



Moock Road

Southgate, Kentucky 41071

Property Highlights

- ±11.04-acre infill development site under single ownership (Campbell County PIDN 999-99-11-539.00)
- Interstate visibility paired with immediate interchange access, a rare combination in Northern Kentucky
- Adjacent to established multifamily and condominium development along Ravine Circle and Regal Ridge
- Previously proposed for apartment development
- Approximately 7 miles to downtown Cincinnati and 15.6 miles to CVG International Airport



For More Information

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Demographics

	1 Mile	3 Miles	5 Miles
Total Households	3,504	36,853	87,063
Total Population	7,286	82,042	188,164
Average HH Income	\$91,845	\$91,797	\$100,305

Property Summary

Address	Moock Rd, Southgate, KY 41071
County	Campbell
Parcel ID (PIDN)	999-99-11-539.00
Land Area	±11.04 AC / ±481,077 SF
Zoning	R1-E — City Of Southgate
Topography	Wooded, Rolling
Utilities	Electric, Gas, Water, Sewer, Cable
Flood Zone	FEMA Zone B & X (Outside SFHA)
Sale Price	\$250,000 (\$22,645/AC)

Property Description

Moock Road is a ±11.04-acre raw land site offered for sale in Southgate, Kentucky. The parcel is wooded and unimproved, with frontage along Moock Road and direct exposure to the I-471 corridor. Electric, gas, water, sewer, and cable service are available in the immediate area, and the site sits outside the Special Flood Hazard Area. The property is zoned R1-E within the City of Southgate and has previously been proposed for apartment development, making it a candidate for multifamily, residential, or other uses permitted through the City. The property is offered for sale at an asking price of \$250,000, or approximately \$22,645 per acre. Prospective purchasers should independently verify zoning, topography, utility capacity, and development feasibility.

Traffic Counts

I-471	92,352 VPD
I-471 ramps at Alexandria Pike	44,492 VPD
Alexandria Pike (US-27) at Moock Rd	16,997 VPD
Alexandria Pike at Beverly Hills Dr	14,162 VPD
Moock Road at Alexandria Pike	6,655 VPD

