



Subject Property
 +/- 77 Acres
 Irvine Rd
 Richmond, KY

Robert Martin Bypass

+/- 59 Acres
 Mobile Home Zoning

+/- 18 Acres

B-3
 Zoning

Irvine Rd

IRVINE ROAD

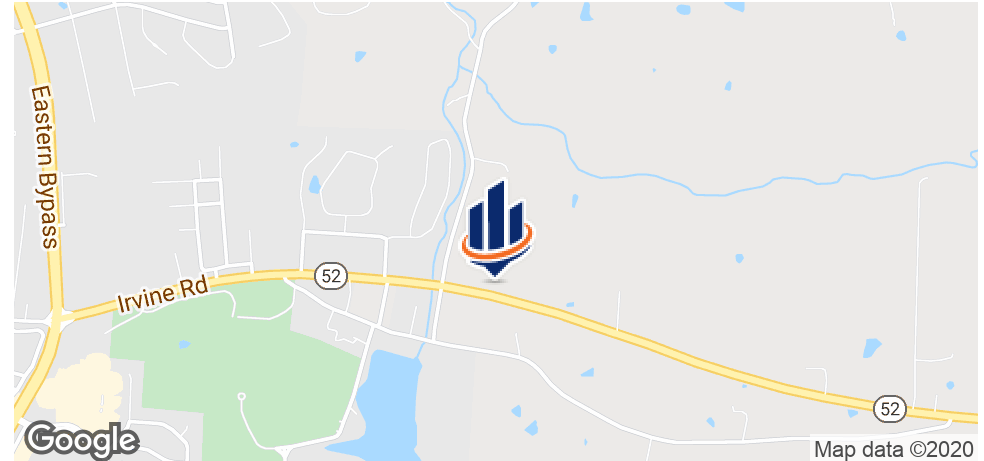
1819 IRVINE ROAD
 RICHMOND, KY 40475

Neal Metcalfe
 Senior Advisor
 859.264.0888 x229
 neal.metcalfe@svn.com

For marketing purposes only, exact locations not warranted.



Property Summary



OFFERING SUMMARY

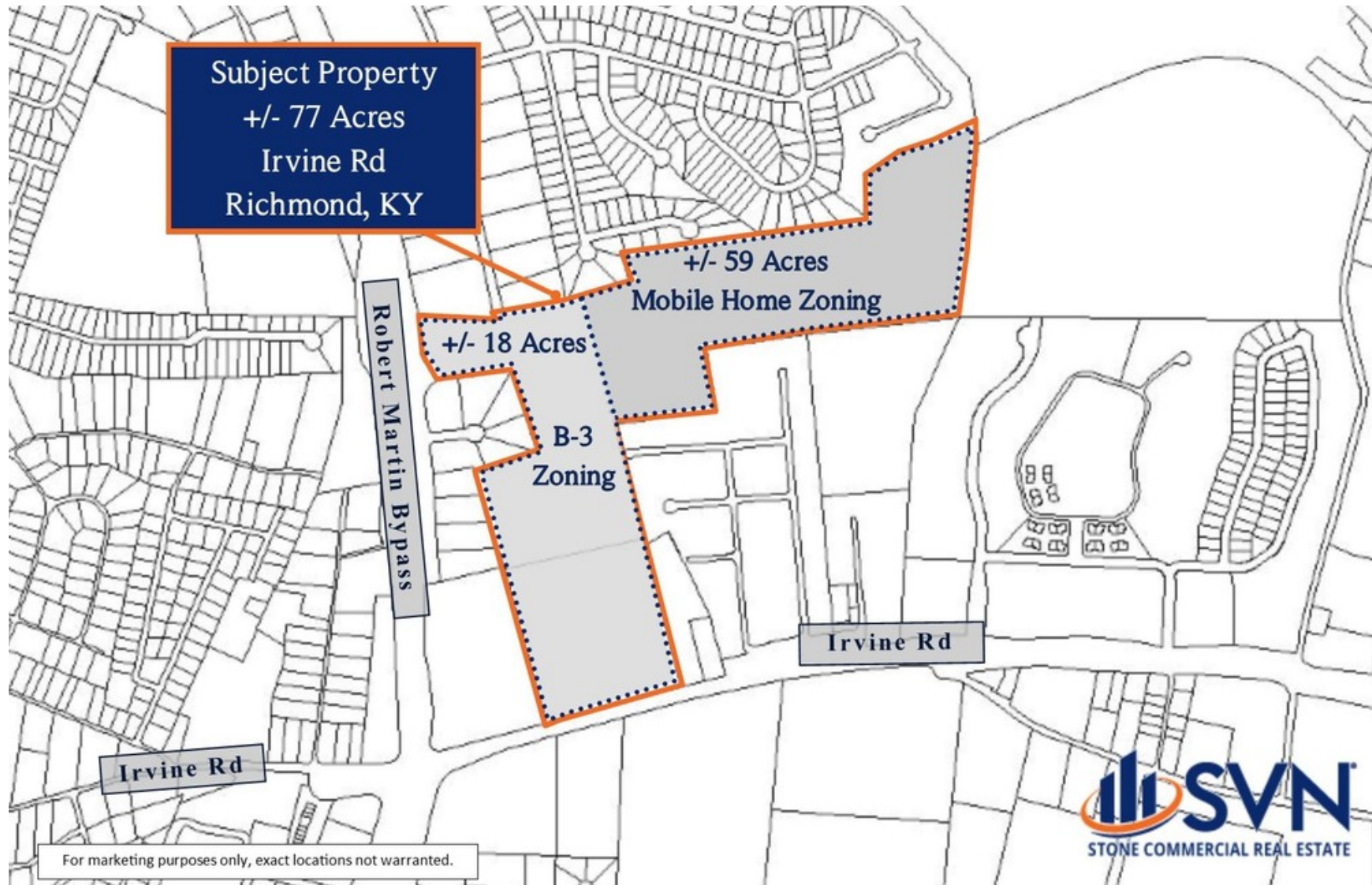
Sale Price:	\$5,200,000
Lot Size:	77 Acres
Zoning:	B-3
Market:	Richmond
Price / SF:	\$1.55

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate presents 77 +/- acres of development land in Richmond, KY off the Robert Martin Bypass via exit 90 @ I-75. This large parcel is split zoning with B-3 zoning on the front near Martin Bypass AND facing Irvine Road with [MH] Mobile Home Park zoning to the rear. The density of homesites nearby lend the development to be more home sites in the MH zoning with other retail or office use in the front just off Atwood Drive. Contact Neal Metcalfe for more info; neal.metcalfe@svn.com or 859-312-8069.

PROPERTY HIGHLIGHTS

- 77 +/- Development land in Richmond
- RARE Mobile Home Park Zoning - Potential to convert to R-2
- B3 Zoning for Office and Retail development
- Extension of Atwood Drive & Off Irvine Road



Additional Photos





NEAL METCALFE

Senior Advisor



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PROFESSIONAL BACKGROUND

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 20+ years via roles in Broadcasting and Digital Media Marketing, via NBC Affiliate WLEX-TV, WVLC AM/FM and other Corporate Radio & Marketing groups where he gained a vast amount marketing and B2B experience working directly with business owners and managers. Neal resides in Richmond and has been a CCIM Lexington Board member, CPAL Commercial Property Association of Lexington, Richmond Chamber of Commerce Governing Board, Economic Development Committee Member, KCREA Board member, Crossroads Christian Church member and numerous other non-profits & ministries, Compassion International and organizations via Lexington Leadership Foundation. Neal enjoys golf, working on his old house, woodworking, and spending time with his wife, Christy and two daughters, Mayson and Emma. You can reach Neal - 859-312-8069 or neal.metcalfe@svn.com

EDUCATION

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

MEMBERSHIPS & AFFILIATIONS

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

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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.