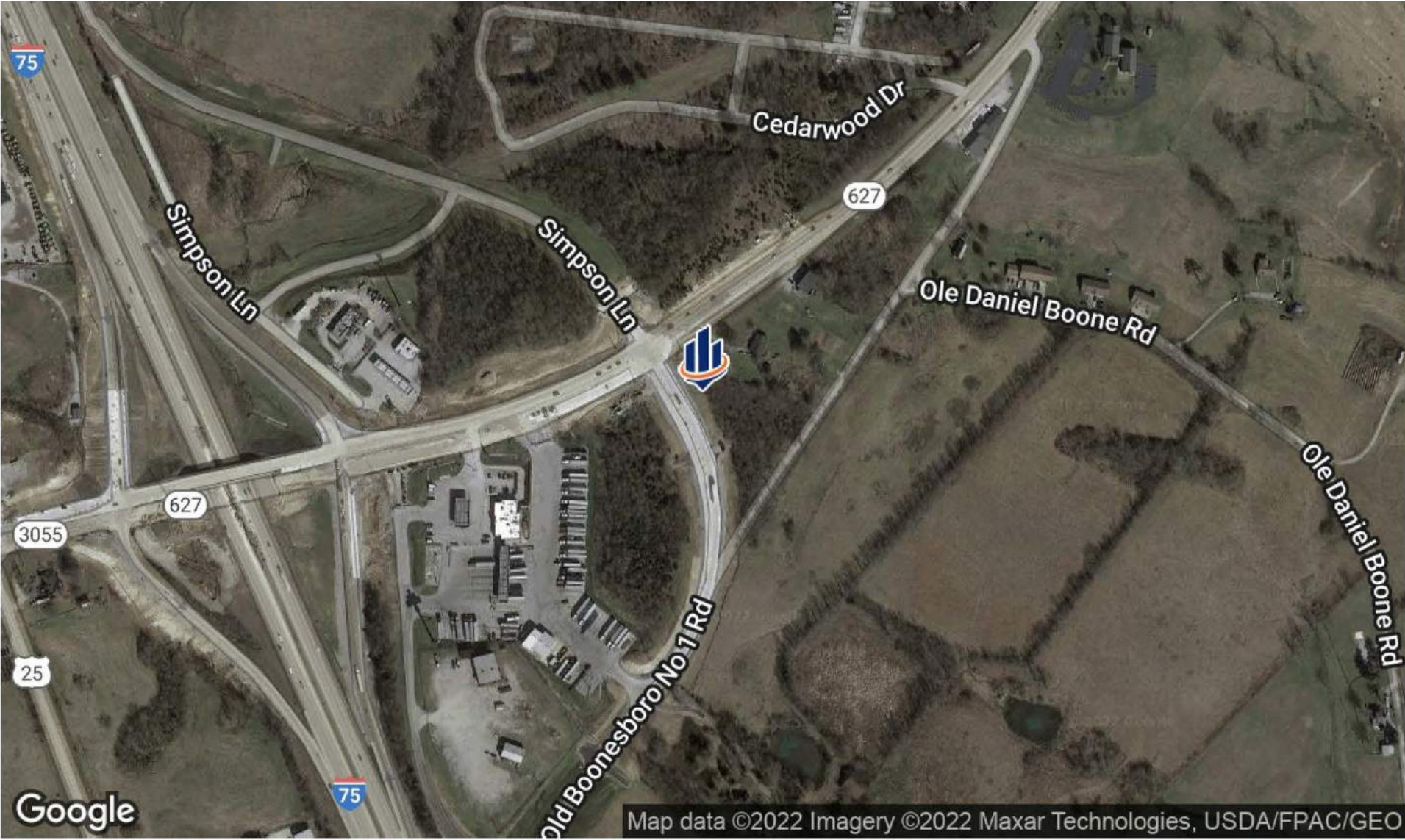
Madison County is also outpacing Kentucky (3.0%) and the United States (6.3%) in terms of growth. Part of this continual growth could be contributed to the county's major cities, as both Richmond (9.3%) and Berea (14.5%) have also experienced growth since 2010. The table below compares Madison County with other communities in terms of population growth.



COMMUNITY	2010	2020	POPULATION CHANGE (%)
SCOTT COUNTY	47,173	54,667	21.2%
BEREA	13,561	15,539	14.5%
MADISON COUNTY	82,916	92,701	11.8%
BULLITT COUNTY	74,319	82,217	10.6%
RICHMOND	31,634	35,133	9.3%
FAYETTE COUNTY	295,803	322,570	9.0%

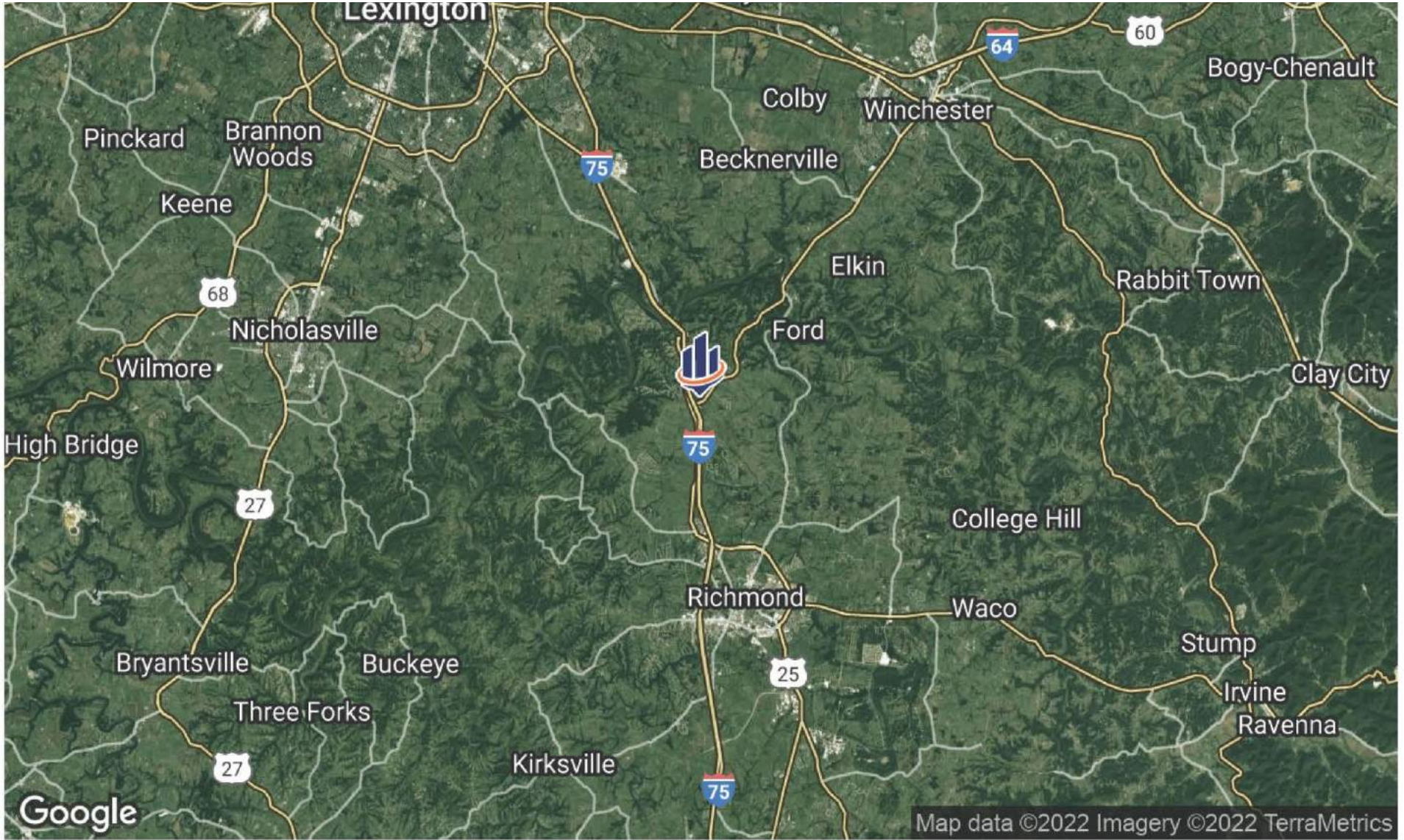
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LOCATION MAP



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# LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

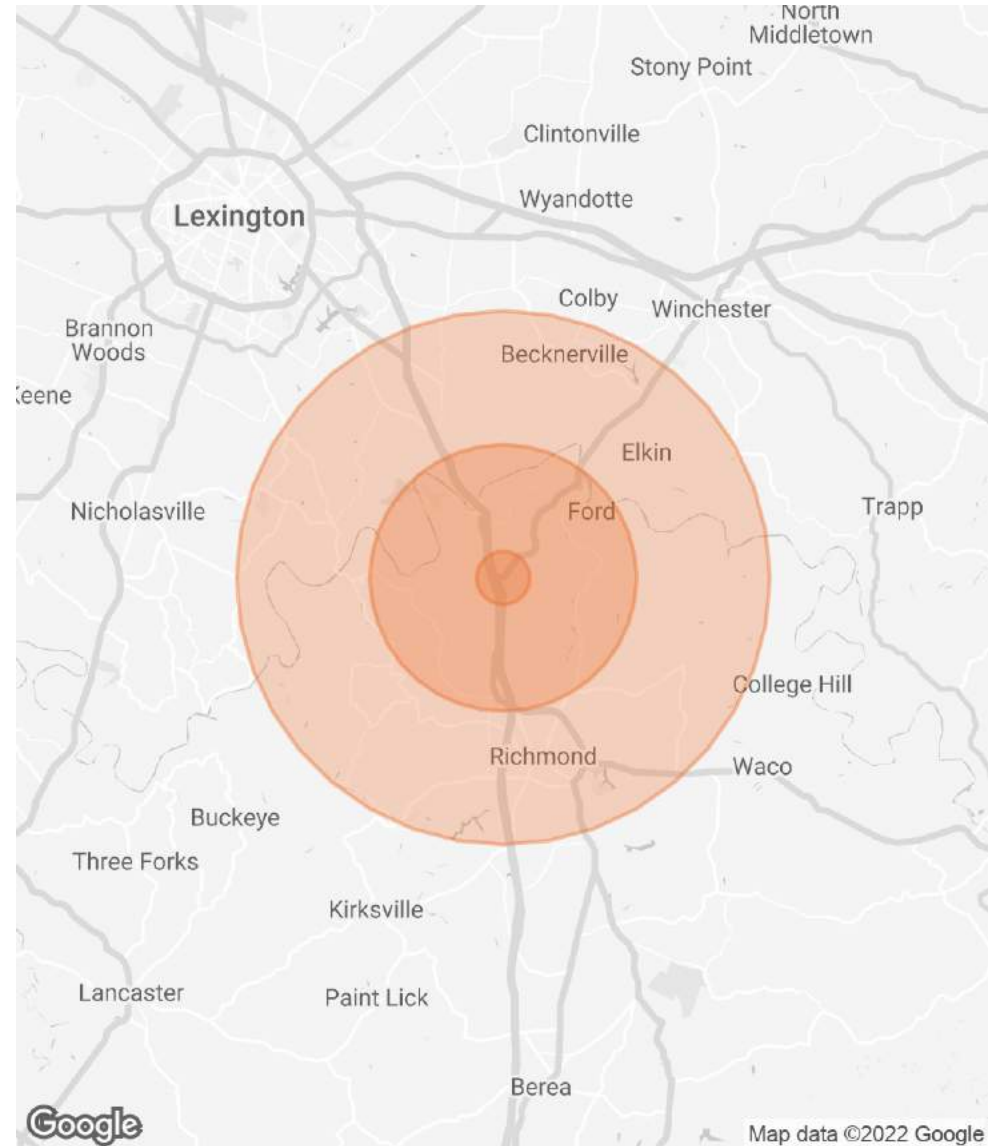
## POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	473	13,261	65,846
<b>AVERAGE AGE</b>	39.0	36.3	34.2
<b>AVERAGE AGE (MALE)</b>	39.1	35.9	33.8
<b>AVERAGE AGE (FEMALE)</b>	38.9	36.7	34.7

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	168	5,166	25,079
<b># OF PERSONS PER HH</b>	2.8	2.6	2.6
<b>AVERAGE HH INCOME</b>	\$87,382	\$70,924	\$59,696
<b>AVERAGE HOUSE VALUE</b>		\$187,515	\$173,743

\* Demographic data derived from 2020 ACS - US Census



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## ADVISOR BIO



### NEAL METCALFE

Senior Advisor

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**Direct:** 859.306.0614 | **Cell:** 859.312.8069

## PROFESSIONAL BACKGROUND

Neal Metcalfe serves as a Senior Advisor for SVN Stone Commercial specializing in the Sale and Leasing of retail, office, land, industrial & property management in Central and Eastern Kentucky since 2012. Prior to joining SVN, Neal has been in commissioned sales for 20+ years via roles in Broadcasting and Digital Media Marketing, via NBC Affiliate WLEX-TV, and other Corporate Radio & Marketing groups where he gained a vast amount marketing and B2B experience working directly with business owners and managers. Neal resides in Richmond and presently serves on the Madison County Planning & Zoning commission, has been a CCIM Lexington Board member, CPAL Commercial Property Association of Lexington, Richmond Chamber of Commerce Governing Board President, Economic Development Committee Member, KCREA Board member, attends Southland Christian Church, Young Life Madison County Committee member and numerous other non-profits & ministries, like Compassion International and organizations via Lexington Leadership Foundation. Neal enjoys golf, working on his farm, woodworking, and spending time with his wife, Christy and two teenage daughters, Mayson and Emma. You can reach Neal, 859-312-8069 or neal.metcalfe@svn.com

## EDUCATION

1992- B.S. Broadcasting- Communications- Eastern Kentucky University Richmond, KY

1990- A.A..Communications- University of Kentucky, Lexington, KY

## MEMBERSHIPS

CCIM Lexington-Kentucky  
CPAL- Commercial Property Association of Lexington  
Richmond Chamber of Commerce Board Member and Economic Development Committee  
ICSC-International Council Shopping Centers

### SVN | Stone Commercial Real Estate

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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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