

**PRESENTED BY:**

**NEAL METCALFE**

C: 859.312.8069 || Neal.metcalfe@svn.com

**JOHN BUNCH, SIOR**

C: 859.433.8911 || John.bunch@svn.com

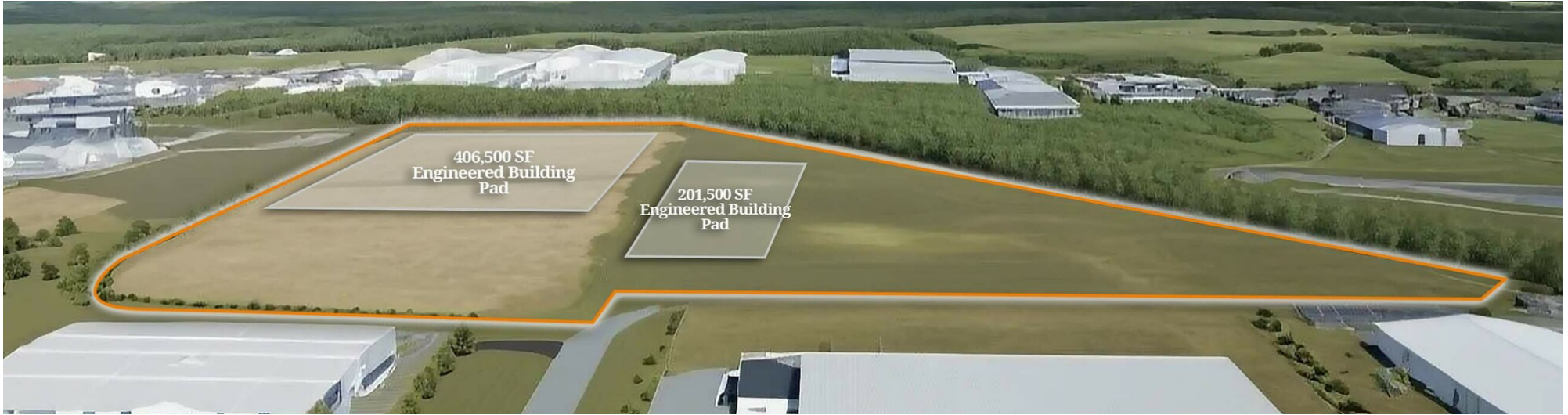


**FOR SALE**

# Shovel Ready I-75 Industrial Site FOR SALE

1037 FORTUNE DR | RICHMOND, KY 40475

# PROPERTY SUMMARY



<b>SALE PRICE</b>	<b>\$1,766,300</b>
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## OFFERING SUMMARY

<b>LOT SIZE:</b>	41.56 Acres
<b>PRICE / ACRE:</b>	\$42,500
<b>ZONING:</b>	I-2 Heavy Industrial
<b>SUBMARKET:</b>	Berea
<b>APN:</b>	0070-0000-0005-G
<b>VIDEO:</b>	<a href="#">View Here</a>

**JOHN BUNCH, SIOR**  
O: 859.306.0602  
john.bunch@svn.com

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

## PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to market FOR SALE a rare, large Industrial parcel in Central Kentucky just off I-75 in Madison County. This 41+ acre site is located just off Exit 83 approximately 4 miles from I-75 in an established Industrial Park managed by the City of Richmond. The property is literally pad ready with two engineered pads in place to accommodate a build up to 406,500 square feet and 201,500 sf for a total of 608,000 sf.

The site requires very little, if any excavation work, has access to abundant power and other utility infrastructure as well as rail access and private entry at the end of Fortune Drive. Contact Senior Advisors; John Bunch, SIOR 859-433-8911 or Neal Metcalfe, 859-312-8069 for more information.

## PROPERTY HIGHLIGHTS

- Large Pad ready Industrial Site - 41+ acres in a well established industrial park
- Close proximity to I-75 - less than 4 miles
- 406,500 SF and 201,500 SF engineered pads in place

# ADDITIONAL PHOTOS



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**INTERSTATE 75**  
46,900+ VPD  
Less than 4 Miles Away

**RAPT**  
RICHMOND ALUMINUM TECHNOLOGY INC.

**ASAHI FORGE CORPORATION**

**AGC**

**THE OKONITE COMPANY**

**CHALLENGE MANUFACTURING**

**Duncannon Rd**  
9,500+ VPD

**Fortune Dr**

**PRECISION TUBE INC.**

**THUNDER**  
Tool & Manufacturing Ltd.

**HB MASONRY LLC**

406,500 SF Engineered Building Pad

201,500 SF Engineered Building Pad

Railway

**SVN**  
STONE COMMERCIAL REAL ESTATE

**Pad Ready Industrial Zoned Site FOR SALE**

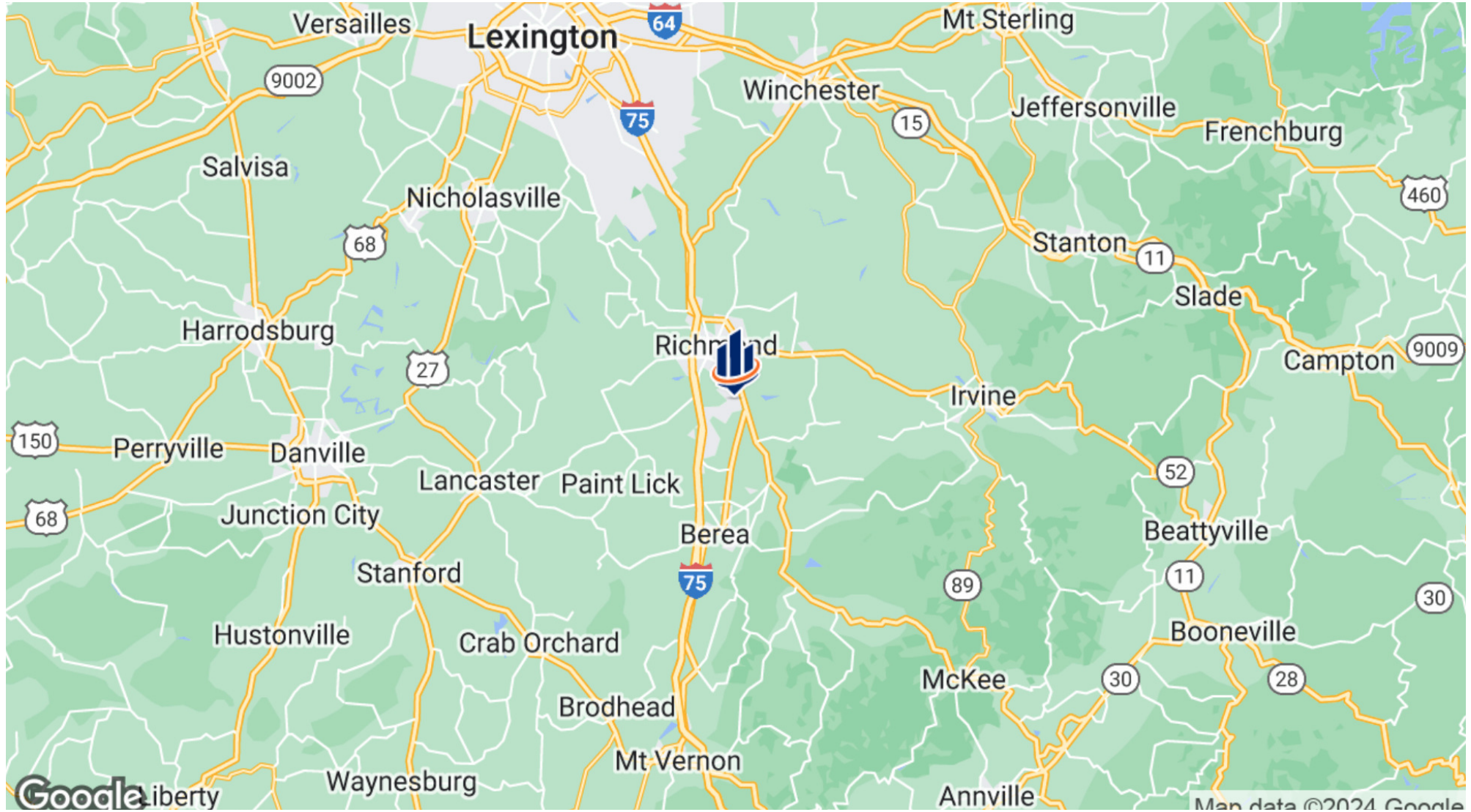
1037 Fortune Dr  
Richmond, KY 40475  
41.56 AC For Sale

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## LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

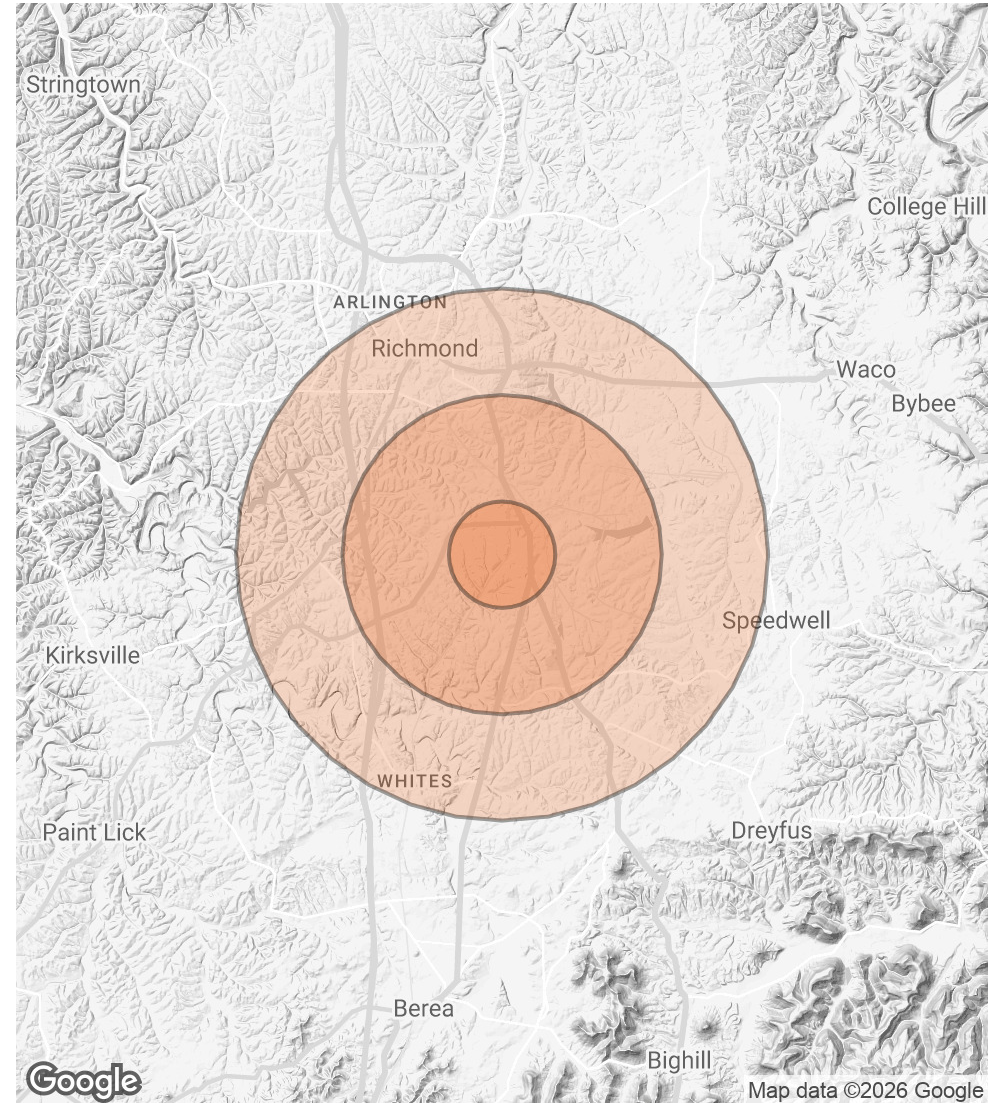
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	495	7,264	40,152
<b>AVERAGE AGE</b>	39	40	38
<b>AVERAGE AGE (MALE)</b>	38	39	37
<b>AVERAGE AGE (FEMALE)</b>	40	41	38

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	204	2,991	16,358
<b># OF PERSONS PER HH</b>	2.4	2.4	2.5
<b>AVERAGE HH INCOME</b>	\$66,275	\$84,600	\$70,203
<b>AVERAGE HOUSE VALUE</b>	\$244,554	\$309,320	\$266,437

*Demographics data derived from AlphaMap*



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# NEAL METCALFE

Senior Advisor



## CONTACT

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

## AWARDS AND RECOGNITIONS

- Multiple SVN National Achievers Awards
- Presidents Circle recipient For Gross Annual Sales

Neal Metcalfe serves as a Senior Advisor for SVN Stone Commercial specializing in the Sale and Leasing of retail, office, land, industrial in Central and Eastern Kentucky since 2012. Prior to joining SVN, Neal has been in multiple commissioned sales opportunities 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 with his wife Christy, and has two daughters, Mayson and Emma. Neal has served on multiple boards and organizations in the region; Madison County Planning & Zoning Board, CCIM Lexington Board member, CPAL Commercial Property Association of Lexington, Richmond Chamber of Commerce Governing Board President, Richmond Chamber Economic Development Committee Member, KCREA Board member, Young Life Board Member, and supporter. You can reach Neal, 859-312-8069 or [neal.metcalfe@svn.com](mailto:neal.metcalfe@svn.com)

## CLIENTS I'VE SERVED



# JOHN BUNCH, SIOR

## Senior Advisor

John Bunch is a Senior Advisor with SVN Stone Commercial Real Estate in Lexington, Kentucky where he leads the Industrial real estate division of SVN Stone Commercial Real Estate. John specializes in the acquisition, disposition, and re-tenanting (landlord and tenant rep) of industrial assets throughout Central Kentucky. Asset types serviced include: light/heavy manufacturing, distribution space, industrial outdoor storage (IOS), raw industrial land offerings, and industrial sale leasebacks.

Since starting with SVN, John has become a top producer amongst the firm nationwide being recognized by SVN International Corp. for superior performance in 2017-2023 with an invitation to President's Circle in 2020 and an invitation to Partners Circle (highest designation) in 2022. He is an active member of the Society of Industrial and Office Realtors which represents the highest echelon of producing brokers in the industrial and office space globally.

Lastly, John is a Kentucky native and graduate of the Gatton College of Business and Economics at the University of Kentucky. He enjoys spending time with His wife Maggie and three wild boys. In his free time, he travels the country looking for snow to ski on, enjoys eating great food and drinking finely crafted Kentucky Bourbons.



### CONTACT

- ✉ John.bunch@svn.com
- ☎ (859) 433-8911
- 📍 270 S Limestone, Lexington, KY
- 🌐 www.svnstone.com

### AWARDS & RECOGNITIONS

- SVN Partners Circle 2022
- Ranked 28/2000+ SVN National Advisors
- SIOR designation within first 5 years in the business
- Lexington Industrial Broker of the Year for 2022 - CoStar PowerBroker

### EDUCATION

- Bachelors of Business - University of Kentucky

### CLIENT TESTIMONIAL



As COO of SteelBlueBC, we reached out to John Bunch at SVN. His response time was amazing. He and his team worked rapidly and accurately to get us in to an amazing space in no time. The team was wonderful to work with and we look forward to our next expansion and opportunity to collaborate with SVN.

-Bray Allen

### CLIENTS I'VE SERVED



## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

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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