



50 Acres in Opportunity Zone



SOLD
3.5 Acres

Outlot also
Available FOR SALE

50 Acres Total
\$2,000,000 FOR SALE

845 Stanford Road

DANVILLE, KY 40422

PRESENTED BY:

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PROPERTY SUMMARY

50 ACRES IN OPPORTUNITY ZONE

845 STANFORD RD
DANVILLE, KY 40422

OFFERING SUMMARY

SALE PRICE:	\$2,000,000
LOT SIZE:	50 Acres
PRICE / ACRE:	\$40,000 / Acre

PROPERTY SUMMARY

SVN Stone Commercial Real Estate is proud to present a 50-acre development tract located along Stanford Road in Danville, KY. Positioned within an Opportunity Zone and offering approximately 35 acres outside of the floodplain, this site is primed for large-scale residential or commercial development. The gentle terrain and accessible utility infrastructure—including available sewer—provide an excellent foundation for multifamily, single-family, and broader commercial uses. Its location near downtown Danville, retail corridors, and employment centers supports future demand and long-term growth.

A 1.5-acre retail outlet located at the front of the property is also available separately, creating additional possibilities for mixed-use integration or complementary retail development. Buyers may acquire one or both offerings depending on their development strategy.



PROPERTY HIGHLIGHTS

- Multifamily, single family, commercial development potential
- 50 acres, approximately 35 outside of flood plain
- For Sale or Build to Suit
- Located in an opportunity zone



50 Acres



\$2,000,000



\$40,000 / Acre

Luca Mariano
KENTUCKY STRAIGHT BOURBON & RYE

FERGUSON®

MAJOR'S
FLOOR COVERING

Frazzell
Guitar Company

SOLD
3.5 Acres

50 Acres Total
\$2,000,000 FOR SALE

Outlot also
Available FOR SALE

Shaker
Point
Apartments

Parkside
East
Apartments



Downtown Danville



Magnolia
Place
Townhomes



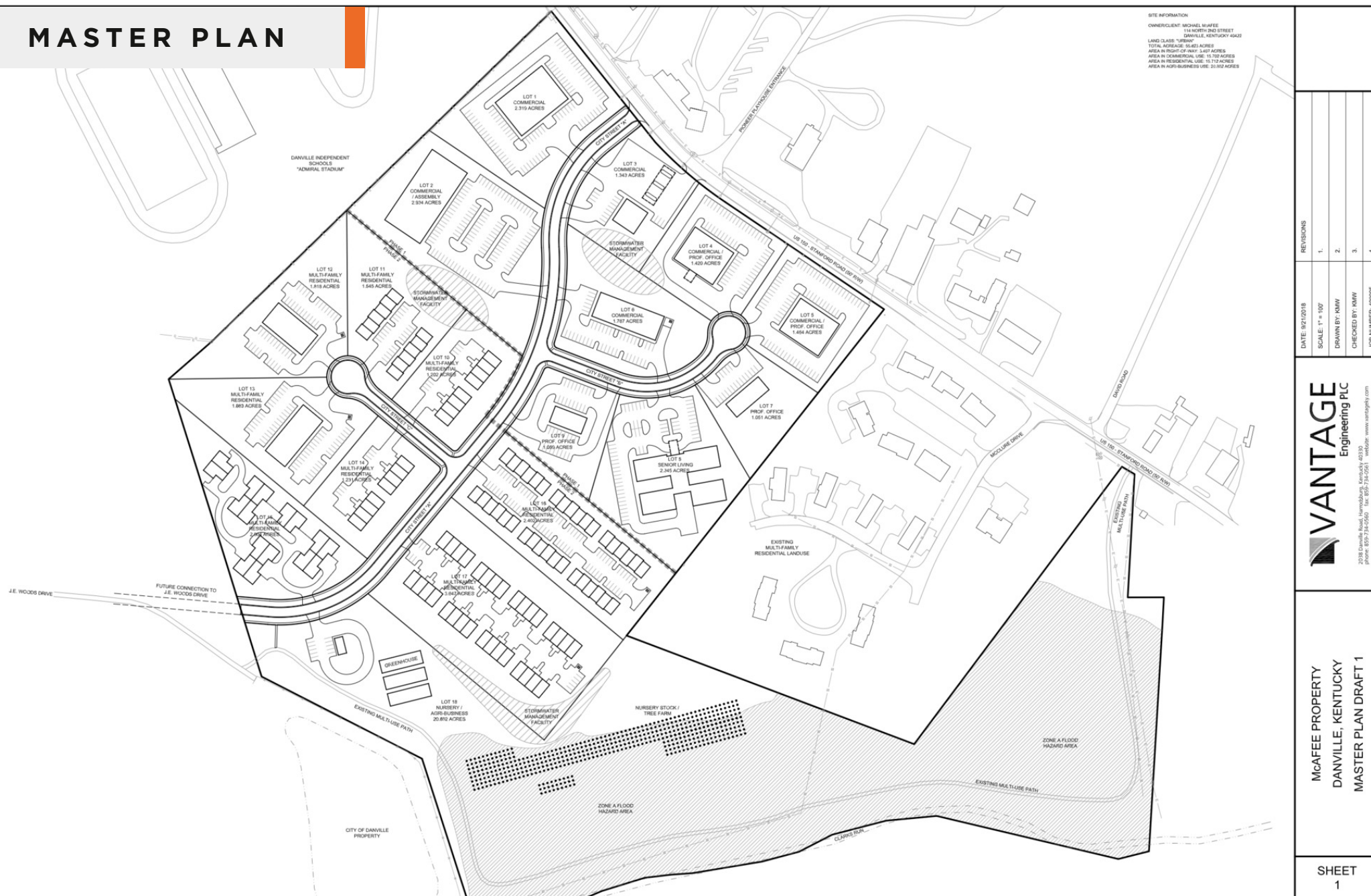
Goodall
Apartments



Village
Apartments



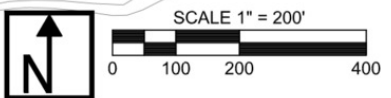
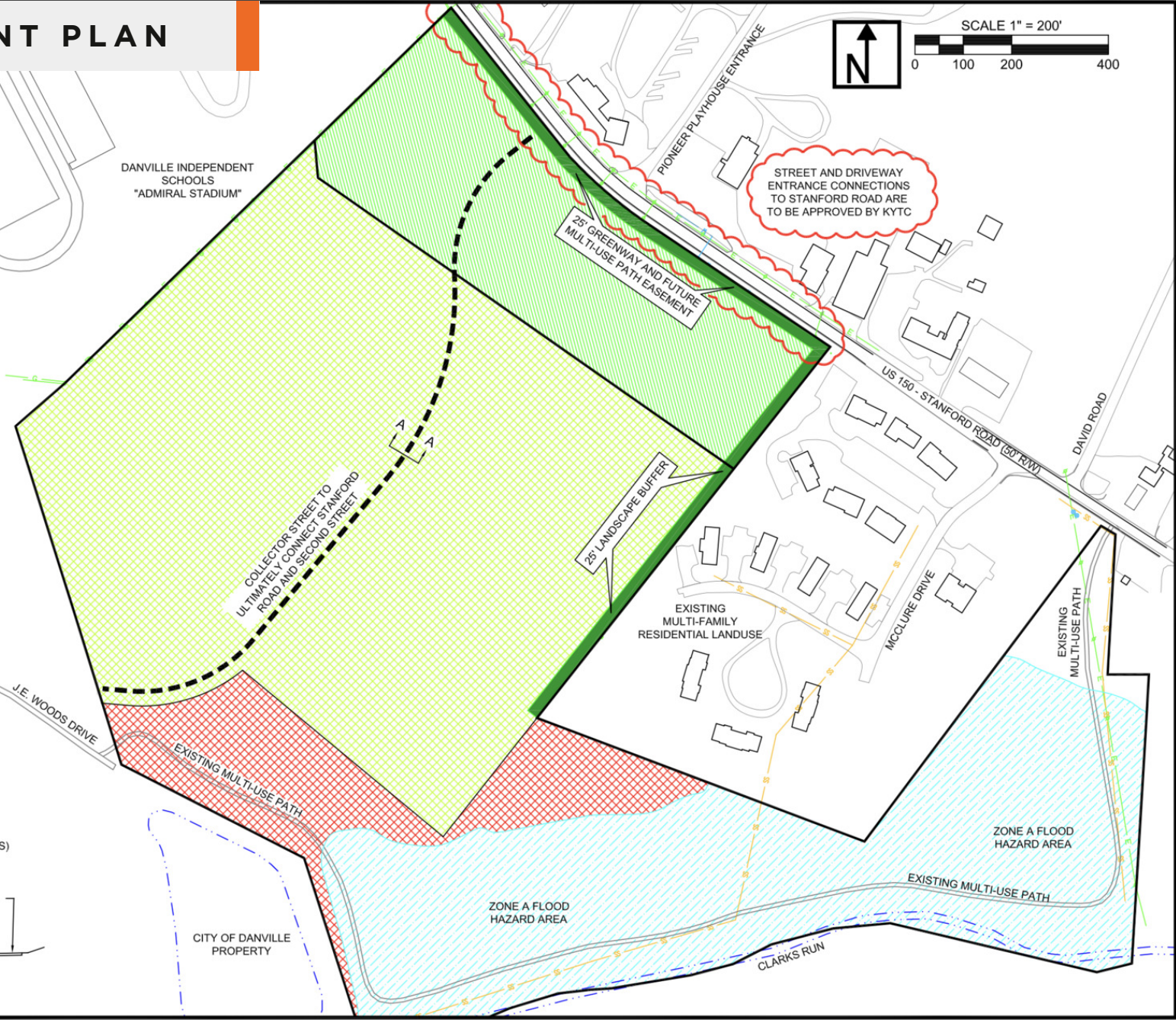
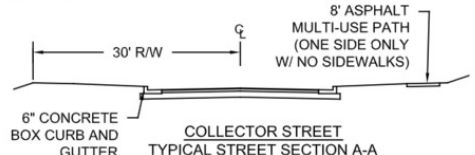
MASTER PLAN



DEVELOPMENT PLAN

- HEIGHT.
2. APPLICANT AGREES TO ONE FREE-STANDING SIGN ON EACH LOT. COMMERCIAL SIGNAGE FOR LOTS FRONTING STANFORD ROAD SHALL BE LIMITED TO ONE FREE-STANDING TYPE SIGN NOT TO EXCEED A HEIGHT OF TWENTY (20) FEET AND A MAXIMUM TOTAL SIGN FACE OF ONE HUNDRED (100) SQ. FT. ALL OTHER COMMERCIAL LOT SIGNS SHALL BE LIMITED TO TEN (10) FEET IN HEIGHT AND A MAXIMUM TOTAL SIGN FACE OF EIGHTY (80) SQ. FT.
3. APPLICANT AGREES TO INSTALL A TWENTY-FIVE (25) FOOT WIDE LANDSCAPE BUFFER ON THE EASTERN PROPERTY LINE, ADJACENT TO THE EXISTING MCCLURE DRIVE RESIDENTIAL HOUSING DEVELOPMENT. THIS BUFFER SHALL CONSIST OF A MINIMUM OF TEN (10) EVERGREEN TREES, FIVE (5) DECIDUOUS SHADE TREES, AND TWENTY (20) SHRUBS PER ONE HUNDRED (100) LINEAR FEET. PLANT SPECIES AND SPACING WILL BE ESTABLISHED WITH THE FIRST LOT TO DEVELOPMENT ALONG THIS LANDSCAPE BUFFER. SUBSEQUENT DEVELOPMENTS ALONG THE LANDSCAPE BUFFER SHALL INCLUDE LIKE KIND SPECIES AND PLANT SPACINGS.
4. THE EXTERIOR OF ALL BUILDINGS (EXCEPT THOSE ON LOTS IMMEDIATELY ADJACENT TO STANFORD ROAD AND LOTS SHOWN IN RED ON THIS PLAN) SHALL BE CONSTRUCTED USING AT LEAST FIFTY PERCENT (50%) BRICK, STONE, MASONRY OR DRYVIT MATERIAL. THE EXTERIOR OF ALL BUILDINGS ON LOTS IMMEDIATELY ADJACENT TO STANFORD ROAD SHALL BE CONSTRUCTED USING AT LEAST SEVENTY-FIVE PERCENT (75%) BRICK, STONE, MASONRY OR DRYVIT MATERIAL. ON LOTS IMMEDIATELY ADJACENT TO STANFORD ROAD, THE BUILDING WALL FRONTING STANFORD ROAD SHALL BE CONSTRUCTED USING ONE HUNDRED PERCENT (100%) BRICK, STONE, MASONRY OR DRYVIT MATERIAL.
5. APPLICANT AGREES THAT THIS PROPERTY SHALL BE CONNECTED TO THE CITY OF DANVILLE SANITARY SEWER SYSTEM.
6. ALL FUTURE STREET AND DRIVEWAY ENTRANCES CONNECTING TO STANFORD ROAD MUST BE APPROVED BY THE KENTUCKY TRANSPORTATION CABINET (KYTC). IN CONJUNCTION WITH SUCH APPLICATIONS TO KYTC, KYTC MAY REQUIRE THE APPLICANT TO PROVIDE TRAFFIC IMPACT STUDIES, INTERSECTION ANALYSIS, AND HIGHWAY IMPROVEMENTS ALONG STANFORD ROAD. SUPPLEMENTAL TO WHAT MAY BE REQUIRED FOR TRAFFIC PLANNING BY KYTC, THE APPLICANT AGREES THAT EACH SITE DEVELOPMENT PLAN SUBMITTED TO PLANNING AND ZONING FOR THIS PROJECT MUST INCLUDE AN ENGINEER'S REPORT OF TRIP GENERATION UNTIL SUCH TIME THAT A TRAFFIC IMPACT STUDY FOR THE McAFEE PROPERTY DEVELOPMENT HAS BEEN SUBMITTED TO PLANNING AND ZONING. EACH ENGINEER'S REPORT OF TRIP GENERATION MUST INCLUDE AN ACCOUNT OF EXISTING TRIPS THAT HAVE BEEN ADDED TO STANFORD ROAD BY PREVIOUS ADDITIONS/DEVELOPMENTS WITHIN THE McAFEE PROPERTY DEVELOPMENT AND PROJECT THE TRIPS ADDED BY THE PENDING DEVELOPMENT. TRIP GENERATION REPORTS ARE TO BE BASED ON TRAFFIC COUNTS OR STATISTICAL TRIP GENERATION RATES AS DESCRIBED IN THE ITE TRIP GENERATION MANUAL, AND REPORTS SHOULD DEFINE THE AVERAGE DAILY TRIPS ADDED TO STANFORD ROAD BY THE McAFEE PROPERTY DEVELOPMENT, AT A TIME WHEN THE AVERAGE DAILY TRIPS GENERATED BY THE McAFEE PROPERTY DEVELOPMENT EXCEEDS ONE THOUSAND (1000) AVERAGE DAILY TRIPS. THE PENDING SITE DEVELOPMENT PLAN APPLICANT MAY BE REQUIRED TO SUBMIT A TRAFFIC IMPACT STUDY TO ASSESS THE CONDITIONS AND IMPACTS TO TRAFFIC ALONG STANFORD ROAD. THE SCOPE OF THIS IMPACT STUDY MAY BE DETERMINED BY THE QUESTIONS AND CONCERNS OF PLANNING AND ZONING AT THE TIME THAT ONE THOUSAND (1000) AVERAGE DAILY TRIPS HAVE BEEN ADDED OR ARE PROJECTED TO BE ADDED TO STANFORD ROAD.
7. APPLICANT AGREES TO PROVIDE A TWENTY-FIVE (25) FEET GREENWAY ADJACENT TO STANFORD ROAD. THE GREENWAY WILL INCLUDE AN EASEMENT FOR A FUTURE MULTI-USE PATH. THE GREENWAY WILL PRESERVE OPEN SPACE BY RESTRICTING PARKING LOTS, NOT INCLUDED IN THE GREENWAY RESTRICTION ARE DRIVEWAY CONNECTIONS TO STANFORD ROAD AND COMMERCIAL SIGNAGE.

- COMMERCIAL LANDUSE
- MIXED USE - COMMERCIAL/RESIDENTIAL
- MIXED USE - COMMERCIAL/RESIDENTIAL (NO RESTRICTION FOR BUILDING MATERIALS)
- ZONE A - FLOOD HAZARD AREA



REVISIONS	DATE: 10/30/2018			
	1.	2.	3.	4.
	SCALE: 1" = 200'	DRAWN BY: RMW	CHECKED BY: RMW	JOB NUMBER: 40005

VANTAGE
Engineering, Inc.
2028 Danville Road, Harrodsburg, Kentucky 40330
Phone: 859-734-2560 Fax: 859-734-0261 Website: www.vantageinc.com

McAFEE PROPERTY
STANFORD ROAD
CONCEPTUAL DEVELOPMENT PLAN

SHEET
1



ADVISOR BIO



TRAVIS ROSE, MBA

Associate Advisor

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Direct: **859.306.0598** | Cell: **859.806.1591**

PROFESSIONAL BACKGROUND

Travis Rose serves as an Advisor at SVN Stone Commercial Real Estate, where he specializes in the acquisition and sale of large farm, residential, and commercial development tracts across Central Kentucky. In addition to land brokerage, Travis also assists clients with the buying, selling, and leasing of investment properties, offering market insight and tailored strategies to meet each client's goals.

A native of Nicholasville, Travis brings a deep understanding of Kentucky's land and investment landscape. His relational approach to brokerage is rooted in trust, service, and a commitment to long-term client success. In 2024, he was recognized with the SVN Achievers Award, a national production honor awarded to top-performing advisors based on annual sales volume.

Travis earned his Bachelor's degree from Eastern Kentucky University, where he was a member of the EKU golf team, named to the President's List, and honored as an Academic All-American. He later completed his MBA at Murray State University, further sharpening his financial and strategic expertise.

Outside of real estate, Travis resides in Lexington with his wife, Bitty, and their three daughters. He enjoys playing golf, spending time with family, and serving in various roles at his local church.

SVN | Stone Commercial Real Estate

270 S. Limestone
Lexington, KY 40508
859.264.0888

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.