



I-75 Exit 97 Development Land - Multi Business Use



Igo Road

RICHMOND, KY 40475

PRESENTED BY:

NEAL METCALFE

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PROPERTY SUMMARY

I-75 EXIT 97 DEVELOPMENT LAND - MULTI BUSINESS USE

IGO RD
RICHMOND, KY 40475

OFFERING SUMMARY

SALE PRICE:	\$10,603,920
PROPERTY SIZE:	51.98 Acres
PRICE / ACRE:	\$204,000

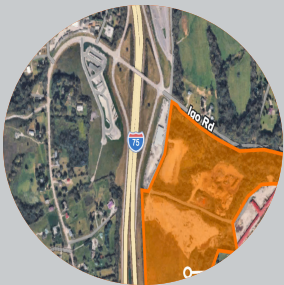


PROPERTY SUMMARY

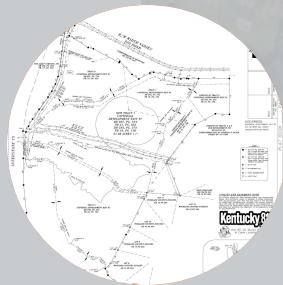
SVN Stone is proud to present for sale a Prime I-75 exit site within 20 minutes of Lexington in one of Kentucky's fastest growing communities of Richmond. This direct access North bound site at Exit 97, the first exit in Madison County, KY crossing the Clays Ferry Bridge. This site is currently open to a number of uses with the county zoning of General Business. This 51.98 acre site can be parceled and sold for various uses, and the owners can, with proper terms, build to suit and lease back for a tenancy. The visibility next to a daily traffic count of nearly 80,000 along a frontage of 1,500' is quite substantial. Contact Neal Metcalfe, Senior Advisor for more information at 859-312-8069 or neal.metcalfe@svn.com.

PROPERTY HIGHLIGHTS

- Exit 97 north bound development Land
- 1,500' of I-75 high visibility frontage
- Nearly 80,000 vehicles per day
- Will parcel, and also build to suit and lease back
- General business zoning with Madison County, so varied uses allowed



**I-75 Exit 97
VPD 75,146**

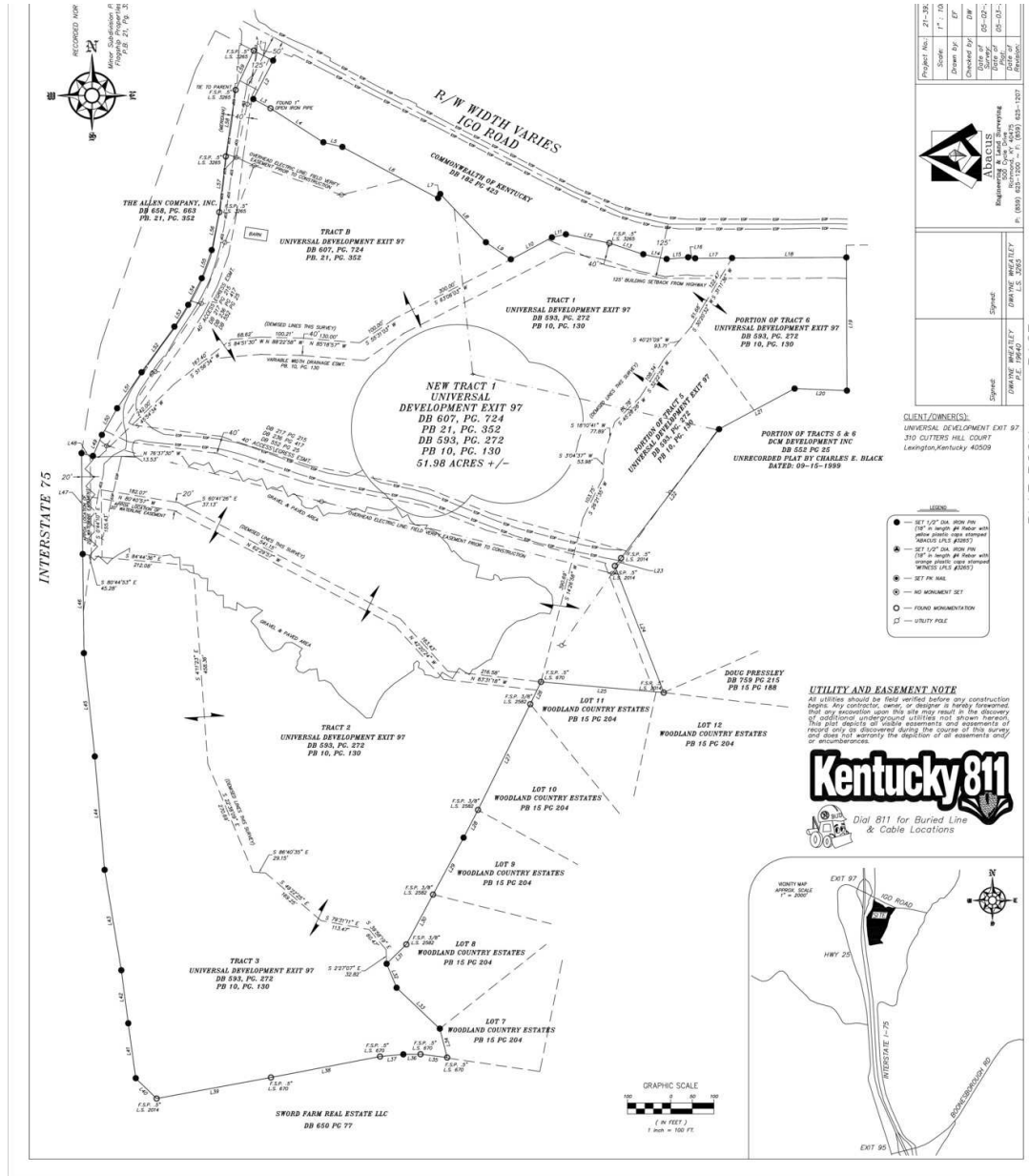


**51.98 ACRES
GEN. BUSINESS**



**1,500 FT I-75
FRONTAGE**





ADDITIONAL PHOTOS





NEAL METCALFE

Senior Advisor

neal.metcalfe@svn.com

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 & Central and Eastern Kentucky since 2012. Prior to joining SVN, Neal has been in commissioned sales for 25+ 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 of marketing and B2B experience working directly with business owners and managers. Neal resides in Richmond and has served in multiple roles with Madison County Planning & Zoning Board, CCIM Lexington Board member, CPAL Commercial Property Association of Lexington, Richmond Chamber of Commerce Governing Board President, Chamber Economic Development Committee Member, KCREA Board member, Young Life Madison County Committee Chair and numerous other non-profits & ministries, like Compassion International and organizations via Lexington Leadership Foundation. You can contact 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

CPAL- Commercial Property Association of Lexington

Richmond Chamber of Commerce Board Member and Economic Development Committee

SVN | Stone Commercial Real Estate

270 S. Limestone

Lexington, KY 40508

859.264.0888

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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.