

FOR SALE

+/-75 Acres Development Land For Sale in Richmond, KY

1055 BOONESBOROUGH ROAD RICHMOND, KY 40475



KY HWY 627
Boonesborough Rd

75
61,300+ VPD
I-75

PRESENTED BY:

NEAL METCALFE

C: (859) 312-8069 || neal.metcalfe@svn.com

EXECUTIVE SUMMARY



SALE PRICE	\$4,500,000
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OFFERING SUMMARY

LOT SIZE:	+/- 75 Acres
ZONING:	UC-4 (Urban Corridor, Interstate Commercial)
COUNTY:	Madison

NEAL METCALFE
O: 859.306.0614
neal.metcalfe@svn.com

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is Offering this Northern Madison County, Richmond, KY build site, planned for Commercial Development with quick access to I-75 at Exit 95. This site also has contiguous acreage to gain access to Boonesborough Road direct that could be purchased as well.

If your trade routes are Southern Fayette County en route to Lexington and north is just 2 miles from this site, and could allow industry, manufacturing, and development within minutes to Lexington, and North of Lexington, and trade areas South. South Lexingtons' Newest Soccer Stadium and Newest Retail corridor at Richmond Road is just 15 minutes from here and Hamburg Pavilion Retail, Baptist Health Hospital is 20 minutes. You can also travel Boonesborough Road to Winchester and I 64 access within 20 minutes.

If your company is looking for a site, or you are a developer that wants to establish a small Industrial park in the county, please contact Senior Advisor, Neal Metcalfe at 859.312.8069 // neal.metcalfe@svn.com to find out more!

ADDITIONAL PHOTOS



NEAL METCALFE

O: 859.306.0614

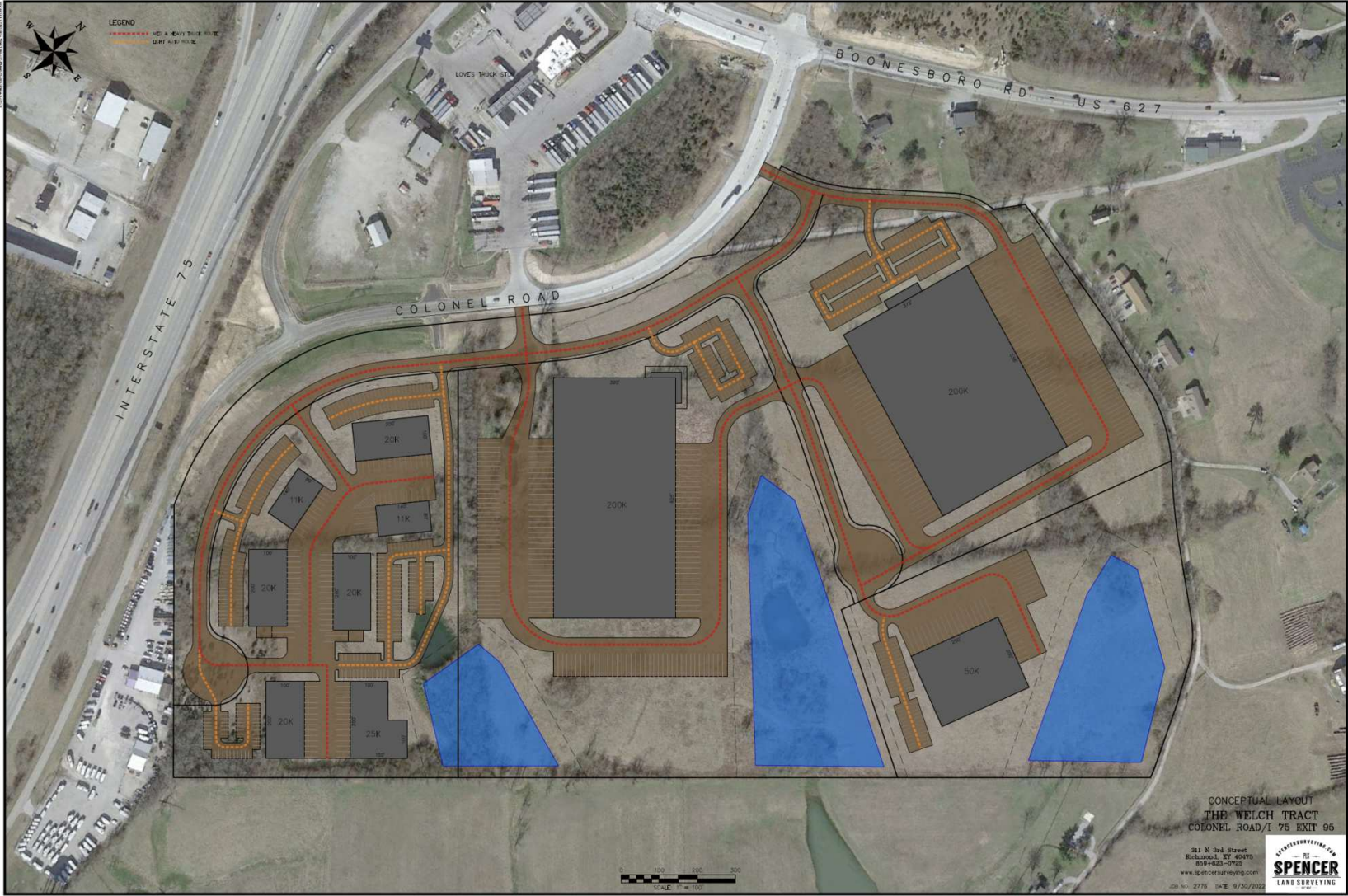
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+/- 75 ACRE COMMERCIAL DEVELOPMENT | 1055 Boonesborough Road Richmond, KY 40475

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PROPOSED SITE PLAN



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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.

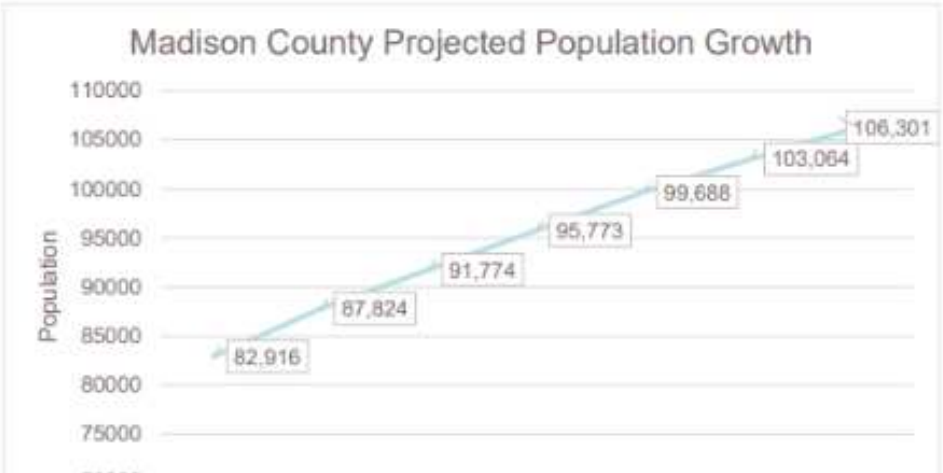
*Source: Madison County Kentucky's Comprehensive Plan, Adopted 11/23/2021



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%.

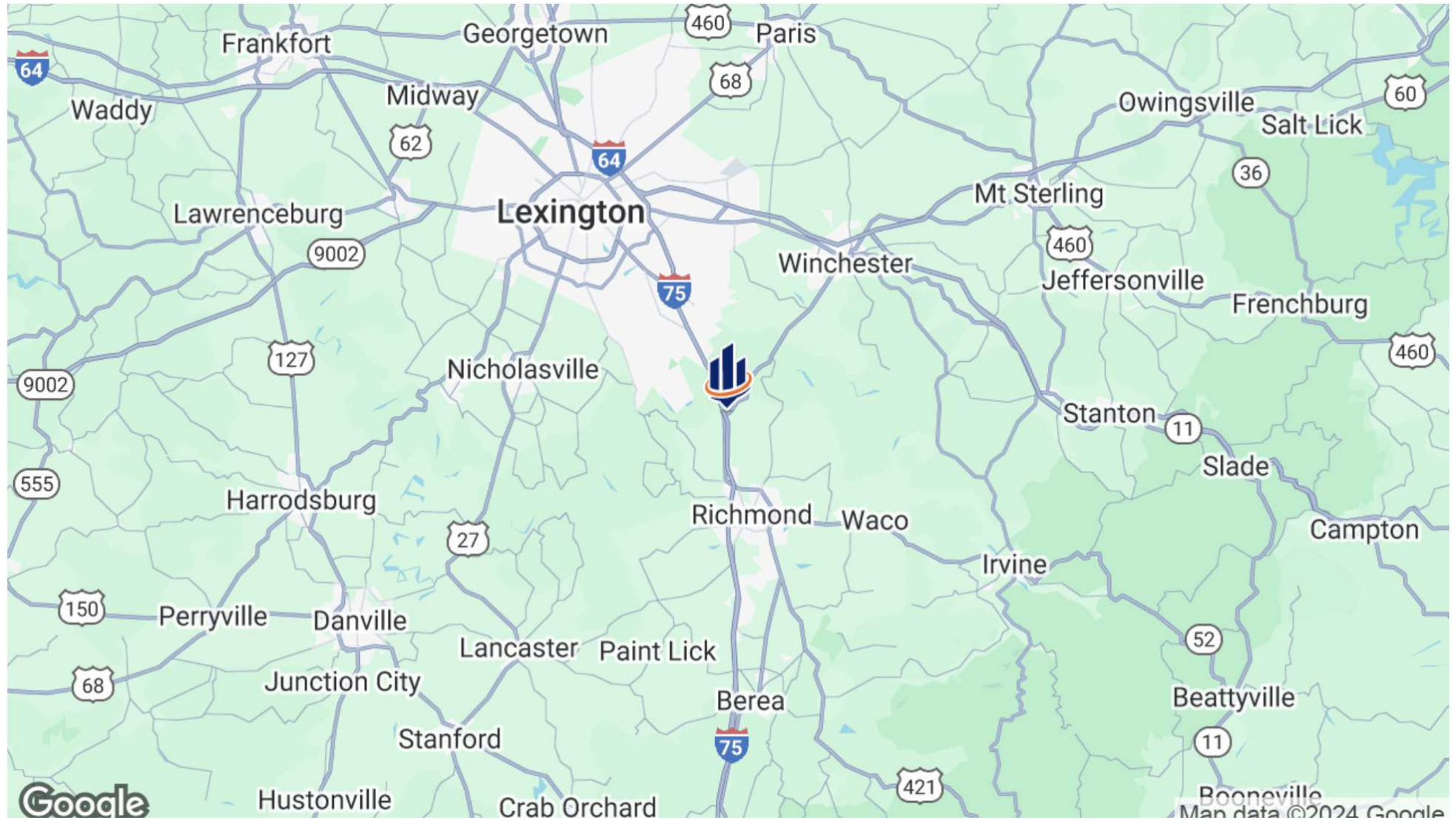
Madison County is also outpacing Kentucky (3.0%) and the United States (6.3%) in terms of growth. Part of this continual growth could be contributed to the county's major cities, as both Richmond (9.3%) and Berea (14.5%) have also experienced growth since 2010. The table below compares Madison County 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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O: 859.306.0614

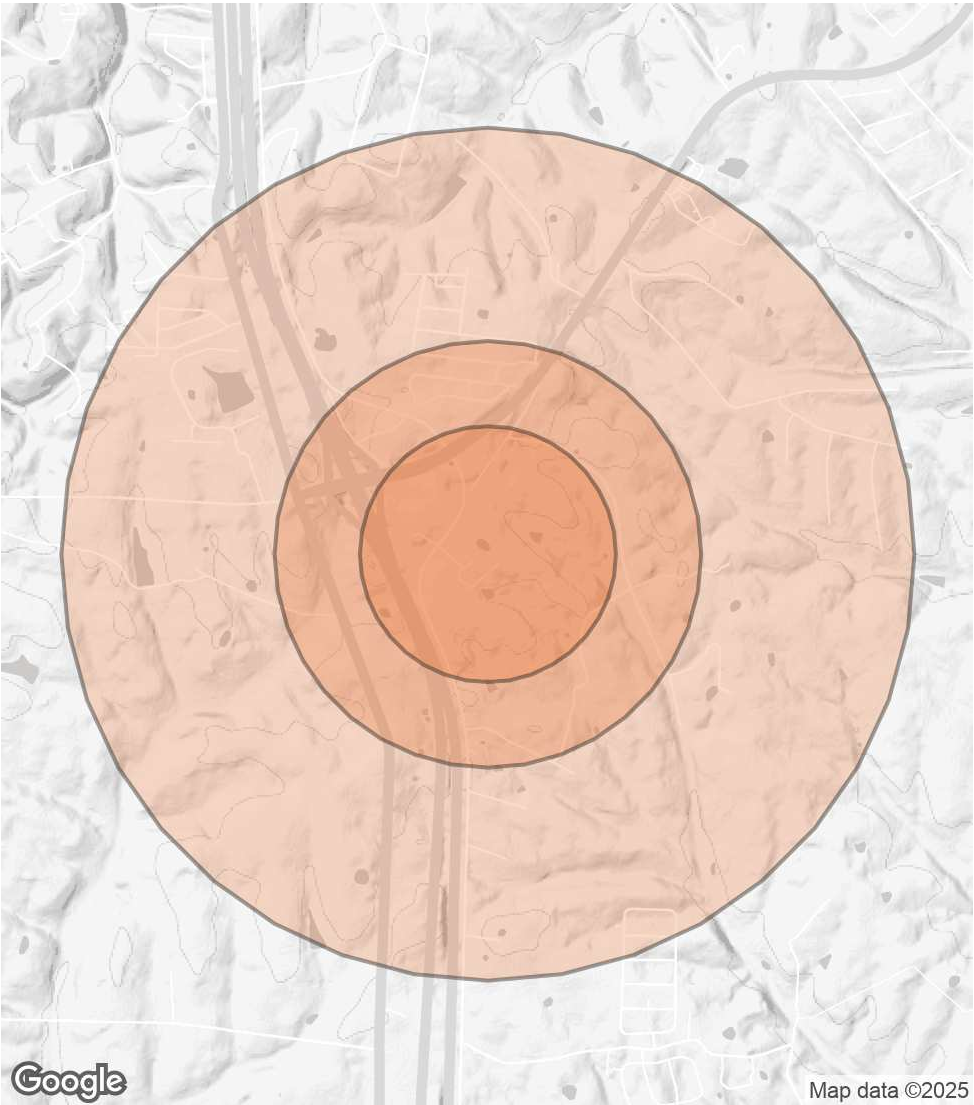
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DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	35	160	1,053
AVERAGE AGE	41	41	41
AVERAGE AGE (MALE)	40	41	40
AVERAGE AGE (FEMALE)	43	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	13	58	373
# OF PERSONS PER HH	2.7	2.8	2.8
AVERAGE HH INCOME	\$113,243	\$117,514	\$115,832
AVERAGE HOUSE VALUE	\$514,528	\$475,118	\$466,300

Demographics data derived from AlphaMap



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NEAL METCALFE

Senior Advisor



CONTACT

- ✉ Neal.metcalfe@svn.com
- ☎ (859) 312-8069
- 📍 270 S Limestone, Lexington, KY
- 🌐 www.svnstone.com

EDUCATION

- 1992 - B.S. Broadcasting- Communications- Eastern Kentucky University Richmond, KY
- 1990 - A.A. Communications - University of Kentucky, Lexington, KY

MEMBERSHIPS AND ASSOCIATIONS

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

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 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 presently serves on the Madison County Planning & Zoning Board, has been a 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, currently attends Crossroads Church, & serves as Young Life Madison County Committee Chair 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

CLIENTS I'VE SERVED



BAPTIST HEALTH



PELYCON
TECHNOLOGIES



DISCLAIMER

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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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