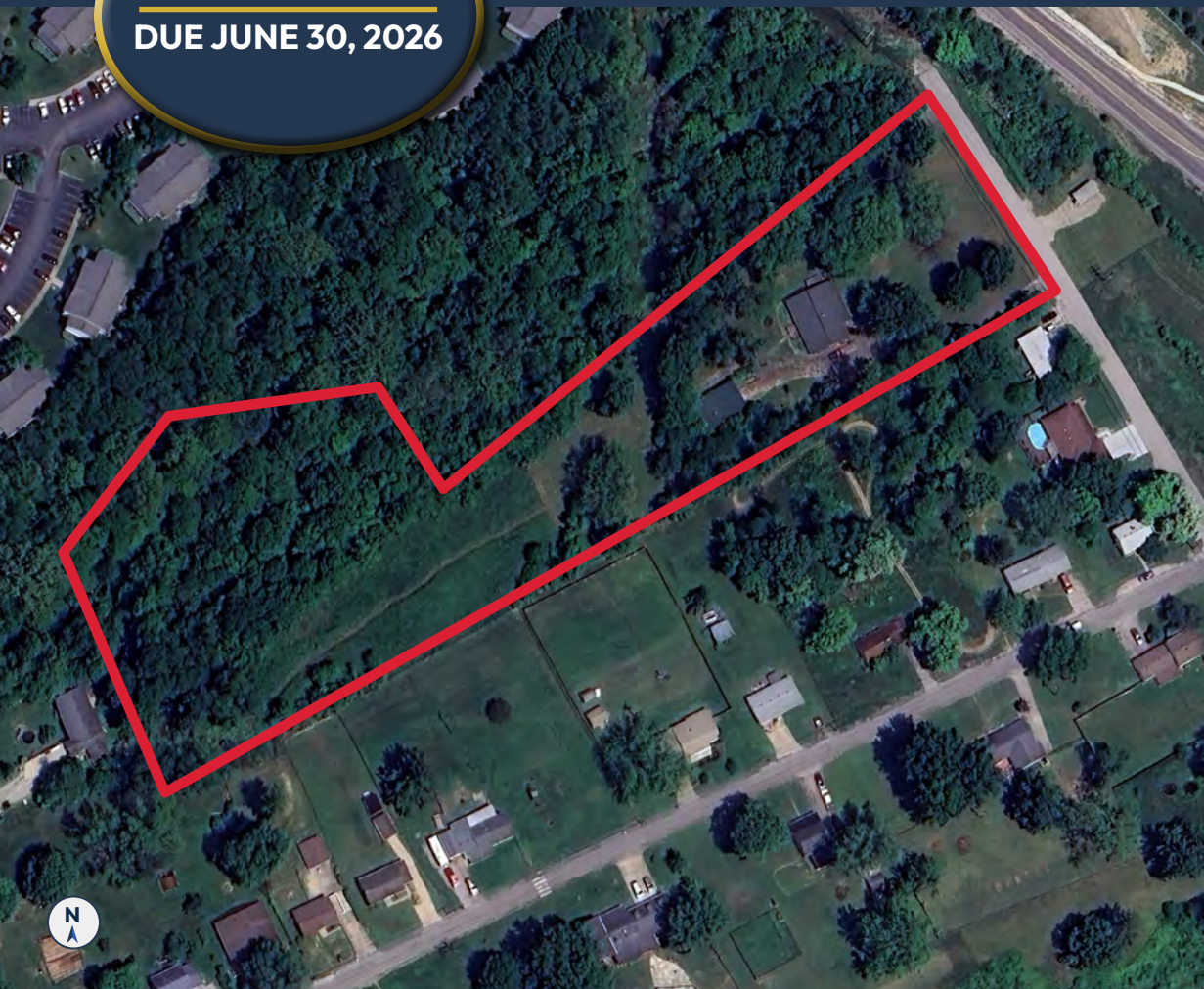


5 ACRES AVAILABLE FOR SALE

8693 EVERGREEN DRIVE, FLORENCE, KY 41042

CALL FOR OFFERS
DUE JUNE 30, 2026



PROPERTY OVERVIEW


ACRES:	5.16 AC
PARCEL ID:	062.00-00-091.00
ZONING:*	Residential
NEIGHBORING ZONING:	Residential, Commercial, Commercial Apartments

**Subject to Change*

Please send an LOI or PSA with the following:

- Price
- Earnest Money
- Financing
- Due Diligence (Scope & Timing)
- Close By Date

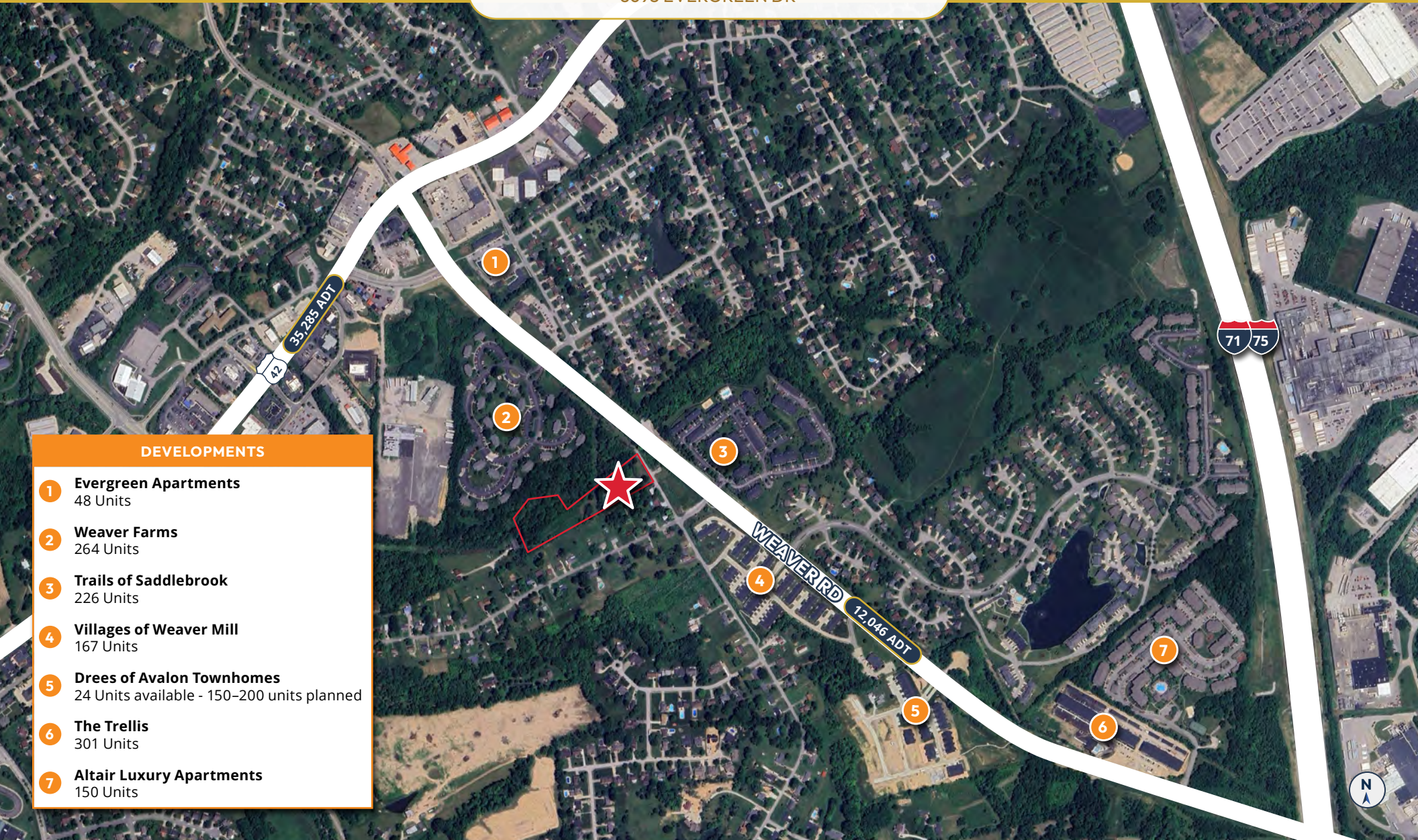
DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
 Population	69,745	136,834	193,837
Households	26,228	51,371	72,336
Median HH Income	\$92,035	\$90,774	\$96,282
Total Businesses	2,811	4,317	6,336
Total Employees	39,372	68,190	94,121

Information provided by STI Popstats

RESIDENTIAL DEVELOPMENTS

8693 EVERGREEN DR

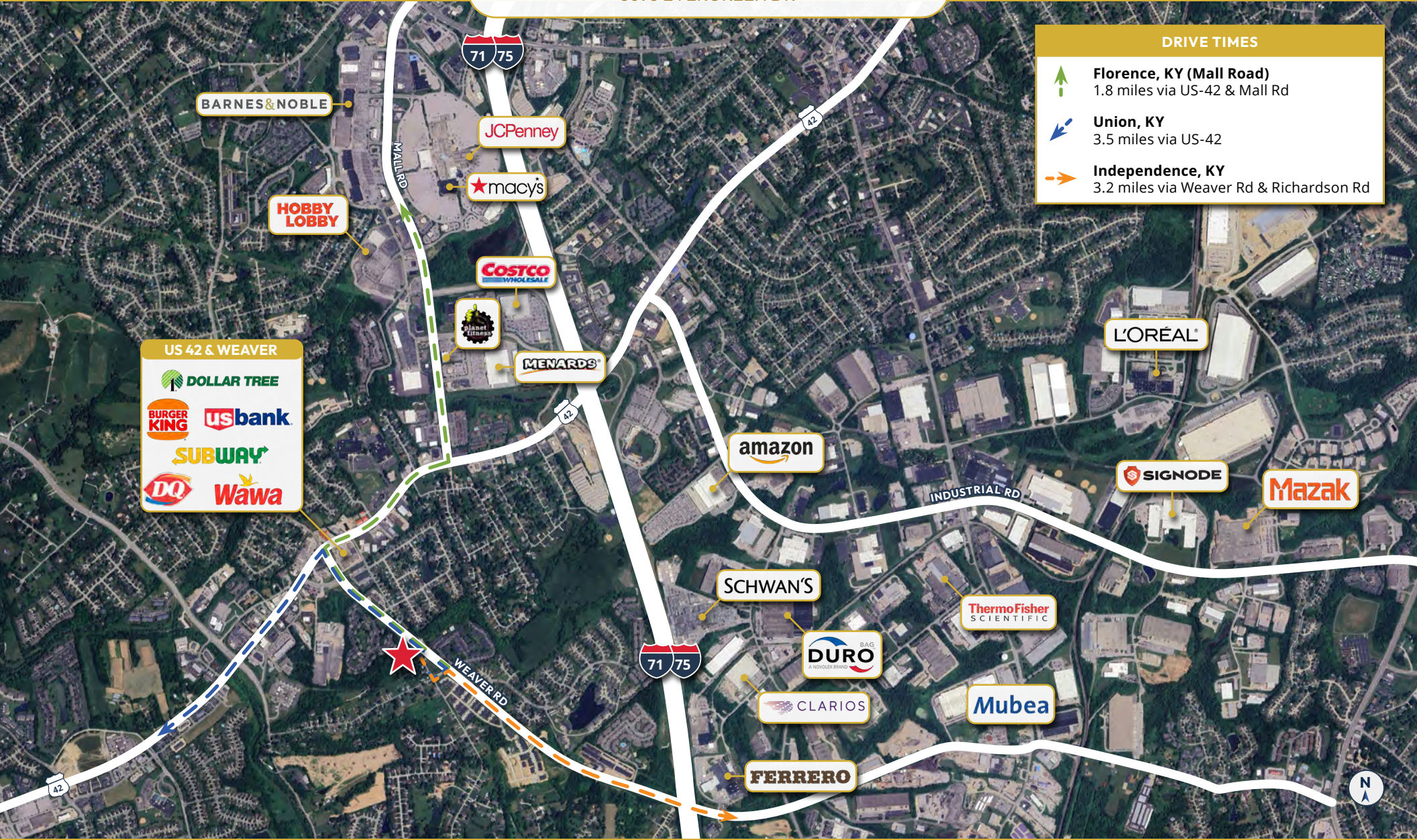


DEVELOPMENTS

- 1 Evergreen Apartments**
48 Units
- 2 Weaver Farms**
264 Units
- 3 Trails of Saddlebrook**
226 Units
- 4 Villages of Weaver Mill**
167 Units
- 5 Drees of Avalon Townhomes**
24 Units available - 150-200 units planned
- 6 The Trellis**
301 Units
- 7 Altair Luxury Apartments**
150 Units

FLORENCE AMENITIES

8693 EVERGREEN DR



DRIVE TIMES

- Florence, KY (Mall Road)**
1.8 miles via US-42 & Mall Rd
- Union, KY**
3.5 miles via US-42
- Independence, KY**
3.2 miles via Weaver Rd & Richardson Rd

US 42 & WEAVER

- DOLLAR TREE
- BURGER KING
- US Bank
- SUBWAY
- DQ
- Wawa

CURO • BRKG

TRACY WARNER | TRACY.WARNER@CUROBRKG.COM | 859.393.1140

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LOCAL AMENITIES - CINCINNATI

8693 EVERGREEN DR

SHOPPING CENTERS

- 1 Florence Mall
- 2 Turfway Shopping Center
- 3 Crestview Hills Town Center
- 4 Latonia Centre
- 5 Newport Pavilion

PARKS/NATURE

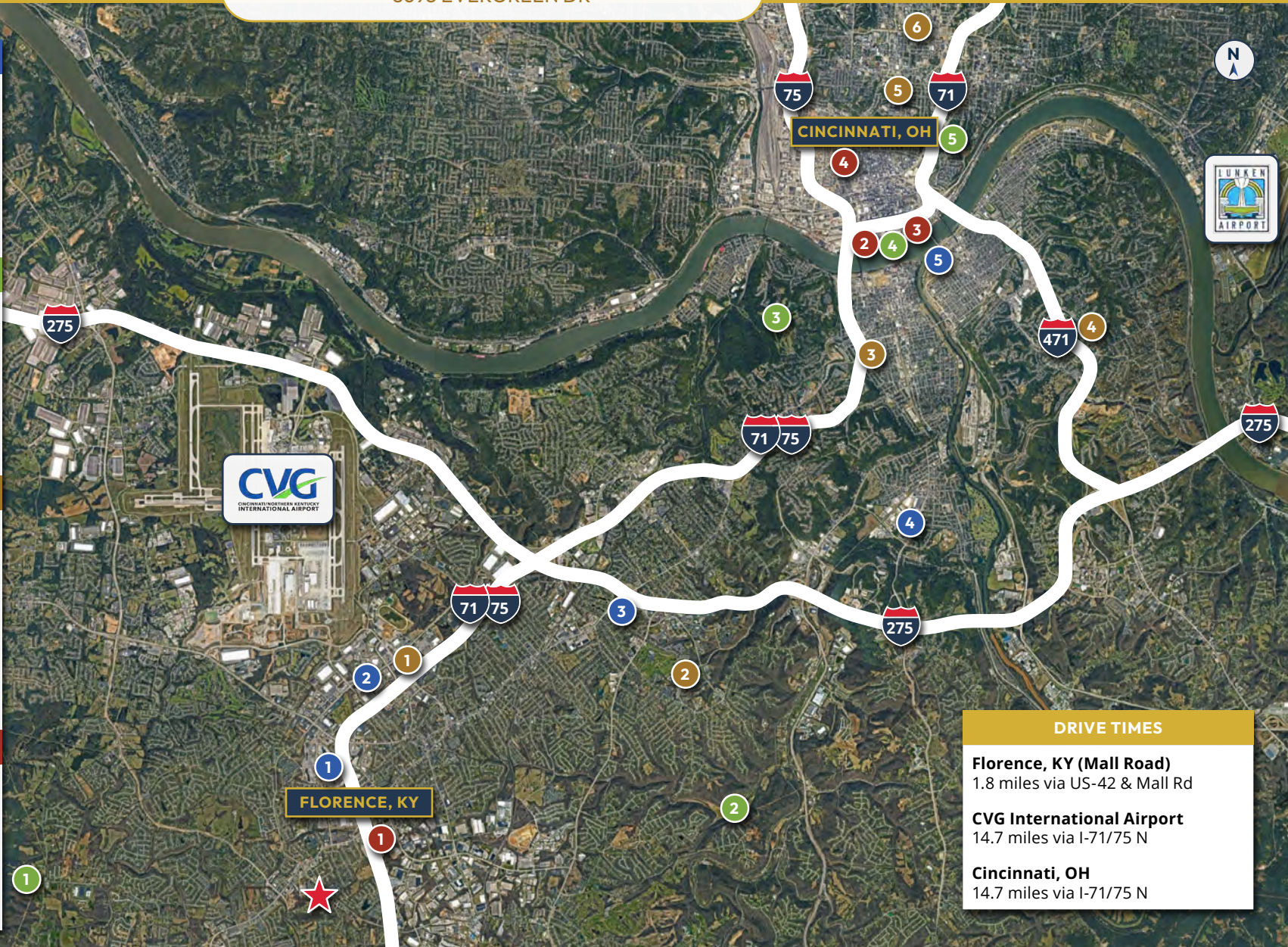
- 1 Boone County Arboretum
- 2 Doe Run Lake
- 3 Devou Park
- 4 Smale Riverfront Park
- 5 Eden Park

HOSPITALS

- 1 St. Elizabeth - Turfway
- 2 St. Elizabeth - Edgewood
- 3 St. Elizabeth - Covington
- 4 St. Elizabeth - Fort Thomas
- 5 The Christ Hospital
- 6 UC Health

SPORTS VENUES

- 1 Thomas More Stadium
Florence Y'all's
- 2 Paycor Stadium
Cincinnati Bengals
- 3 Great American Ballpark
Cincinnati Reds
- 4 TQL Stadium
FC Cincinnati



DRIVE TIMES

- Florence, KY (Mall Road)**
1.8 miles via US-42 & Mall Rd
- CVG International Airport**
14.7 miles via I-71/75 N
- Cincinnati, OH**
14.7 miles via I-71/75 N