

+/-200 AC Development Land

S Danville Bypass

Danville, Kentucky 40422

Property Highlights

- Prime location for development located directly off the Bypass in Danville KY
- Multiple points of access from the Bypass (Smoky Way and Fireside Drive on the west side & Freya Maeve Lane on the east side)
- The north section of the parcel is zoned Highway Business (shopping center, QSR, etc.), and the remainder is zoned General Business (GB)
- Parcel already has a 1.26 AC outlot under contract on the north end by the intersection of Freya Maeve Lane & another 1-2 AC outlot pending
- Located directly west of the new Chick-Fil-A and a future retail development with multiple outlots
- Danville is a tertiary market of Lexington that has experienced a substantial amount of growth in the last 5-10 years, of which that growth is expected to continue over the next 5-10 years as well
- Danville is +/- 34 miles south of Lexington and +/- 44 miles north of Somerset (both via US Highway 27)

Offering Summary

Property Size	+/-200 AC
Sale Price	\$6,000,000
Price Per Acre	\$30,000

For More Information

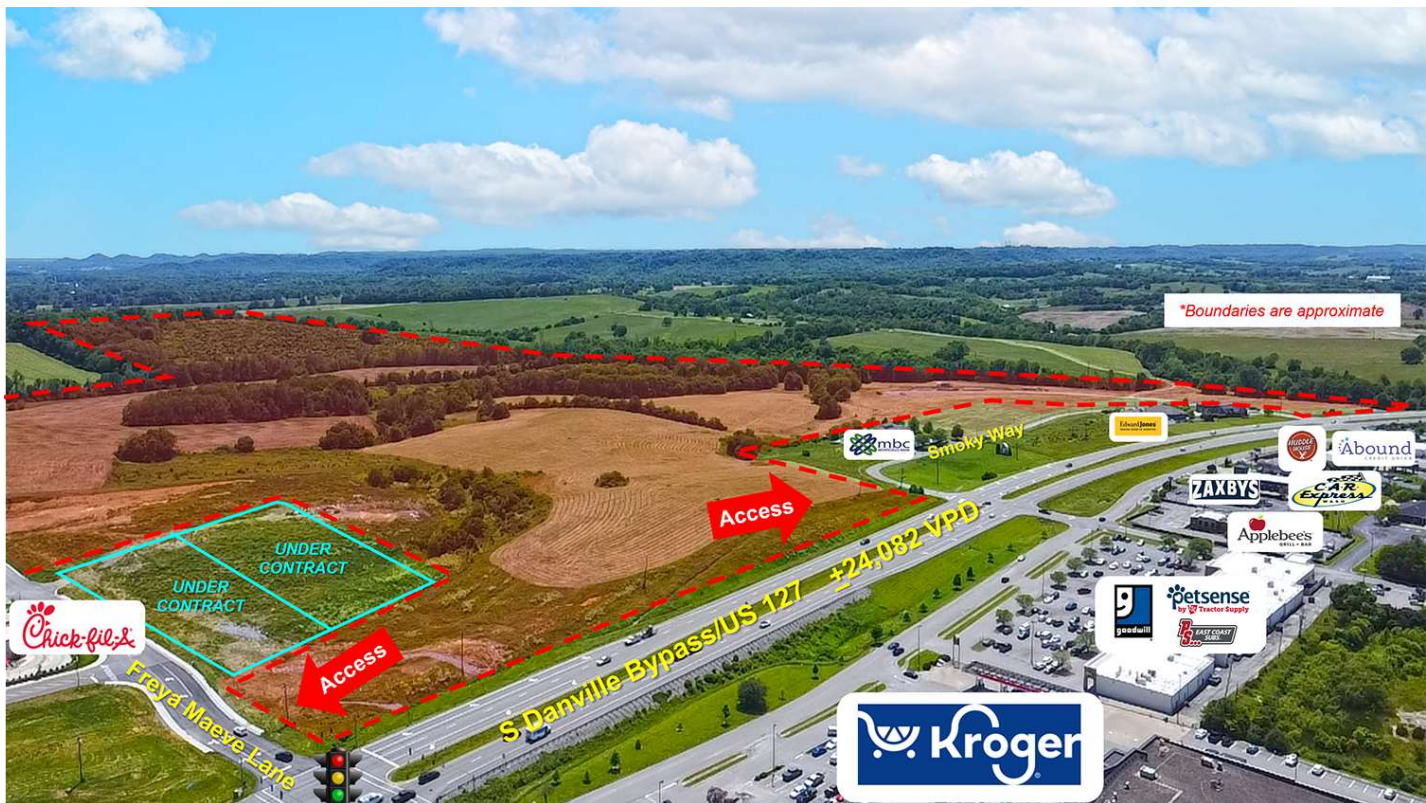


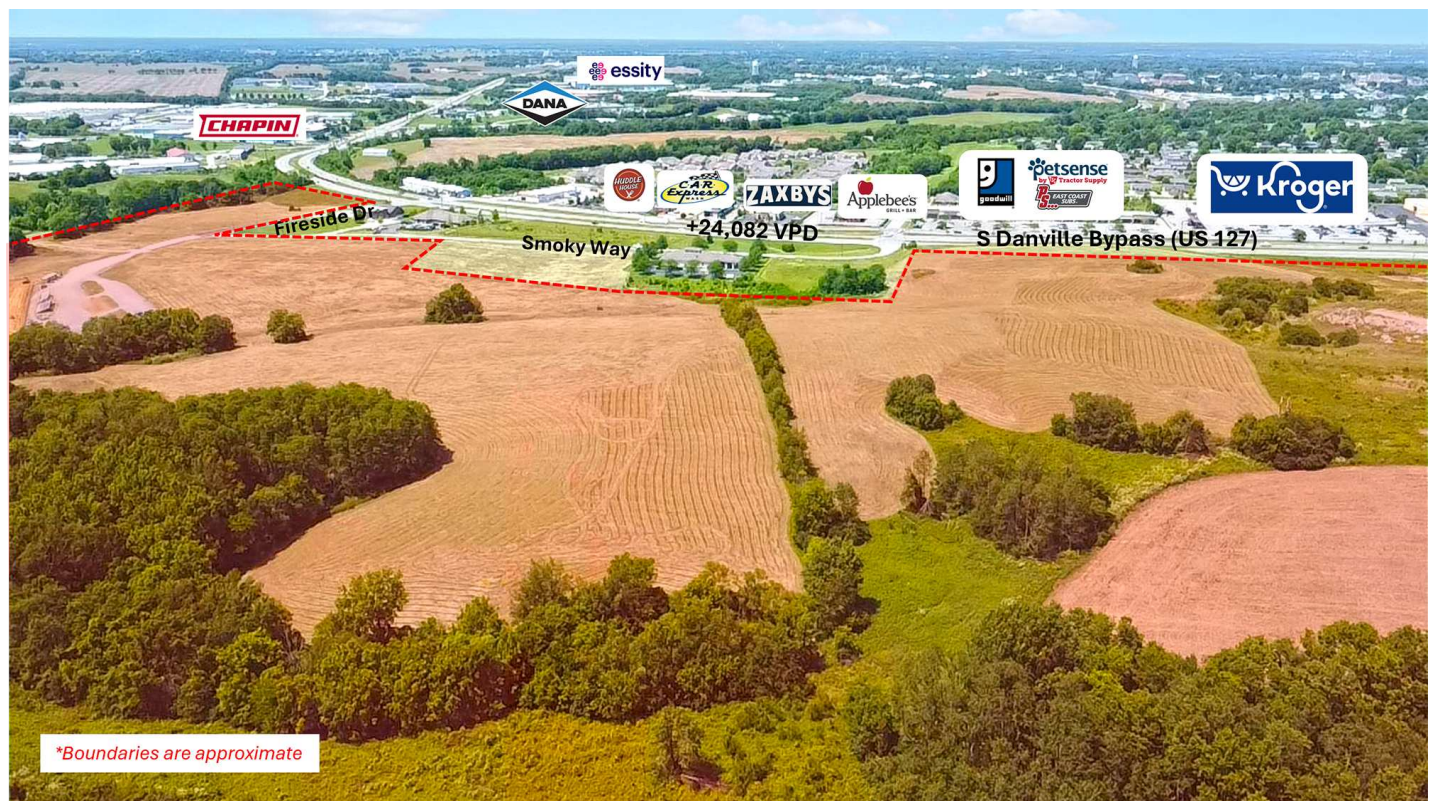
Max Darby

Associate

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For Sale

200 Acres | \$30,000 / AC

\$6,000,000



Location

- Danville is located 34 miles south of Lexington, the second largest metropolitan area in Kentucky
- Proximity to larger metro areas with access to major thoroughfares (US 127 & US 150) make Danville an ideal location for commuters seeking a balance between small-town charm and urban connectivity

Residential Demand

- Single-family detached homes dominate Danville's housing landscape, comprising 66.33% of the city's housing units
- Although the market is largely dominated by single family housing demand, there is still a steady balance between owners and renters as 33.7% of housing units in the market are occupied by tenants



Local Economics

- Danville is home to Centre College, a top tier liberal arts institution, and a vibrant downtown with historic charm, local businesses and cultural attractions
- As Danville continues to grow it's retail driven market, the demand for housing will continue to grow alongside it



Incentives Program

- Senate Bill 25, effective immediately, allows Kentucky local governments to issue industrial revenue bonds (IRBs) to finance multifamily housing projects with 48+ units, covering costs like engineering, site prep and construction
- IRBs enable local governments to hold title to financed properties, exempting them from local property taxes, with potential reduced state property tax rates and PILOT arrangements

For Sale

200 Acres | \$30,000 / AC

\$6,000,000





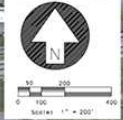
DATE: 08/14/14
SCALE: 1" = 200'
DRAWN BY: JED
APPROVED BY: GORDON
FILE NAME: 14118.DGN

- LEGEND**
- OWNERS PROPERTY LINES (UNPERMANENT)
 - ADJACENT PROPERTY LINES (UNPERMANENT)
 - EXISTING GAS TRANSMISSION LINES
 - EXISTING WATER LINES
 - EXISTING SANITARY SEWER LINES
 - EXISTING SANITARY SEWER 4" DIAMETER
 - EXISTING 12" DIAMETER
 - EXISTING 18" DIAMETER
 - EXISTING WATER METER
 - EXISTING WATER VALVE
 - EXISTING SANITARY SEWER (UNPERMANENT)

NOT A SURVEY
NOT FOR RECORDING
NOT FOR LAND TRANSFER



NOT A SURVEY
NOT FOR RECORDING
NOT FOR LAND TRANSFER



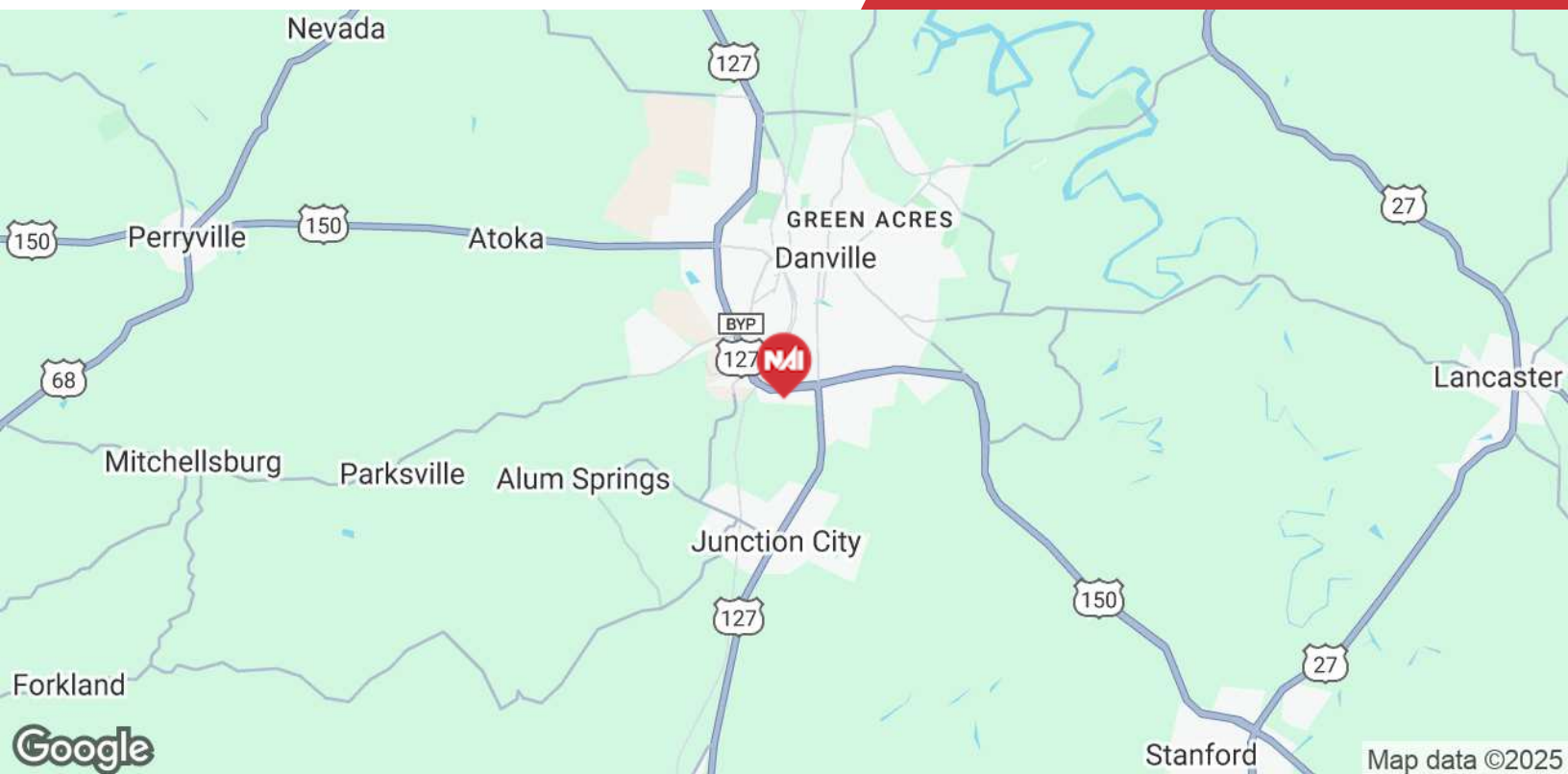
Chick-fil-A
FUTURE
GROCERY ANCHORED
RETAIL DEVELOPMENT

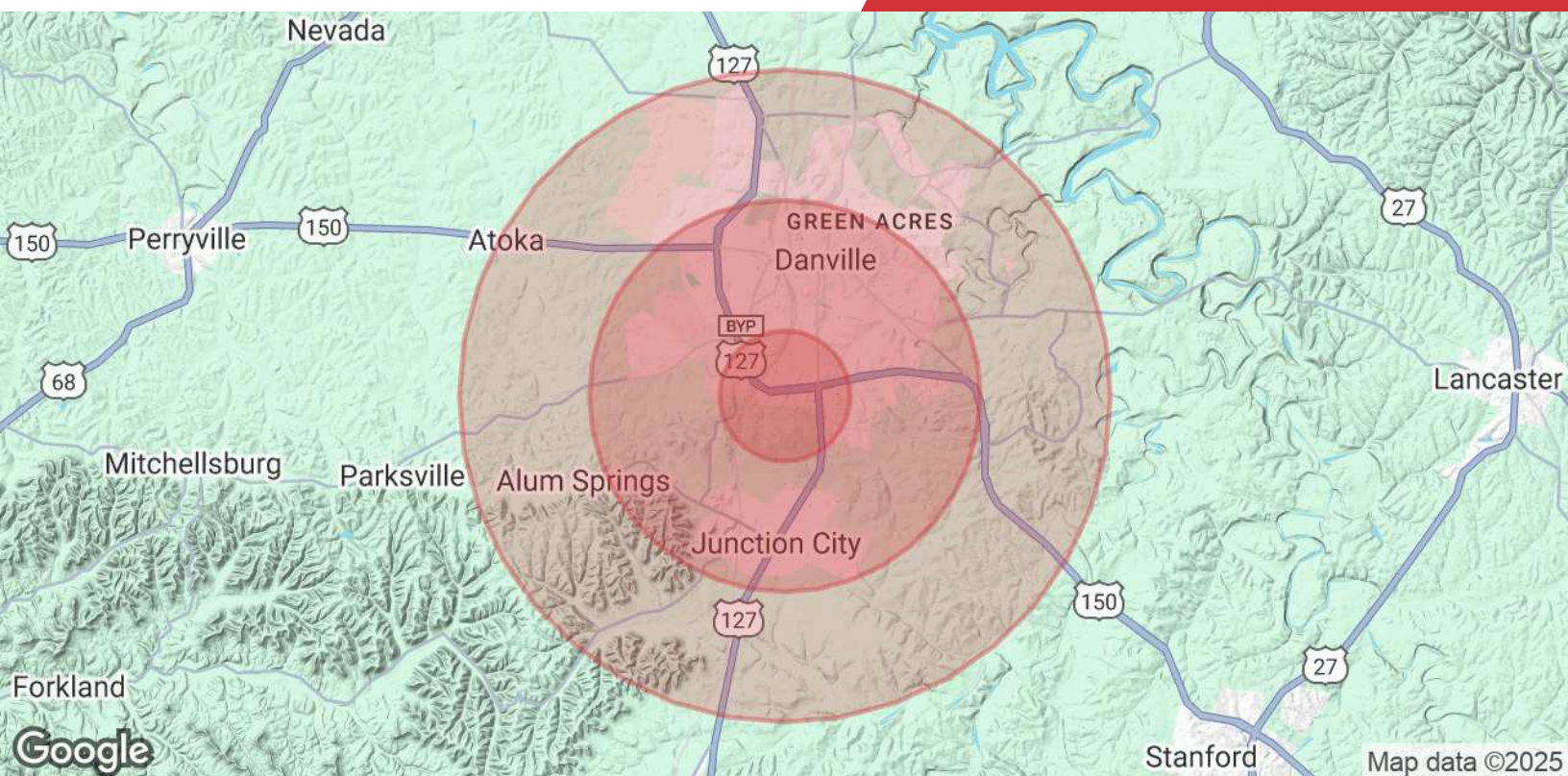


EXISTING CONDITIONS/MARKETING PLAT
OWENS CHEVROLET, INC.
FREEMAN CALDWELL, LTD. & INGLETON, CO. READY MIX, INC.
U.S. HWY 127 BYPASS
BOYLE COUNTY, KENTUCKY

P.O. BOX 204
STANFORD, KY 40484
PHONE (502) 345-5502
FAX (502) 345-1071

REVISION(S)
SHEET:





Population

	1 Mile	3 Miles	5 Miles
Total Population	2,281	17,160	24,956
Average Age	43	40	41
Average Age (Male)	40	38	39
Average Age (Female)	46	42	43

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,001	6,864	9,933
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$63,370	\$70,963	\$79,120
Average House Value	\$170,597	\$209,714	\$234,362

According to STDB 2024