

# 7 Commercial Interstate Lots

# *Absolute*

# AUCTION



[www.HalfhillAuctions.com](http://www.HalfhillAuctions.com)



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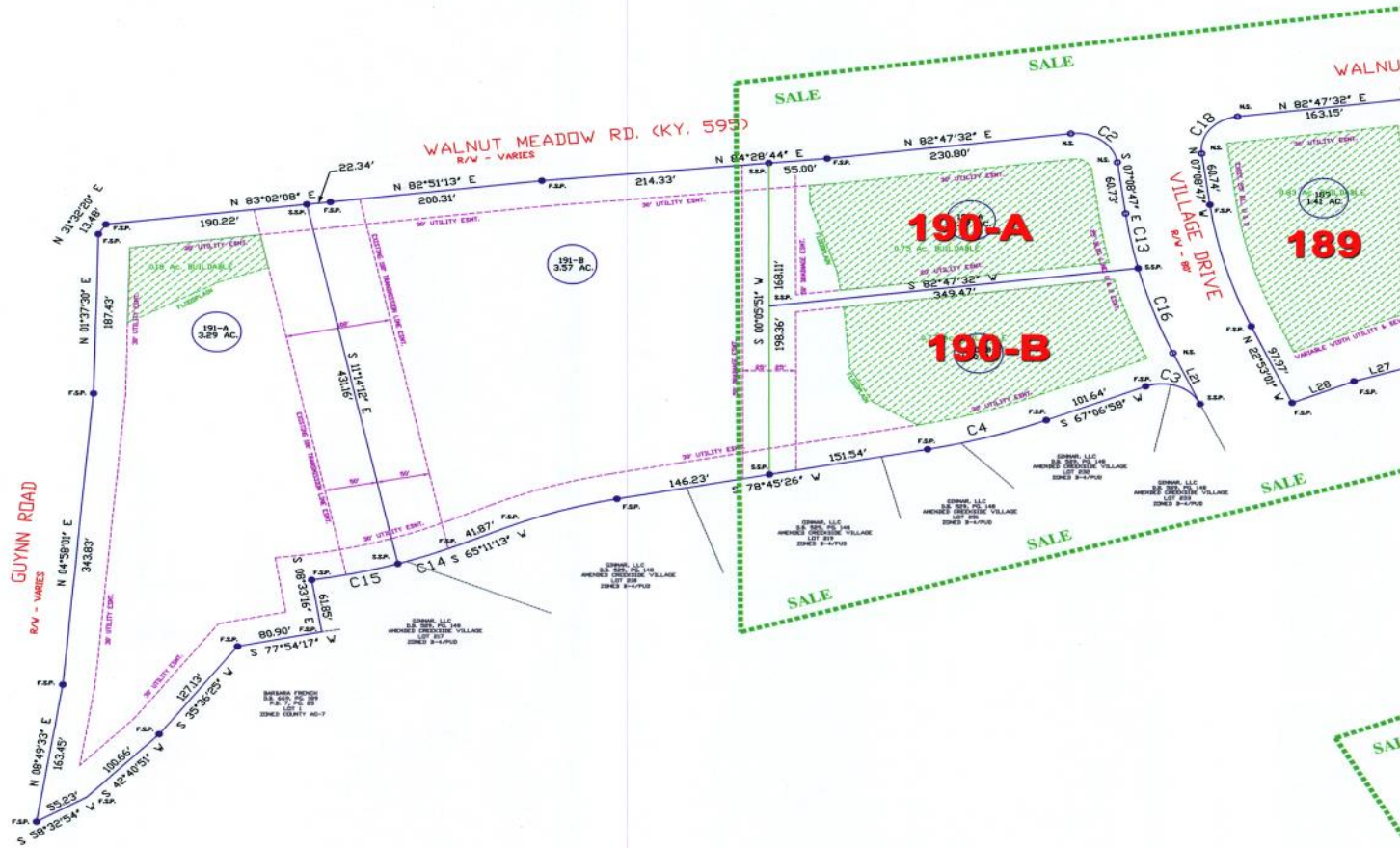
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- +/-20.94 acres interstate commercial development for Absolute Auction
- Lots ranging from 0.84 acres and up; All lots offered for auction are fully buildable
- Berea is one of the fastest growing cities in Kentucky having increased by 27.4% since 2000  
(wikipedia.org)
- Great location with excellent visibility and access just off I-75 at Exit 77 in Berea
- Situated in front of Country Inn & Suites and across the street from Tractor Supply, Smokehouse Grill & Buffet, Pizza Plus, Days Inn, Shell, BP, Subway & more
- Located at the Kentucky Artisan Center of Berea interstate exit
- Traffic count on I-75 of 43,449 (10) ADT
- Zoned B-4/PUD



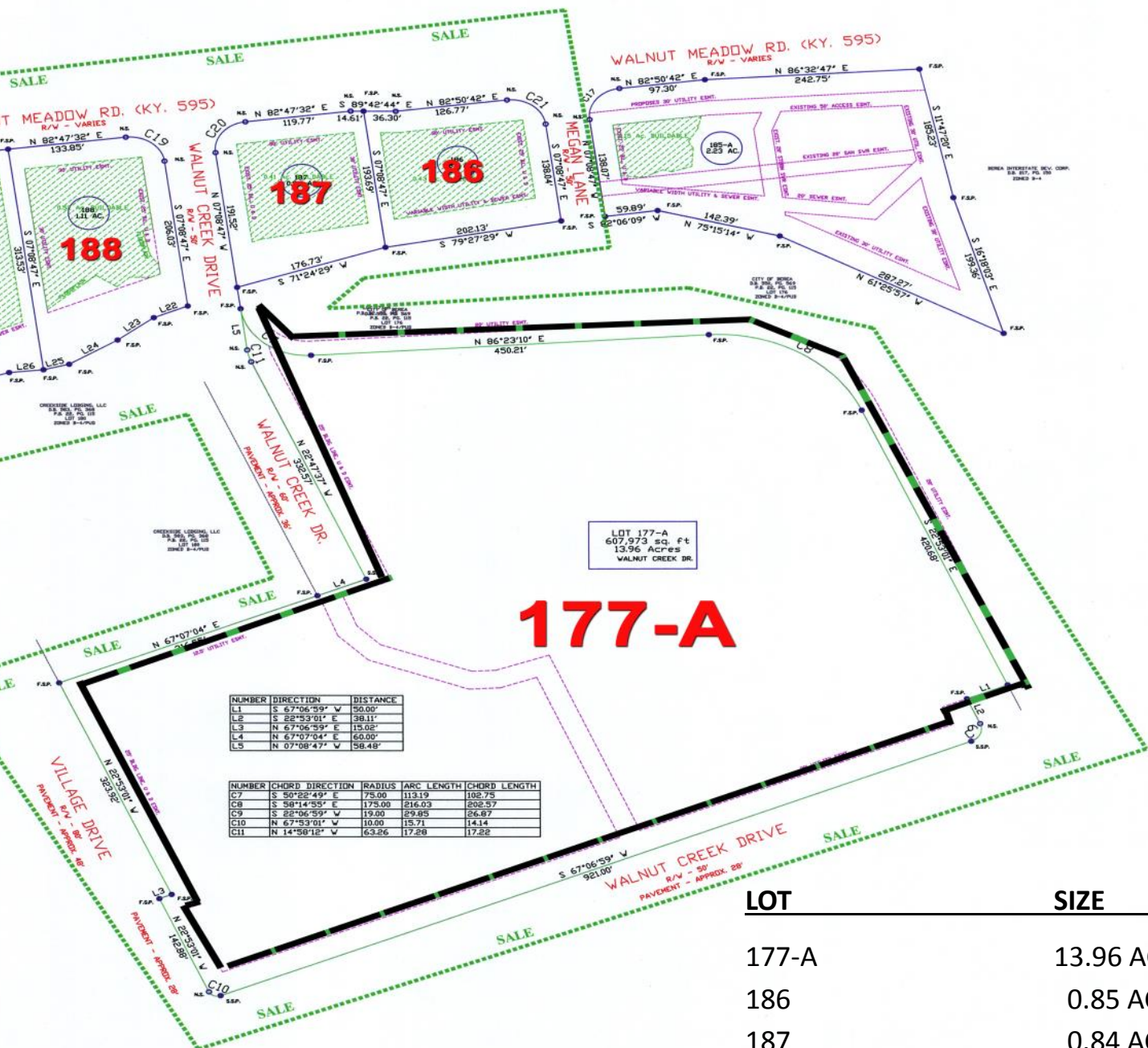
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# Creekside Village, I-75 @ Exit 77

Walnut Meadow Road | Berea, KY | MAY 9, 2013 AT 11:00 AM



| LOT   | SIZE     |
|-------|----------|
| 177-A | 13.96 AC |
| 186   | 0.85 AC  |
| 187   | 0.84 AC  |
| 188   | 1.11 AC  |
| 189   | 1.41 AC  |
| 190-A | 1.27 AC  |
| 190-B | 1.50 AC  |

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**B**erea is situated in southern Madison County near the edge of central Kentucky's Blue Grass Region. The city is located 39 miles south of Lexington, Kentucky; 113 miles southeast of Louisville, Kentucky; and 132 miles north of Knoxville, Tennessee. Boasting a small town atmosphere and rich cultural and historic roots makes Berea an ideal place to live, work and play.

Recognized by American Style magazine as one of the "Top 25 Cities for Art," and selected by Southern Living as one of this publication's "favorite small towns in America," Berea is a graceful blend of southern hospitality and Appalachian tradition.

<http://www.kentuckyartisancenter.ky.gov/>.

With the emergence of Central Kentucky as a high-growth region, Berea is also becoming a focus of industrial development and expansion. An aggressive and highly professional industrial authority has been created recently. Four major new manufacturing facilities have come to the community since 1985 giving Berea a sizable manufacturing base (4,495 mfg. workers). Per capita income is up 40.6% since 1980 and being adjacent to I-75 gives the city excellent access to Kentucky's new Toyota plant.

Berea possesses an exceptionally rich culture and community lifestyle, with very attractive city architecture and progressive community services and facilities.

Source: City of Berea



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**BEREA, Ky. (May 31, 2012) — AmericanStyle magazine's annual readers' poll recommends Berea, as a top arts destination for collectors and travelers who love galleries, museums and arts festivals. This ranking and designation is highly coveted by tourism and arts promoters and confirms Berea as the "Folk Arts & Craft Capital of Kentucky."**

**Each year, readers tell AmericanStyle their favorite cities for viewing and buying fine craft and art. In the 2012 AmericanStyle poll, Berea has been ranked No. 21 among small cities, a category that includes such destinations as Sarasota, Fla. (No. 1); Asheville, N.C. (No. 3); Santa Fe, N.M. (No. 5); Taos, N.M. (No. 11); and Laguna Beach, Calif. (No.16).**

**Berea is the only Kentucky city to receive recognition in the small cities category. Berea was ranked 21st in small cities with populations of less than 100,000, up from 25th place in 2009.**

**While AmericanStyle's readers are arts and travel enthusiasts, many are also supporters of their local and regional arts scenes. New and established galleries, museums, arts tours, festivals and public art installations all influence reader choices.**

**"A healthy arts scene improves a city's livability and its tourism, and many of the winning cities recognize that," said Wendy Rosen, publisher of AmericanStyle. "The arts are proven catalysts for economic development and recovery, creating jobs and making opportunities for entrepreneurs."**

**The town of Berea has long been known for embracing the arts, and today it is known for its history, beauty, shops and studios, galleries and events. Berea is also home to the Kentucky Artisan Center at Berea, the Kentucky Guild of Artists and Craftsmen, the Working Studio Artists tours, the Berea Arts Council, Berea College's Christmas Country Dance School, Berea Arena Theater, the Berea Center for Arts, Berea College Student Crafts, Berea College's Loyal Jones Appalachian Center, and an array of workshops presented through the city's annual Festival of Learnshops.**

**In addition to Berea, the other Kentucky city on this year's AmericanStyle list is Louisville, ranking 23rd among big cities with populations of 500,000 and greater.**

Source: [Lane Report](#)

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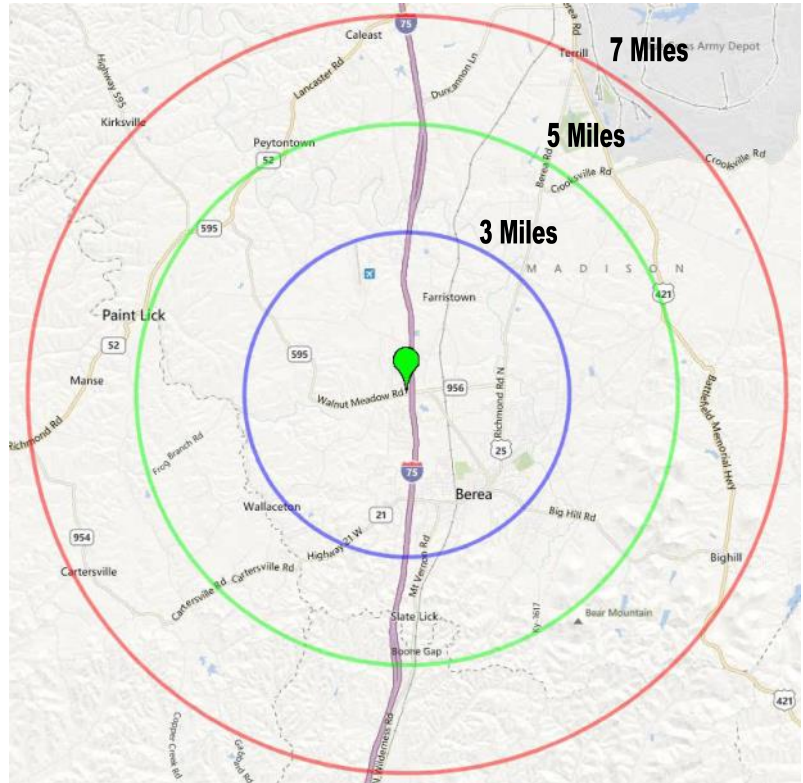
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## Demographic Profile

2011

3 – 5 – 7 Mile Radii



Source: ESRI

## Walnut Meadow Road & I-75

|                          | 3 Miles  | 5 Miles  | 7 Miles  |
|--------------------------|----------|----------|----------|
| <b>Population</b>        | 13,974   | 22,041   | 28,842   |
| <b>Total Households</b>  | 5,252    | 8,304    | 10,899   |
| <b>Average HH Income</b> | \$50,185 | \$51,454 | \$51,435 |
| <b>Median HH Income</b>  | \$38,130 | \$39,761 | \$39,792 |



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**Walnut Meadow Road | Berea, KY | MAY 9, 2013 AT 11:00 AM**

**Berea is only 39 miles south of Lexington, KY and 15 miles from Richmond, KY. Berea is a city of approximately 13,500 people located on Interstate 75 (exits 76 and 77) and a short distance to Interstates 64, 65 and 40. It has access to a major airport as well as a local airport. Berea is in close proximity to the majority of US population (54%), personal income (53%), retail sales (51%) and manufacturing employment (60%). Berea is also one of the fastest growing towns in Kentucky. Berea is a principal city of the Richmond–Berea Micropolitan Statistical Area, which includes all of Madison and Rockcastle counties.**

**The town is known for Berea College, with its commitment to Inter-racial co-education and service to the Appalachian Region. Berea is the “Folk Arts and Crafts Capital of Kentucky- Where Art’s Alive.” Berea hosts the headquarters of the Kentucky Guild of Artists and Craftsmen- 50 years old in 2011, the Kentucky Artisan Center, along with a colony of studio artists; its employment base includes over 3,500 jobs in manufacturing.**

**Berea works to attract new industry, the support of existing industry by helping take advantage of growth opportunities and offer assistance to new businesses and entrepreneurs in effort to start new operations. Berea is home to two industrial parks with over 300 acres.**

Source: City of Berea

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**NAI Isaac**  
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Thursday, May 9th

11:00 AM



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**THANK YOU FOR**

ONLINE BIDDING  
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**VIEWING THIS PROPERTY**

Excellent I-75 Visibility

At Exit 77 Berea, KY

Prime Sites from

0.84 Acres to 13.96 Acres

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