

For Sale

Up to 11.96 AC

\$315,000-\$410,000/AC



Silver Creek Development Lots

121-146 Stone Trace Drive
Mount Sterling, Kentucky 40353

Property Highlights

- +/-0.9- 11.96 AC for sale
- Seven commercial development lots
- Excellent location just off Maysville Road and I-64 at Exit 110
- Area retailers include Cattleman's Roadhouse, Ramada, Comfort Inn & Suites, Krystal, Lee's Famous Recipe, McDonald's, Long John Silvers, KFC, Wendy's and more
- Close proximity to CHI Saint Joseph Hospital Mount Sterling, a 42-bed community hospital
- Zoned B-2
- Sale Price: \$315,000 - \$410,000 per acre
- Lots also available for ground lease

Offering Summary

Sale Price:	\$315,000 - \$410,000 per acre
Total Size:	0.9 - 11.96 Acres

For More Information

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Lot #	Address	Size	Price
5	126 Stone Trace Dr	1.54 Acres	\$625,000
6	130 Stone Trace Dr	2.07 Acres	\$850,000
7	138 Stone Trace Dr	2.17 Acres	\$875,000
8	146 Stone Trace Dr	2.81 Acres	\$1,125,000
9	145 Stone Trace Dr	1.54 Acres	\$495,000
14	404 Campbell Way	0.9 Acres	\$295,000
15 B2	121 Stone Trace Dr	0.93 Acres	\$295,000

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Commercial Real Estate Services, Worldwide.

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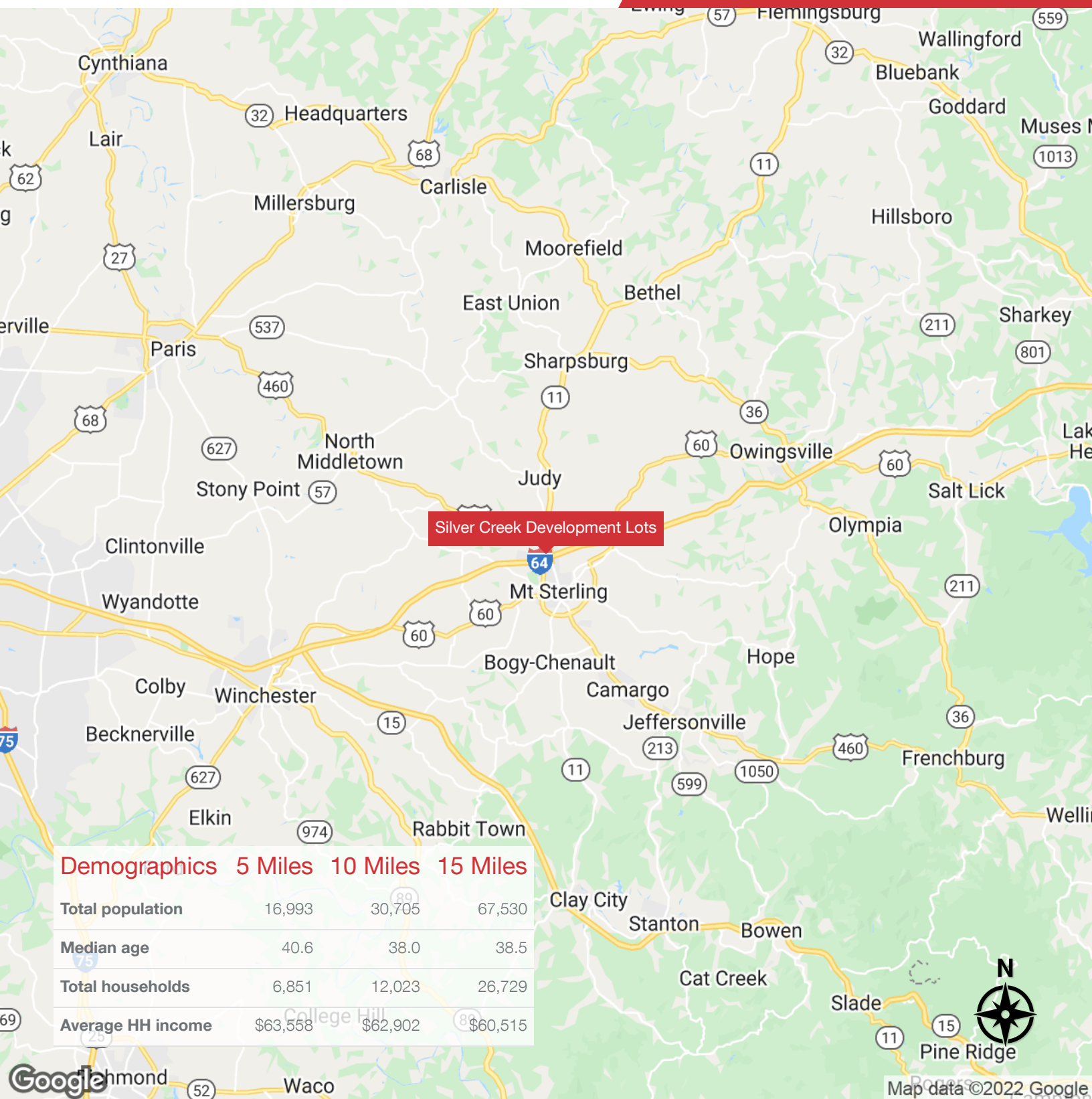
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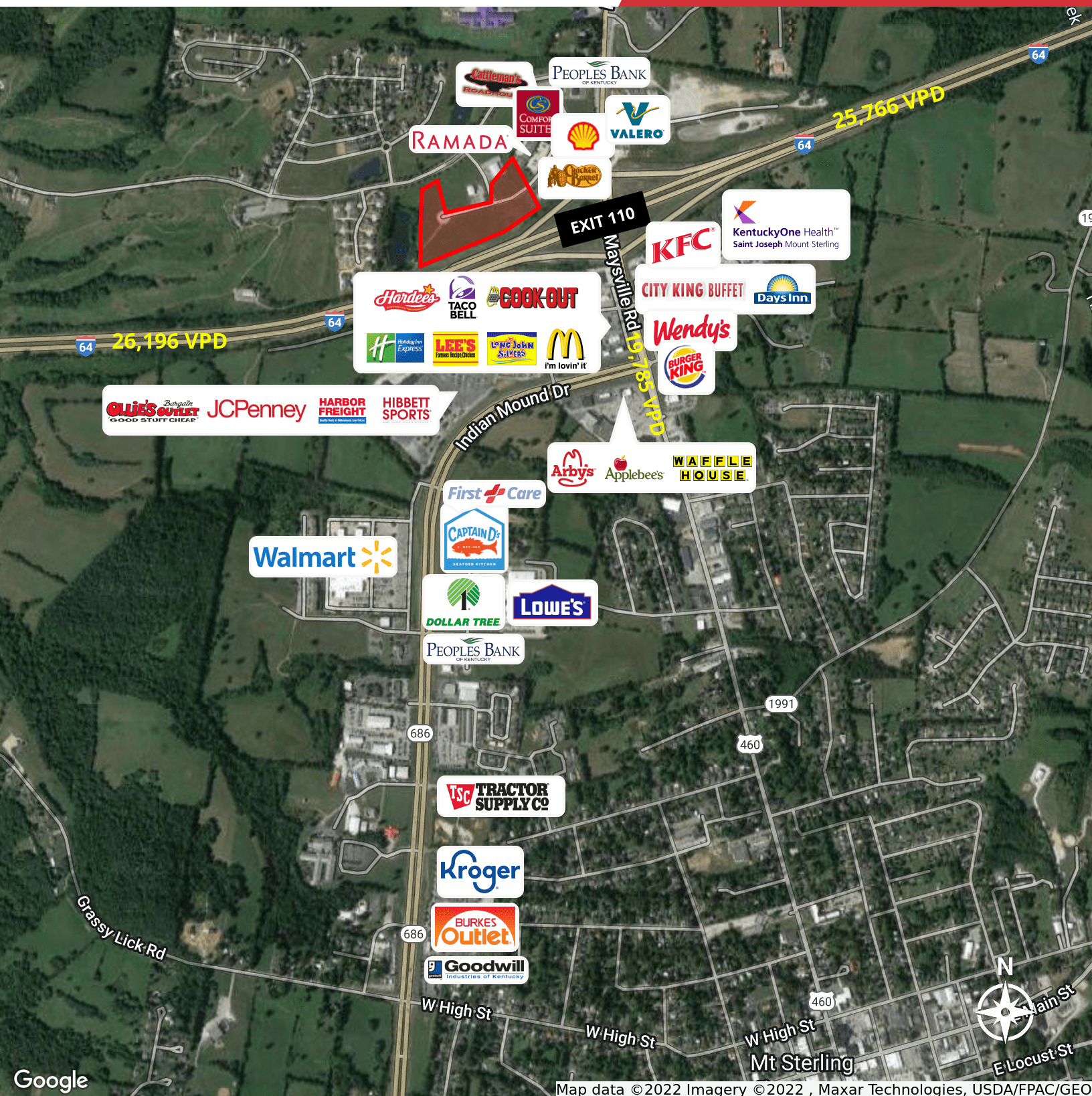
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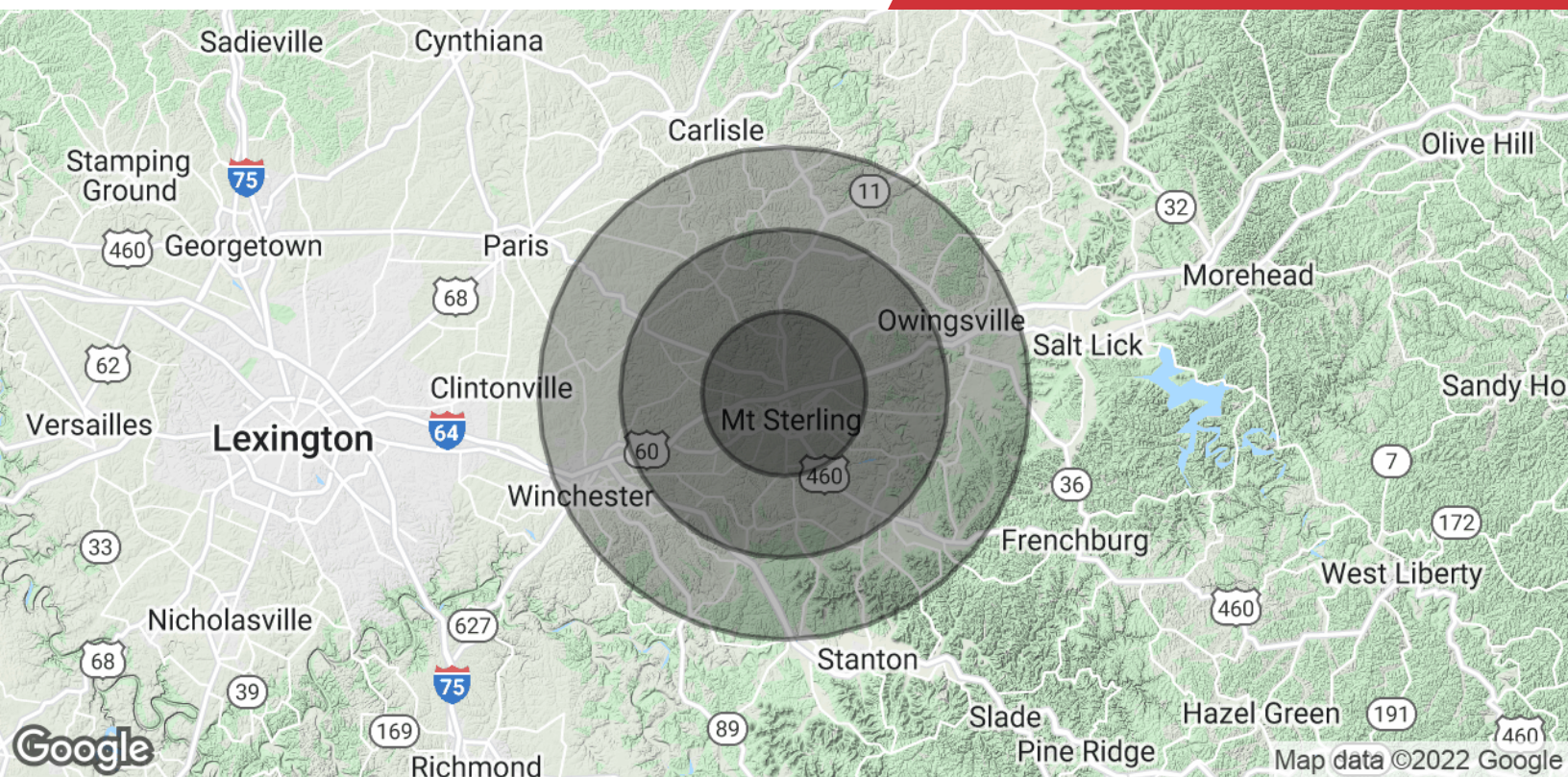


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Population

	5 Miles	10 Miles	15 Miles
Total Population	16,993	30,705	67,530
Average Age	40.6	38.0	38.5
Average Age (Male)	39.7	36.7	37.5
Average Age (Female)	42.7	40.2	40.3

Households & Income

	5 Miles	10 Miles	15 Miles
Total Households	6,851	12,023	26,729
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$63,558	\$62,902	\$60,515
Average House Value	\$191,966	\$160,146	\$155,124

* Demographic data derived from 2021 STDB