

For Sale

# Berea Hwy 1016 Land



**Lot 3-B**  
**±1.61 AC**

**Lot 3-A**  
**±7.62 AC**

For More Information:

Paul Ray Smith, Jr, Executive Vice President  
+1 859.422.4401 • [prsmith@naiisaac.com](mailto:prsmith@naiisaac.com)

Jamie Adams, CCIM, Vice President  
+1 859.422.4413 • [jadams@naiisaac.com](mailto:jadams@naiisaac.com)

**NAI** Isaac



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## Property Description

### PROPERTY OVERVIEW

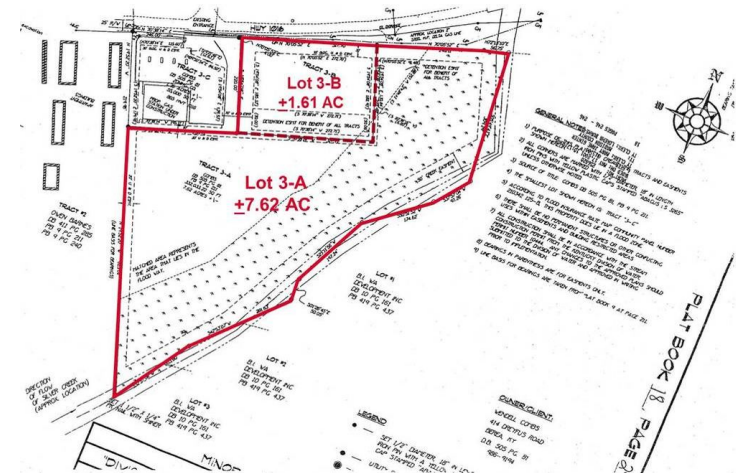
NAI Isaac is pleased to present Lots 3-A/B is +/-9.23 acres located on Highway 1016 (Kingston Road) for sale. Close proximity to the proposed By-pass Extension, downtown Berea, Berea College, public schools and the Richmond Road commercial corridor. Berea and Madison County are one of the fastest growing areas in Kentucky. Berea is the fastest growing city in the Bluegrass Region and the eighth fastest growing city in Kentucky. Berea has a lower cost of living than the larger cities in the Bluegrass Region.

### LOCATION OVERVIEW

Berea is only 40 miles south of Lexington, KY and 15 miles from Richmond, KY. Berea is a city of approximately 13,500 people located on Interstate 75 (exits 76 and 77) and a short distance to Interstates 64, 65 and 40. It has access to a major airport as well as a local airport. Berea is in close proximity to the majority of US population (54%), personal income (53%), retail sales (51%) and manufacturing employment (60%). Berea is also one of the fastest growing towns in Kentucky. Berea is a principal city of the Richmond Berea Micropolitan Statistical Area, which includes all of Madison and Rockcastle counties.

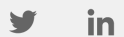
The town is known for Berea College, with its commitment to interracial co-education and service to the Appalachian Region. Berea is the Folk Arts and Crafts Capital of Kentucky- Where Art's Alive. Berea hosts the headquarters of the Kentucky Guild of Artists and Craftsmen-50 years old in 2011, the Kentucky Artisan Center, along with a colony of studio artists; its employment base includes over 3,500 jobs in manufacturing.

**Sale Price: \$400,000**



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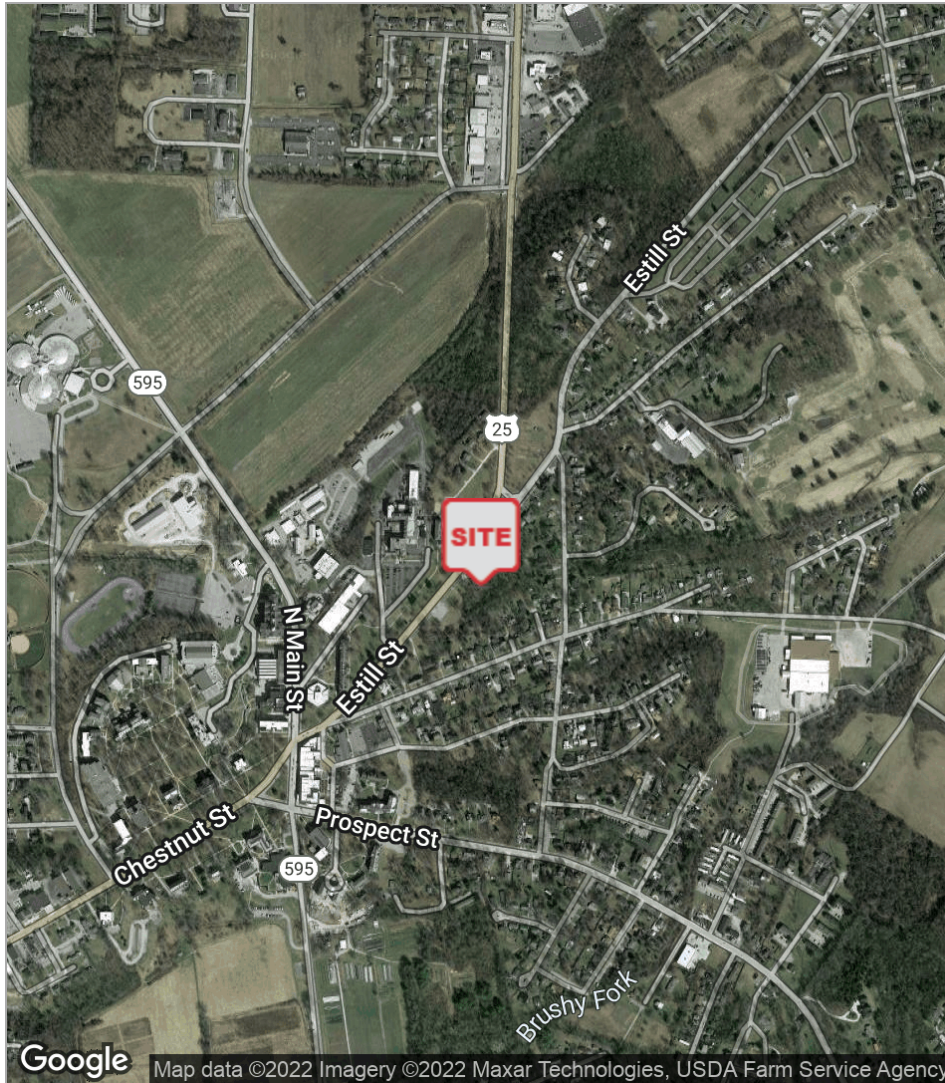


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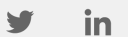
## Location Maps



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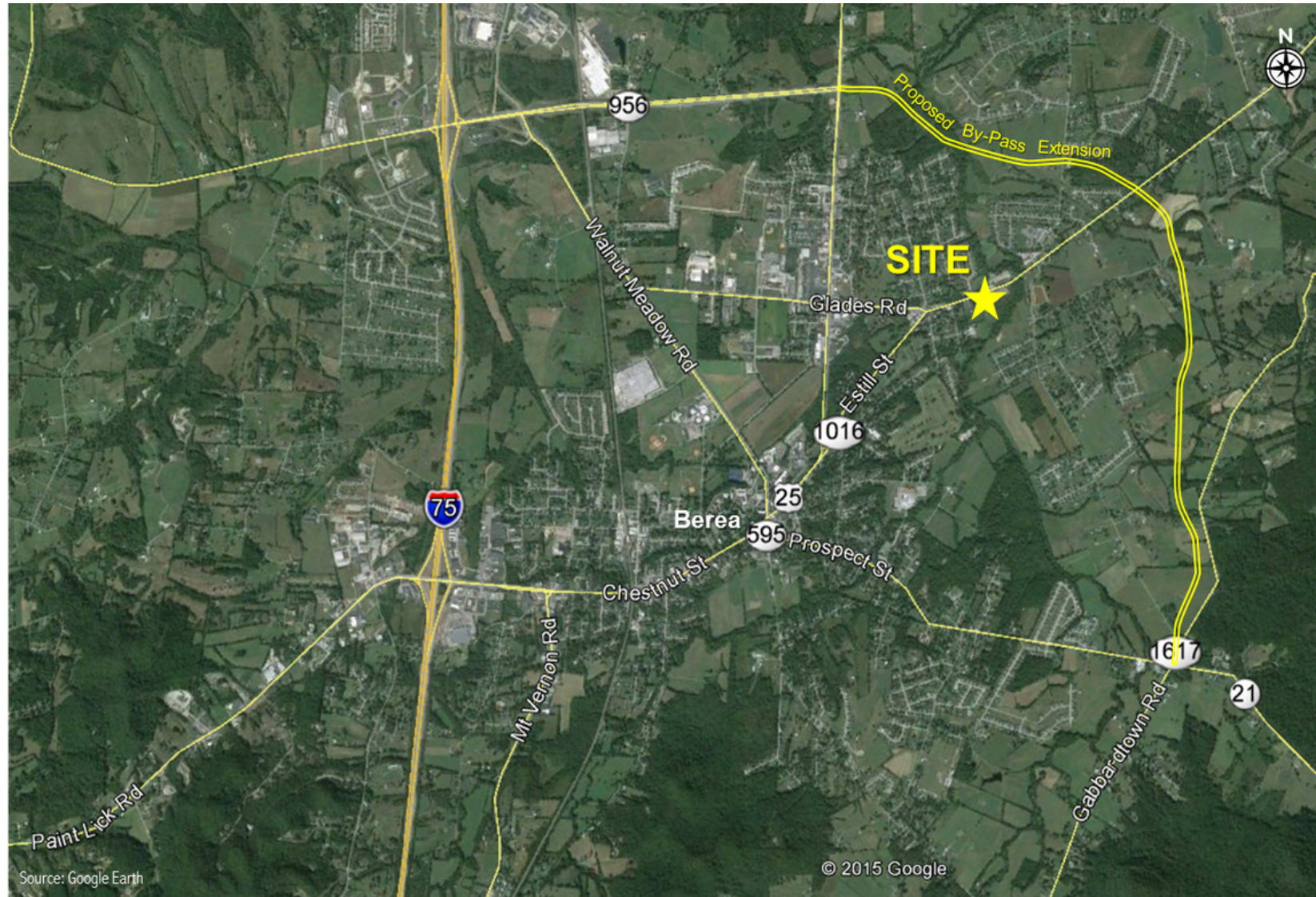




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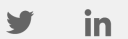
## Aerial Map



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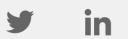
## Aerial Map



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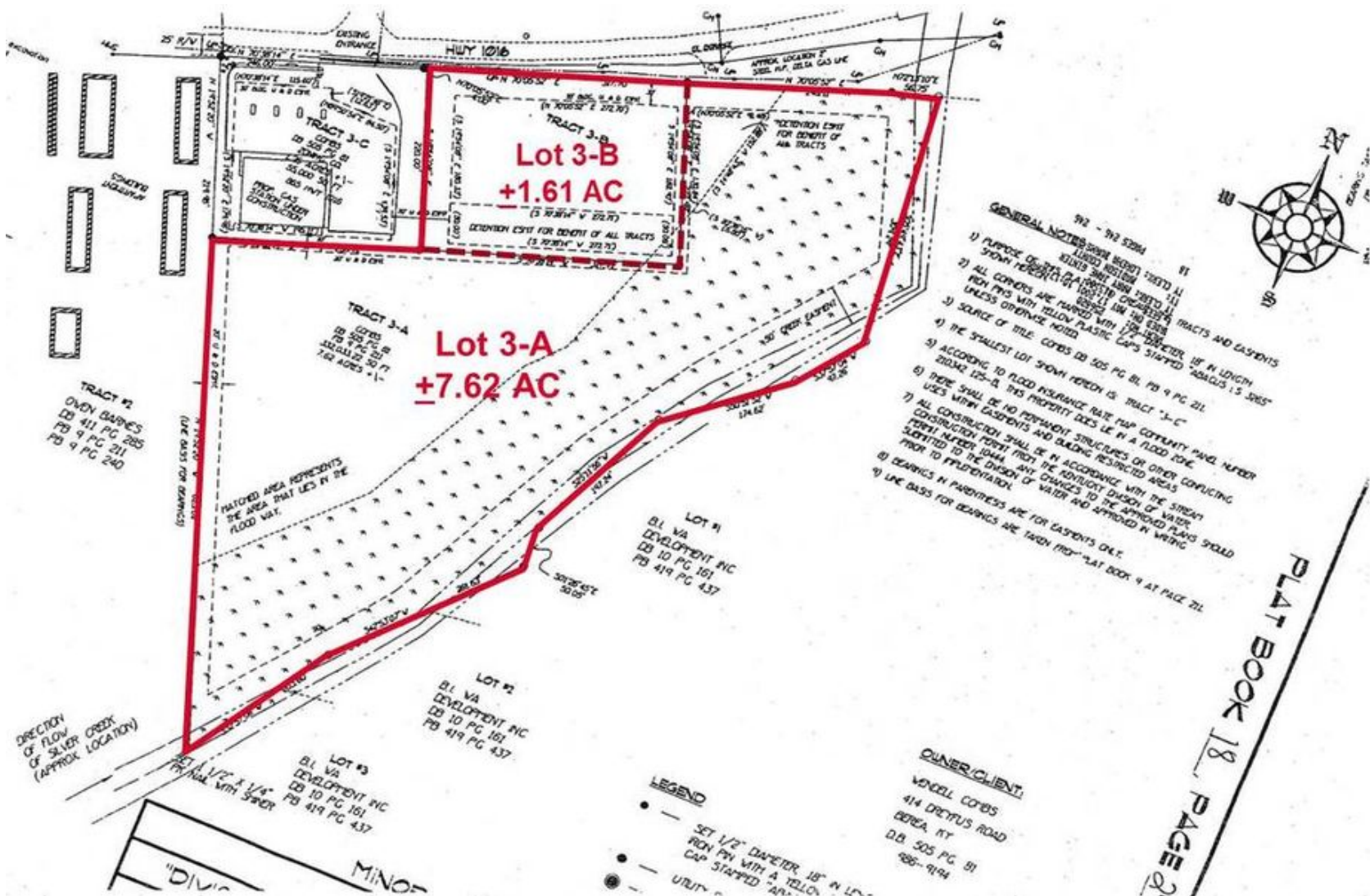
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# Site Plan

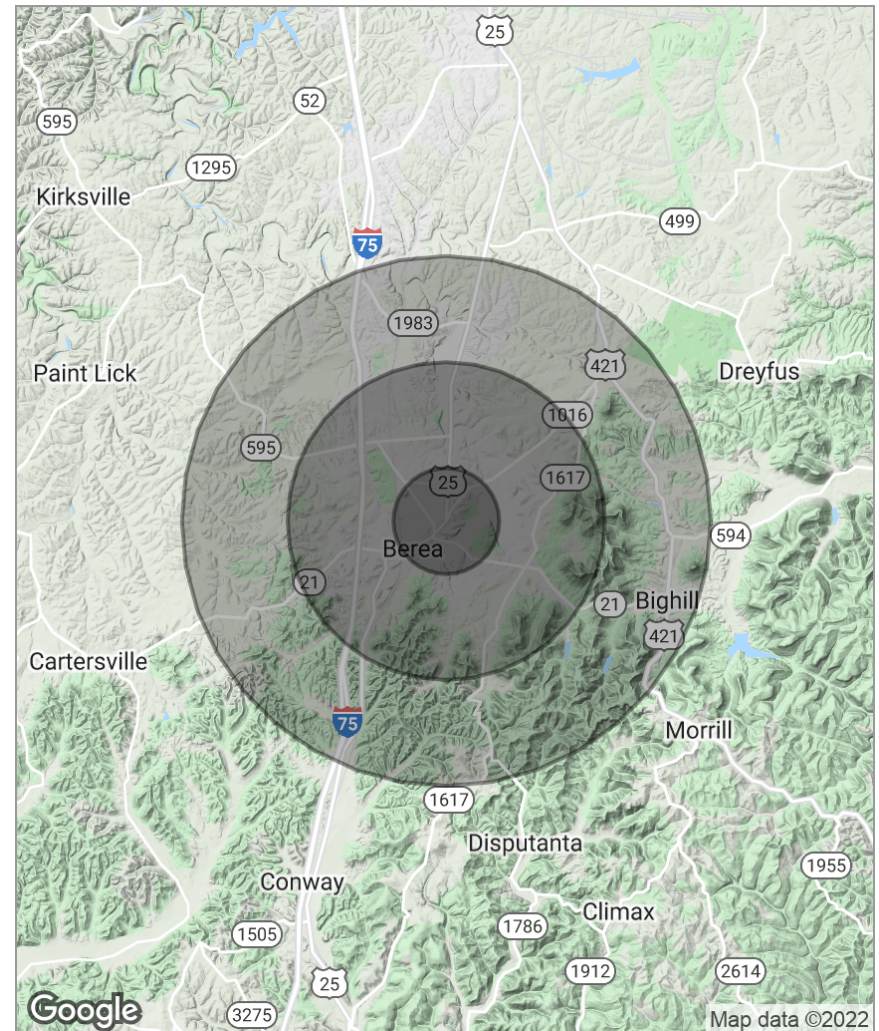


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## Demographics Map

Demographic Profile	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,581	6,290	8,704
TOTAL POPULATION	3,929	16,699	23,121
AVERAGE HH INCOME	\$51,463	\$50,172	\$53,139
MEDIAN HH INCOME	\$42,590	\$40,344	\$42,910



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