



6.3 AC Zoned Commercial

Old US Highway 25

Berea, Kentucky 40403

Property Highlights

- 6.3 AC development lot
- Located on Old US Highway 25 with excellent visibility and frontage
- Existing paved entrance at the northeast corner
- High traffic area with +/-9,104 VPD in front of the site
- Great residential support
- Berea and Madison County are fast growing areas in Kentucky
- Bluegrass Energy runs the length of the back of the property
- Delta Gas runs the length of the front of the property
- Zoned UC-4, General Commercial; Possibly can be rezoned to UC-1 for single family residential use

Offering Summary

Sale Price: \$324,900 REDUCED!

Lot Size: 6.3 Acres

Demographics 3 Miles 5 Miles 10 Miles

Total Households 2,632 7,852 30,776

Total Population 7,117 21,367 80,495

Average HH Income \$78,865 \$72,815 \$69,126

[View Property Video](#)

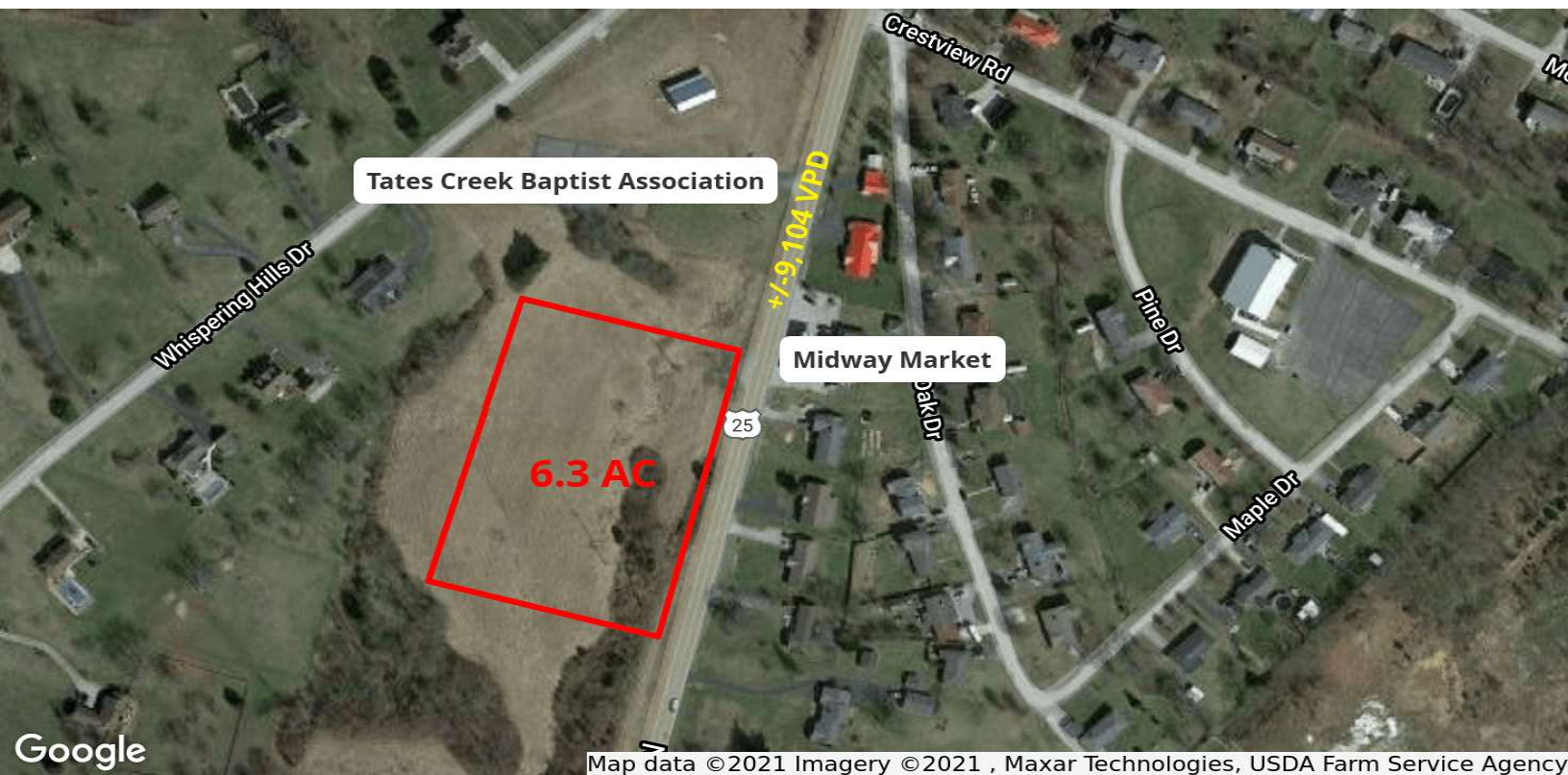
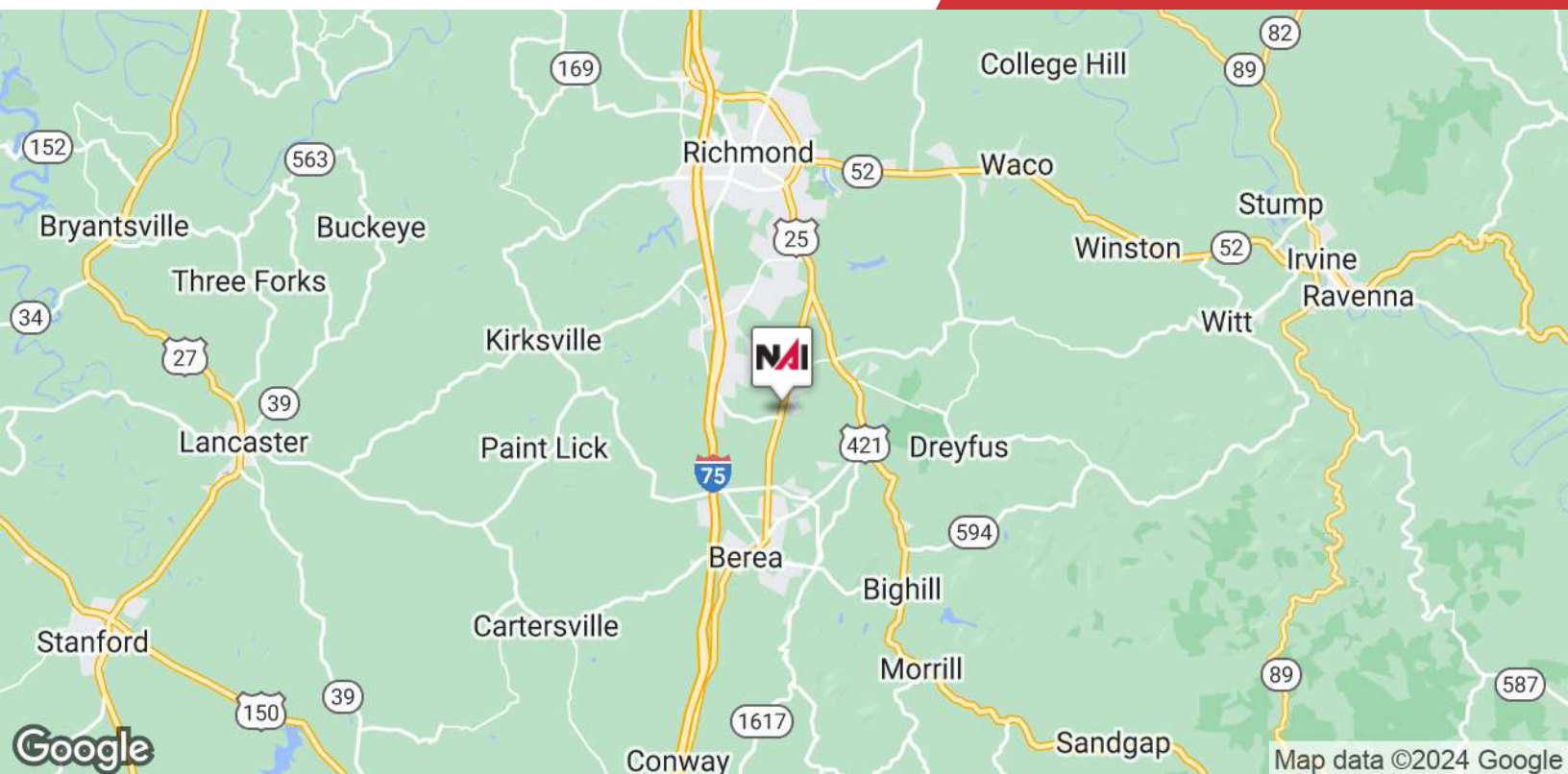
For More Information

Al Isaac

President

O: 859 422 4400 | C: 859 221 4000

alisaac@naiisaac.com | KY #223721



Certificate of Ownership

I (we) hereby certify that I (or we) are the owner(s) of record of the property shown hereon, as recorded in Deed Book 372 at page 24 in the Madison County Clerk's Office and do hereby adopt this survey.

5-8-2000 *Charles E. Black*
Date Owner(s)
5-26-00 *Charles E. Black*
Date Owner(s)

Certificate of Accuracy

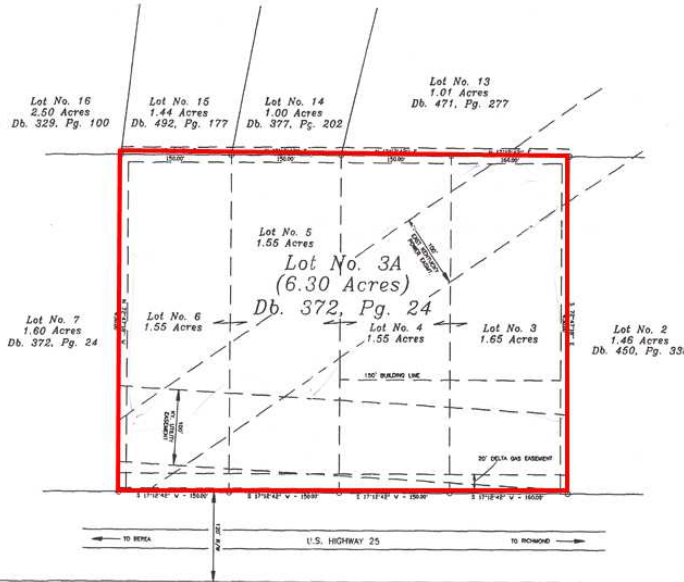
I do hereby certify that the survey shown hereon was performed under my direction by the method of Closed Traverse at an unadjusted closure exceeding one foot in 5,000 feet as required by 201 KAR 19.120, sec. 7(6) for a Class B survey, and that the bearings and distances shown hereon have been adjusted for closure by the method of compass rule adjustment. The basis of the bearing shown hereon was a magnetic reading taken in the field on the date of this survey.

5-8-2000 *Charles E. Black*
Date Registered Engineer or Surveyor
6-20-2000 *Robert J. Fournier*
Date Approved by Madison County Planning Commission

NOTE:
ALL CORNERS MARKED WITH 1/2 REBAR
18" LONG AND CAPS STAMPED L.S. 670
UNLESS OTHERWISE NOTED.

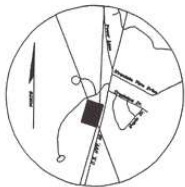
PURPOSE OF PLAT

The purpose of this plat is to consolidate Lots 3, 4, 5 & 6 in order to create Lot 3A. To eliminate electric easements on Lot lines 3-4, 4-5, and 5-6; and to eliminate the 300' building line on Lot 5 and the 200' building line on Lot 6.



NOTES:

- Existing drainage channel across front of Lots 3-6 to have a 20' wide drainage easement. No dams permitted. All drainage culverts to be adequately sized.
- Certification of approval of lot dimensions and sewage disposal systems was signed by the Madison County Health Dept. on 8/5/86.
- These lots were designated commercial lots on 2/3/86.
- Shared entrances were approved on lot lines 3-4 and 5-6.



Vicinity Map
U.S.G.S. Richmond South Quad
1" = 2000'

Buford Andrew, etc.
Db. 358, Pg. 65

B.U.D.
"Be Up" Do
call toll free
1-800-752-6007
For Buried Line/Cable Locations

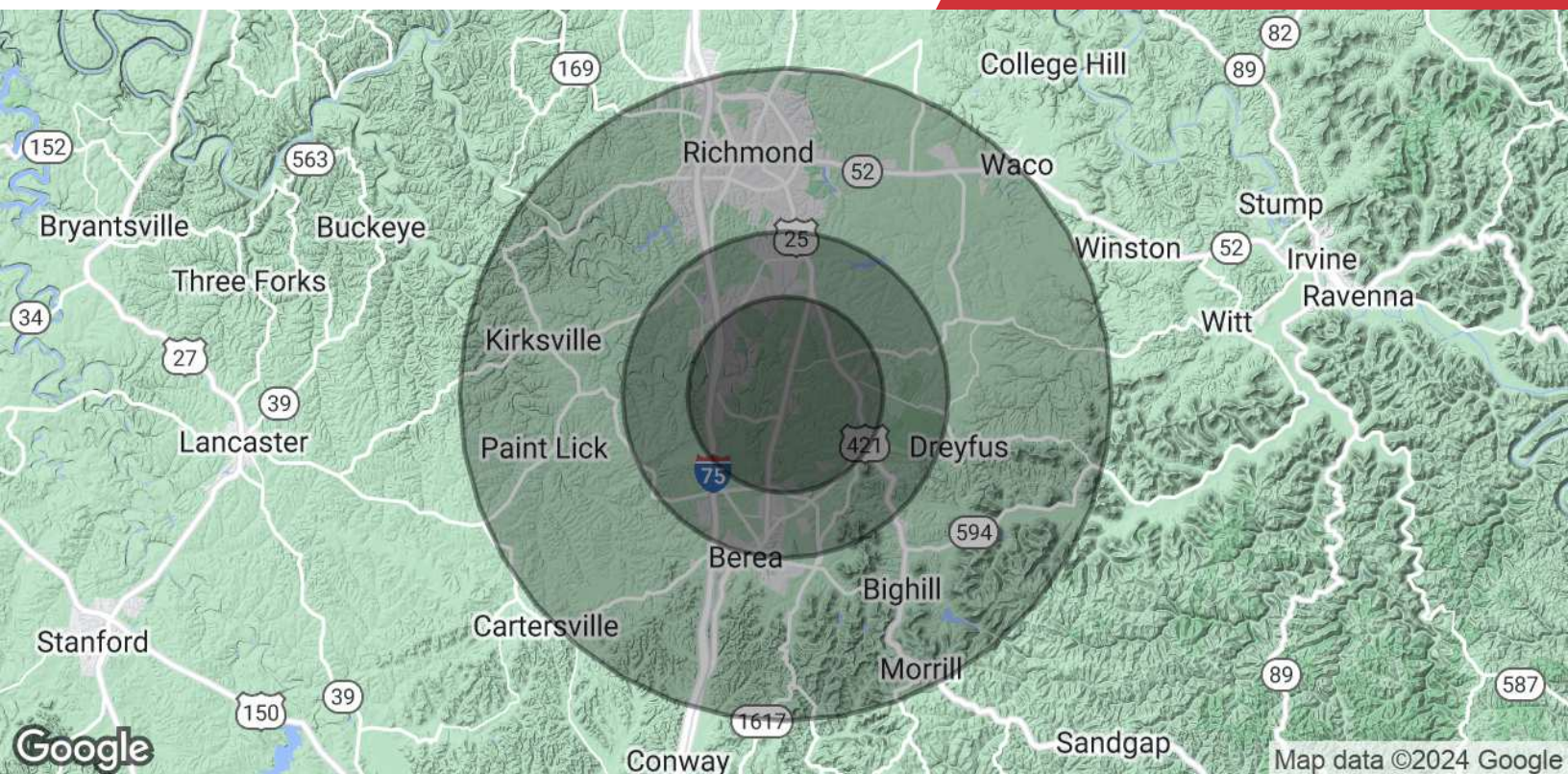
100 50 0 100
Scale - 1" = 100'

CHARLES E. BLACK
CONSULTING ENGINEERS
143 P. S. Millway Lane P.O. Box 791 Richmond, Kentucky 40475
Tel. (606) 623-3325 Fax (606) 623-7504

CONSOLIDATION PLAT
FOR
LOTS 3-6, BLOCK 2, ROLLING RIDGE
U.S. HWY. 25
MADISON CO., KY

OWNER/DEVELOPER:
Charles E. Black
107 Millway Drive
Richmond, Ky. 40475
DATE: 05/08/2000
DRAWN BY: T.D.A.
CHECKED BY: C.E.B.
REVISION 1:
FIELD SURVEY DATE:

STATE OF KENTUCKY
COUNTY OF MADISON
FILED
670
REGISTERED
LAND SURVEYOR
Charles E. Black



Population

	3 Miles	5 Miles	10 Miles
Total Population	7,117	21,367	80,495
Average age	34.0	32.3	33.0
Average age (Male)	32.1	31.3	32.7
Average age (Female)	35.4	32.9	33.2

Households & Income

	3 Miles	5 Miles	10 Miles
Total households	2,632	7,852	30,776
# of persons per HH	2.6	2.7	2.8
Average HH income	\$78,865	\$72,815	\$69,126

* Demographic data derived from STDB 2020