



Greg Leveridge
C: 859.421.8959
O: 859.309.0099
Greg@BALRealEstate.com

OLD PEGGY FLATS ROAD BEREA, KY 40403



LOCATION DESCRIPTION:

0.65 ACRES
\$200,000
ZONING: B-4

Terrific location offering visibility from and access to/from Exit 77 along Interstate 75. Surrounded by hotel, retail, industrial, office, and residential, this site provides vast opportunities with flexible B-4 zoning and high rise signage rights.

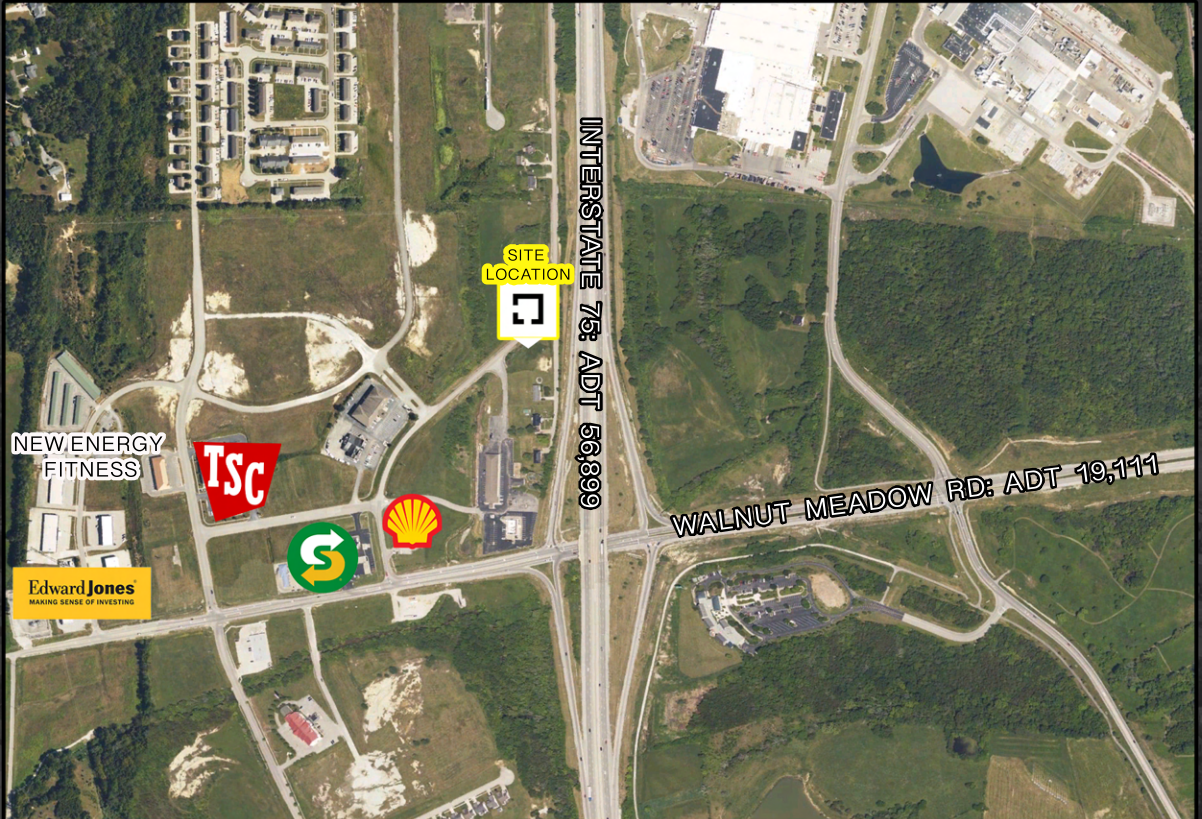


PROPERTY HIGHLIGHTS:

- Prominent Visibility from Interstate
- Zoned B-4 for Commercial Development
- Conceptual Plan shows 2,600 SF retail building with parking
- Utilities available
- Rarely available 75 Foot High Rises Signage with 400 SF signage surface area
- Now a wet site allowing the sale of alcohol

Conceptual Development Plan: [CLICK HERE](#)

Drone Video: [CLICK HERE](#)



PROPERTY OUTLINE



PURCHASE DEED

PLAT IS TO SUBDIVIDE A PORTION OF THE BEREA MANAGERMENT GROUP TRACT DEED BOOK 316, PAGE 19 OF THE THIRDSUB DIVISION OF BEREA, KENTUCKY AS SHOWN ON THIS PLAT.

Lot Book 177 page 8
Deed Book 305 page 309

Parcel # 0064-0000-003-E
PER PER 1/28/01

CERTIFICATE OF APPROVAL FOR RECORDING
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO CONFORM WITH THE SUBDIVISION REGULATIONS FOR BEREA, KENTUCKY WITH THE EXCEPTION OF SLIGH VARIANCES IF ANY ARE ATTACHED TO THIS PLAT AND AS ARE NOTED IN THE MARGINS OF THE PLANNING COMMISSION AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

6/16/99
CHARLESTON PLANNING AND ZONING COMMISSION

CERTIFICATE OF ACKNOWLEDGEMENT

I, Ralph W. Williams, Linda J. Williams, JOINTLY AND SEVERALLY, DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF Subdivision WAS ACKNOWLEDGED BEFORE ME AS THE TRUSTEES OF THE FOREGOING AFFIRMATIONS, WITNESS MY HAND AND SEAL THIS 12th DAY OF August 1999. MY COMMISSION EXPIRES THE 30th DAY OF August 2003.

CERTIFICATE OF ACCURACY AND ADEQUACY

I HEREBY CERTIFY THAT THE SURVEY PLAT SUBMITTED AND SUBMITTED TO CURRENT PLANNING DIVISION OF TRACTS FOR LAND SURVEYORS IS IDENTIFIED AS ADEQUATE TO MEET REQUIREMENTS OF BEREA, AND THE CITY OF BEREA PLANNING COMMISSION. THE UNADJUSTED MATHEMATICAL ERROR OF CLOSURE OF THE RANDOM TRAVERSE WAS 1/10,000, AND THE DISTANCES SHOWN HEREON HAVE BEEN ADJUSTED FOR CLOSURE.

6/16/99
RICK MAAS, L.S. # 3803 DATE

CERTIFICATE OF OWNERSHIP AND REGISTRATION

I, CLERK HEREBY CERTIFY THAT I AM ONE OF THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HAVE HEREBY ADOPTED THIS PLAN OF SUBDIVISION WITH MY COLLEAGUES CONCERNING ESTABLISHING THE NEARLY ADJACENT RESTRICTION LINES AND DESIGNATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER PUBLIC LANDS SHOWN HEREON TO PUBLIC USE AND HEREBY GRANT TO THE CITY OF BEREA ALL EASEMENTS FOR PUBLIC UTILITIES AS SHOWN UPON THIS PLAT.

DATE: 8/12/99 BY OWNERS: Berea Management Group
Linda J. Williams

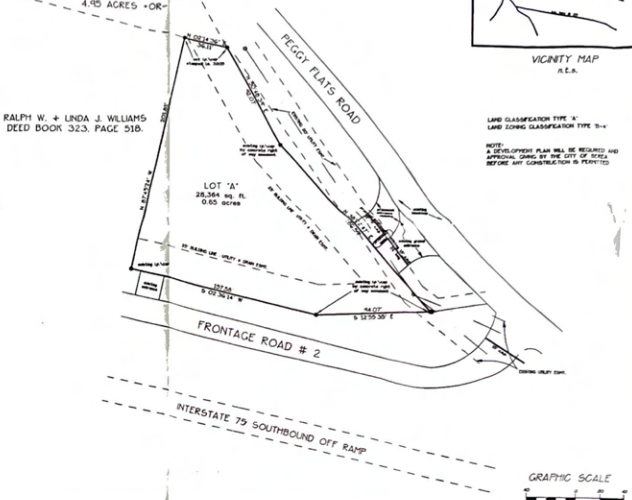
EASEMENT NOTE
PLEASE NOTE THAT THIS PLAT SPECTS ALL USUALLY EASEMENTS AND EASEMENTS OF RECORD ONLY AS DISCOVERED DURING THE COURSE OF THIS SURVEY AND DOES NOT IMPROVE THE DEFINITION OF ALL EASEMENTS AND/OR CIRCUMSTANCES.

UTILITY NOTE
ALL UTILITIES SHOULD BE FIELD VERIFIED BEFORE ANY CONSTRUCTION BEGINS. ANY CONTRACTOR, OWNER OR DESIGNER WORKING ON RECORDS SHOWN HEREON IS HEREBY FURNISHED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON.

REMAINING PROPERTY BEREA MANAGEMENT GROUP DEED BOOK 316, PAGE 19 4.45 ACRES +OR-

RALPH W. + LINDA J. WILLIAMS DEED BOOK 323, PAGE 518.

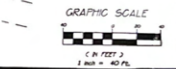
LOT 'A' 28,364 sq. ft. 0.65 acres



VICINITY MAP A.E.A.

LAND CLASSIFICATION TYPE "X" LAND ZONING CLASSIFICATION TYPE "R-1"

NOTE: A DEVELOPMENT PLAN WILL BE REQUIRED AND APPROVAL GRANT BY THE CITY OF BEREA BEFORE ANY CONSTRUCTION IS PERMITTED.



FINAL PLAT		
MINOR SUBDIVISION		
BEREA MANAGEMENT GROUP		
BEREA, MADISON COUNTY, KENTUCKY		
Date: JUNE 23, 1999	Scale: 1" = 40'	Project #: 99176
		AMERICAN HERITAGE LAND SURVEYORS 1370 MCKEE ROAD BEREA, KY 40403 PHONE (502) 385-1616 FAX (502) 385-1800