

±5 ACRES AVAILABLE FOR SALE**8693 EVERGREEN DRIVE, FLORENCE, KY 41042****SALE PRICE****\$554,000****PROPERTY OVERVIEW**

Strategically positioned ±5 acre development site in a growing Northern Kentucky market, surrounded by established residential density and expanding commercial activity.

The property is currently zoned Residential, and improved in 1950s with house (3BR, 1.5 BA, 1-car attached garage, additional detached garage); however, the site presents a compelling opportunity for developers seeking multiple residential lots, townhome, multi-family, or higher-density residential redevelopment potential, subject to zoning and municipal approvals.

PROPERTY SPECIFICATIONS

ACRES:	5.16 AC
PARCEL ID:	062.00-00-091.00
ZONING:*	Residential
NEIGHBORING ZONING:	Residential, Commercial, Commercial Apartments

**Subject to Change*

RESIDENTIAL DEVELOPMENTS

8693 EVERGREEN DR



	3 MILES	5 MILES	7 MILES
Population	69,745	136,834	193,837
Households	26,228	51,371	72,336
Median HH Income	\$92,035	\$90,774	\$96,282
Total Businesses	2,811	4,317	6,336
Total Employees	39,372	68,190	94,121

Information provided by STI Popstats

DEVELOPMENTS

- 1 Evergreen Apartments**
48 Units
- 2 Weaver Farms**
264 Units
- 3 Trails of Saddlebrook**
226 Units
- 4 Villages of Weaver Mill**
167 Units
- 5 Drees of Avalon Townhomes**
24 Units available - 150-200 units planned
- 6 The Trellis**
301 Units
- 7 Altair Luxury Apartments**
150 Units

CURÖ•BRKG

TRACY WARNER | TRACY.WARNER@CUROBRKG.COM | 859.393.1140

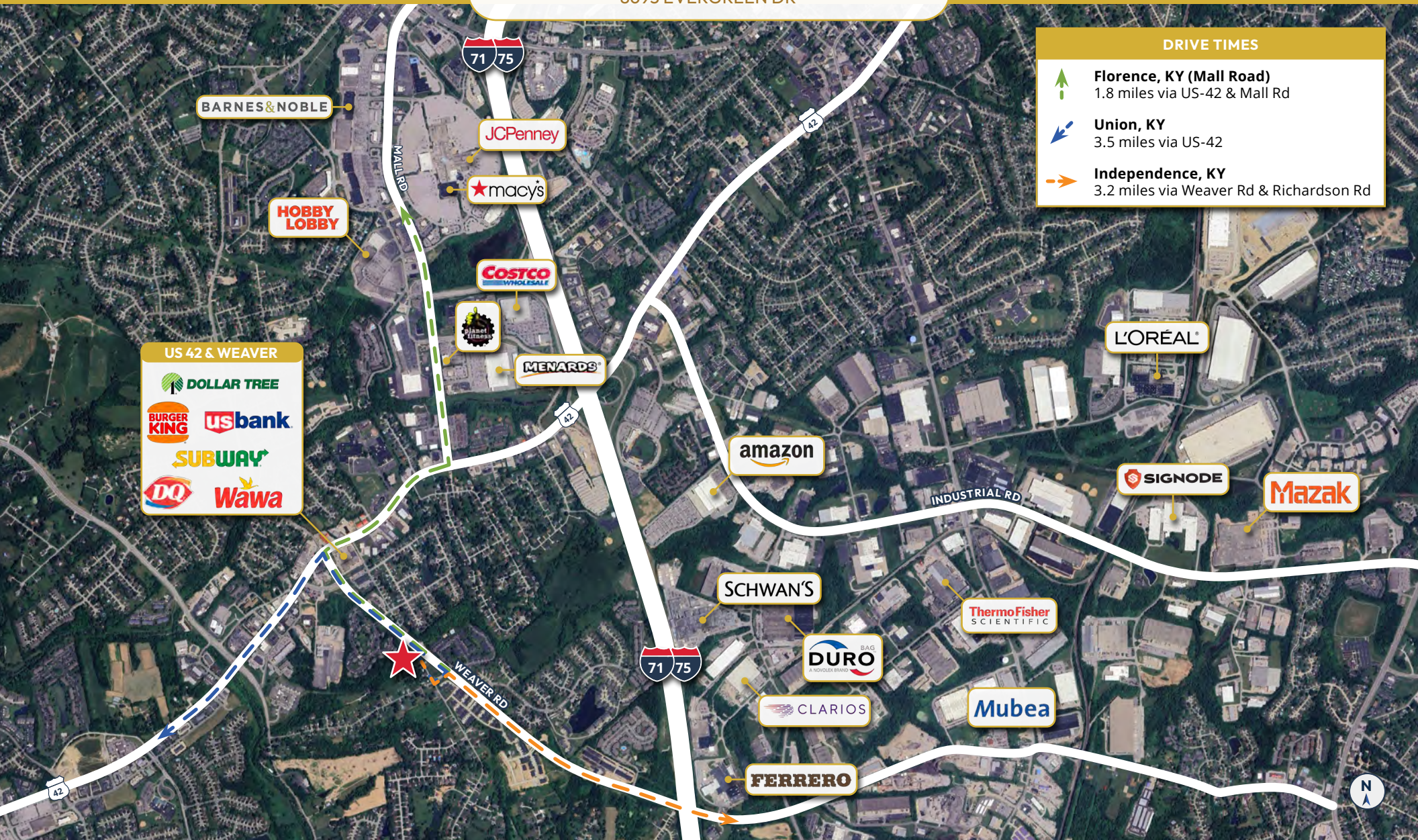
©2026 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

FLORENCE AMENITIES

8693 EVERGREEN DR

DRIVE TIMES

-  **Florence, KY (Mall Road)**
1.8 miles via US-42 & Mall Rd
-  **Union, KY**
3.5 miles via US-42
-  **Independence, KY**
3.2 miles via Weaver Rd & Richardson Rd



CURO•BRKG

TRACY WARNER | TRACY.WARNER@CUROBRKG.COM | 859.393.1140

©2026 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

LOCAL AMENITIES - CINCINNATI

8693 EVERGREEN DR

SHOPPING CENTERS

- 1 Florence Mall
- 2 Turfway Shopping Center
- 3 Crestview Hills Town Center
- 4 Latonia Centre
- 5 Newport Pavilion

PARKS/NATURE

- 1 Boone County Arboretum
- 2 Doe Run Lake
- 3 Devou Park
- 4 Smale Riverfront Park
- 5 Eden Park

HOSPITALS

- 1 St. Elizabeth - Turfway
- 2 St. Elizabeth - Edgewood
- 3 St. Elizabeth - Covington
- 4 St. Elizabeth - Fort Thomas
- 5 The Christ Hospital
- 6 UC Health

SPORTS VENUES

- 1 Thomas More Stadium
Florence Y'all's
- 2 Paycor Stadium
Cincinnati Bengals
- 3 Great American Ballpark
Cincinnati Reds
- 4 TQL Stadium
FC Cincinnati



DRIVE TIMES

Florence, KY (Mall Road)
1.8 miles via US-42 & Mall Rd

CVG International Airport
14.7 miles via I-71/75 N

Cincinnati, OH
14.7 miles via I-71/75 N

CURO•BRKG

TRACY WARNER | TRACY.WARNER@CUROBRKG.COM | 859.393.1140

©2026 CURO BRKG. All rights reserved. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CURO BRKG and the CURO BRKG logo are service marks of CURO BRKG. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.