



# JOYLAND CROSSING

KY COMMERCIAL PRESENTS

**7.71-acres of vacant R-4 land approved for up to 165  
residential units**

**Joyland Crossing: Residential Development Site For Sale**

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## **Joyland Crossing Residential Development Site For Sale**

**2324 Paris Pike Lexington, Kentucky 40505**

Joyland Crossing offers 7.71 acres of vacant R-4 land approved for up to 165 residential units, presenting a rare development opportunity in Lexington, Kentucky. Situated just off Paris Pike near the I-75 interchange, this northeast Lexington site combines visibility, accessibility, and growth potential. With approvals already in place, Joyland Crossing provides an ideal setting for a modern residential community that meets today's housing demand while offering long-term investment security.

### **Investment Highlights**

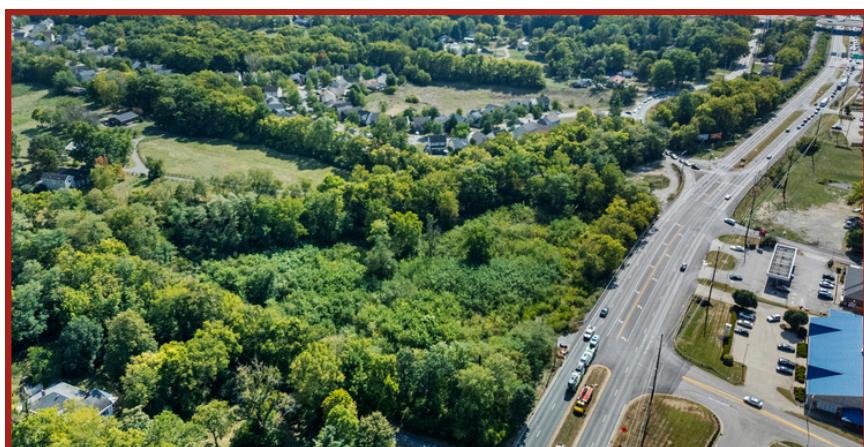
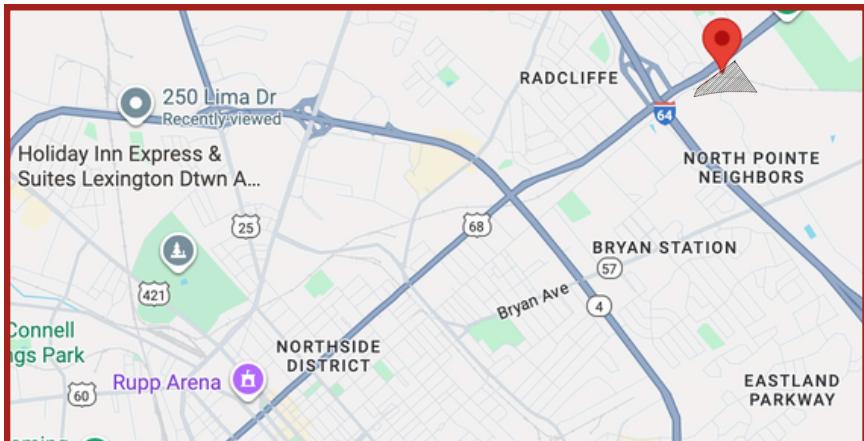
- Premier location off I-75 in Lexington, offering a highly visible and accessible site within a growing residential area
- Proposed plans approved for 165 units across six buildings with first-floor garage parking, and a clubhouse offering a pool and fitness center
- Approved 165 unit scale creates efficiency in operations and management
- Quick access to major employers, shopping, dining, and downtown Lexington



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#### **A Premier Lexington Location**

Joyland Crossing is situated on 7.71 acres near the I-75 interchange in northeast Lexington. The development is bounded by Interstates 75/64 to the south, Paris Pike to the east, Russell Cave Road to the west, and the Lexington urban growth boundary to the north.

Just four miles from downtown Lexington, Joyland Crossing provides excellent connectivity via Paris Pike, which not only links directly into the city but also continues east toward horse-farming areas and regional attractions. Interstate 64 provides convenient access to surrounding cities like Georgetown and popular shopping hubs such as Hamburg.

Nearby, New Circle Road, Lexington's inner beltway, offers direct routes to Blue Grass Airport and other major destinations. Positioned on the edge of Lexington's urban core, Joyland Crossing balances quiet convenience with the charm of a semi-rural setting.



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MILLION ARCHITECTURE, PLLC

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#### Proposed & Approved Property Overview

##### The Development at a Glance

- Mix of unit layouts with open floor plans, select balconies, garage options and amenities
- Designed by Million Architecture, PLLC in partnership with Joyland Crossing, LLC and Vision Engineering, LLC
- Six, Four-Story Apartment Buildings
  - Building #1: 25 Units, 36,336 SF
  - Building #2: 25 Units, 36,336 SF
  - Building #3: 38 Units, 53,228 SF
  - Building #4: 25 Units, 36,336 SF
  - Building #5: 14 Units, 16,812 SF
  - Building #6: 38 Units, 53,228 SF
- Clubhouse/Management Building
  - 3,300 SF
- Total Building Area: 235,576 SF, 165 units
- Lot size: 7.71 Acres





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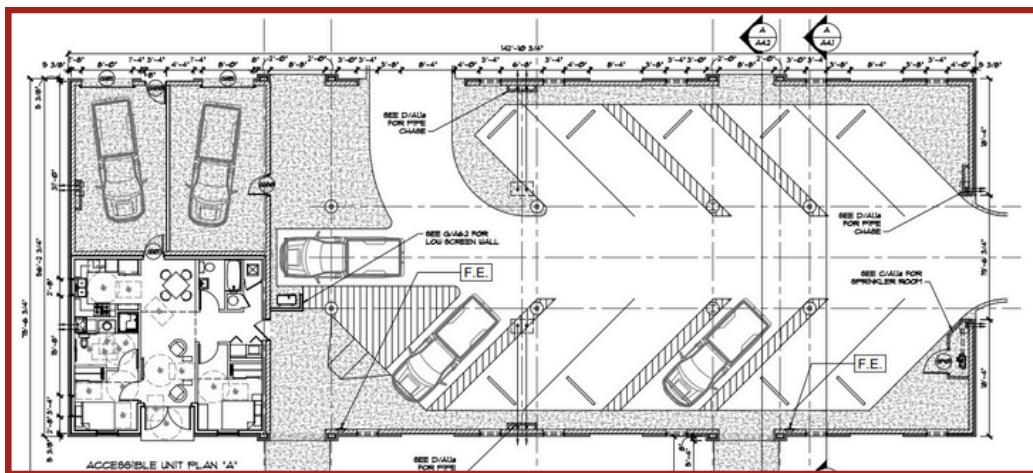
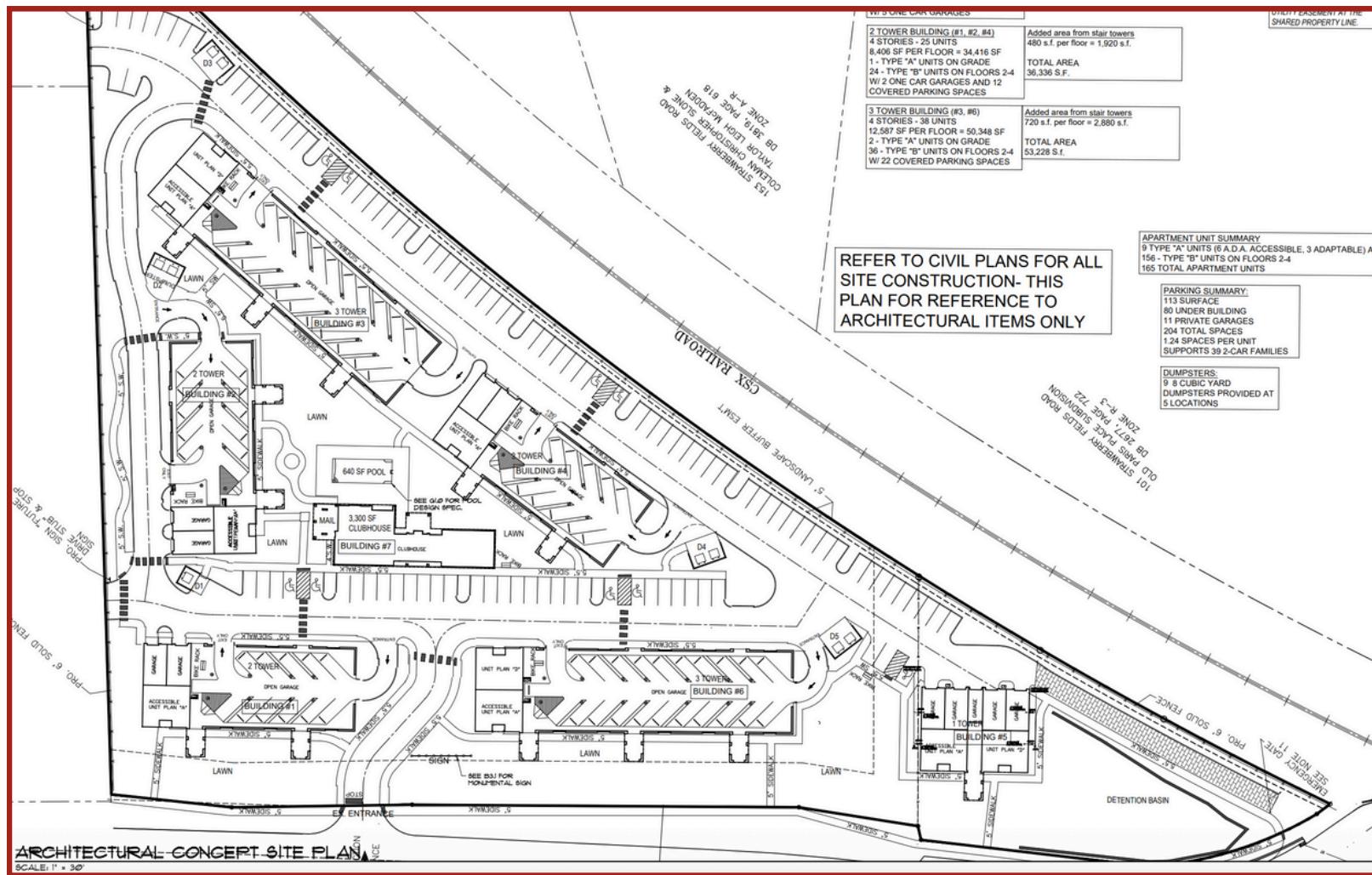
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### **Site Plans**





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#### Proposed Site Plans



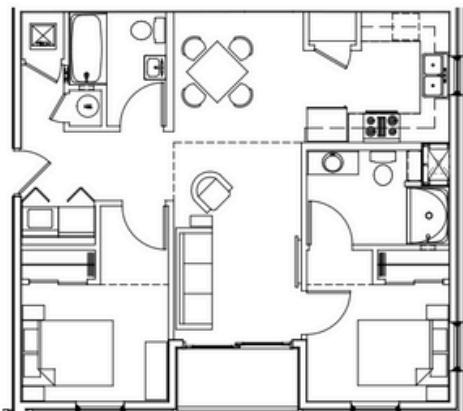
A ACCESSIBLE TYPE A UNIT PLAN  
AIA SCALE: 1/4" = 1'-0"



B TYPE B UNIT PLAN  
AIA SCALE: 1/4" = 1'-0"



C TYPE C UNIT PLAN  
AIA SCALE: 1/4" = 1'-0"



D TYPE D UNIT PLAN  
AIA SCALE: 1/4" = 1'-0"



E TYPE E UNIT PLAN  
AIA SCALE: 1/4" = 1'-0"

