Development Land For Sale

US Highway 27

NICHOLASVILLE, KY 40356

PROPERTY SUMMARY

US-27 DEVELOPMENT LAND

US- 27
NICHOLASVILLE, KY 40356

OFFERING SUMMARY	
SALE PRICE:	$5,300,000
LOT SIZE:	81 Acres
ZONING:	B-2 and R1-D
PRICE / ACRE:	$65,432
UTILITIES:	All available at site (including sewer)

PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present this rare 81-acre mixed-use development opportunity located off Keene Road in growing Nicholasville, Kentucky. Strategically split by the Nicholasville Bypass (US-27), which sees over 31,000 vehicles per day, this site offers excellent visibility, great access, and both commercial and residential zoning.

The property is zoned B-1 and R-1D, allowing for a mix of commercial and residential development. Located less than 5 miles from Lexington and within a growth corridor, this site is ideal for developers.

PROPERTY HIGHLIGHTS

- 81 ACRES TOTAL
- ZONED B-1 AND R-1D WITH COMMERCIAL AND RESIDENTIAL FLEXIBILITY
- FRONTAGE ALONG US-27 BYPASS (31,000+ VPD)
- COMMERCIAL OUTLOT AND RESIDENTIAL POTENTIAL
- LOCATED IN A STRONG GROWTH CORRIDOR JUST MINUTES FROM LEXINGTON
- ALL UTILITIES INCLUDING SEWER AVAILABLE AT THE SITE

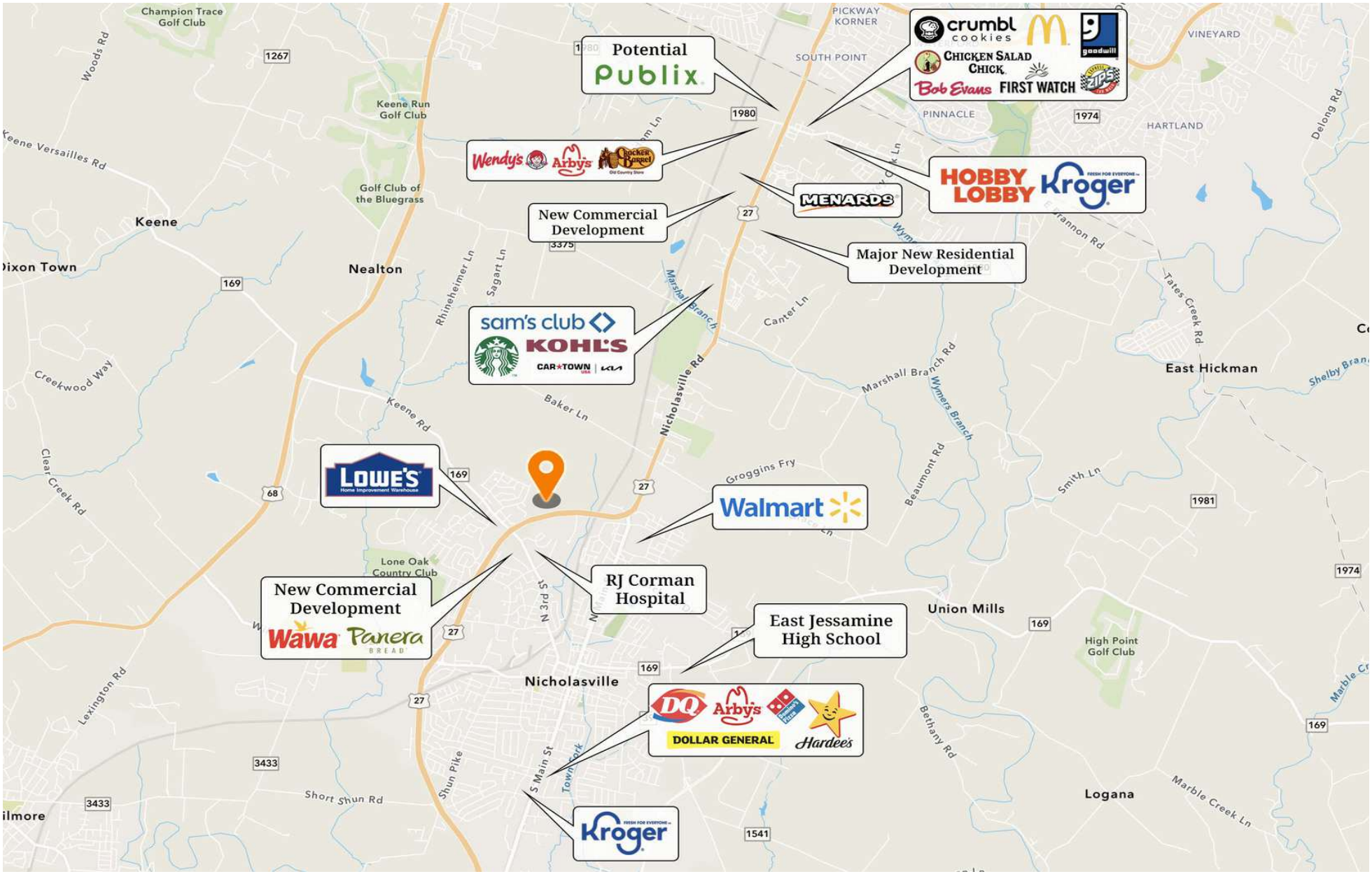
31,000+ VPD

Zoned B-1 and R-1D

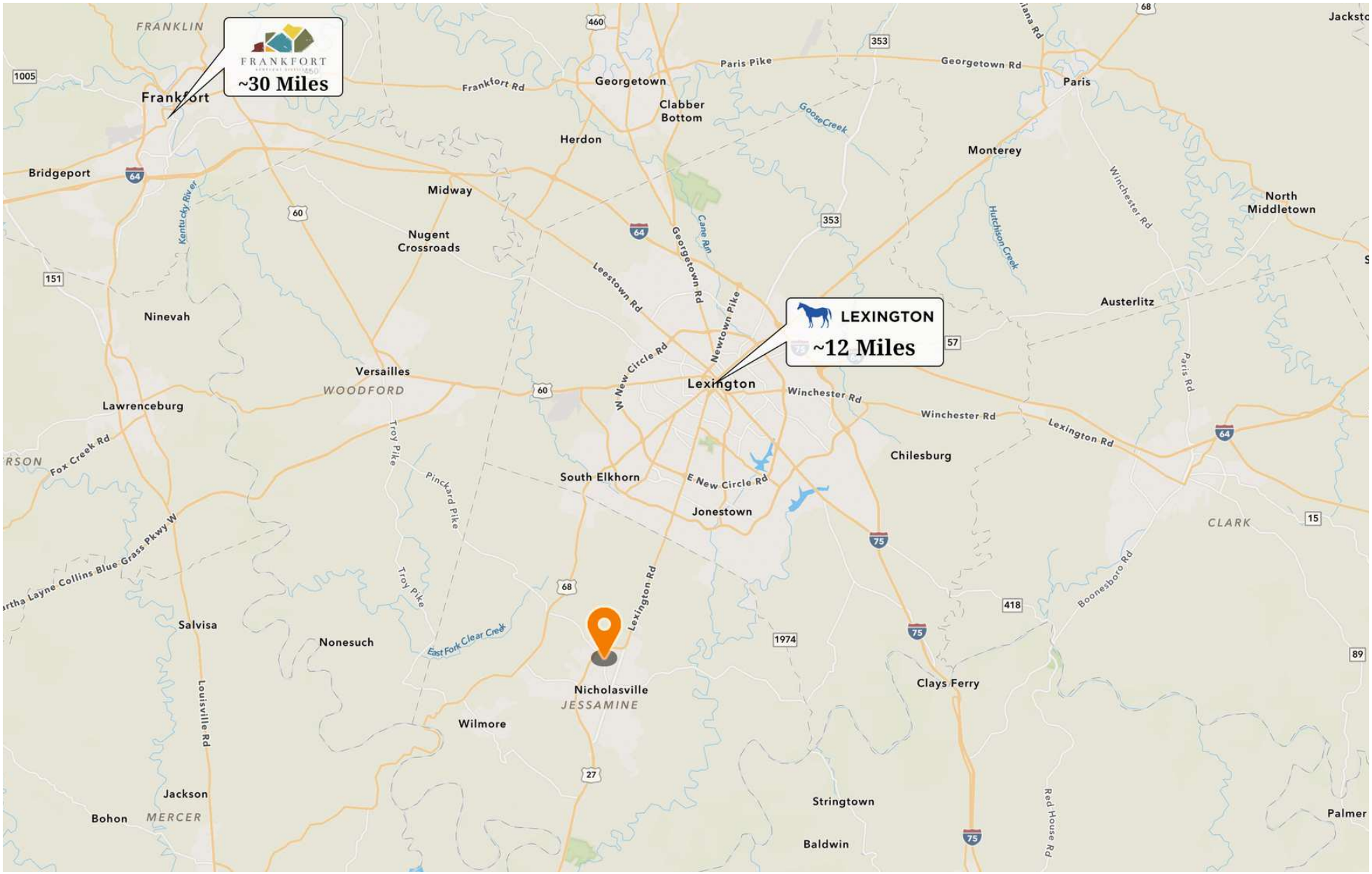
Strong growth corridor

SVN STONE COMMERCIAL REAL ESTATE

NEARBY RETAILERS

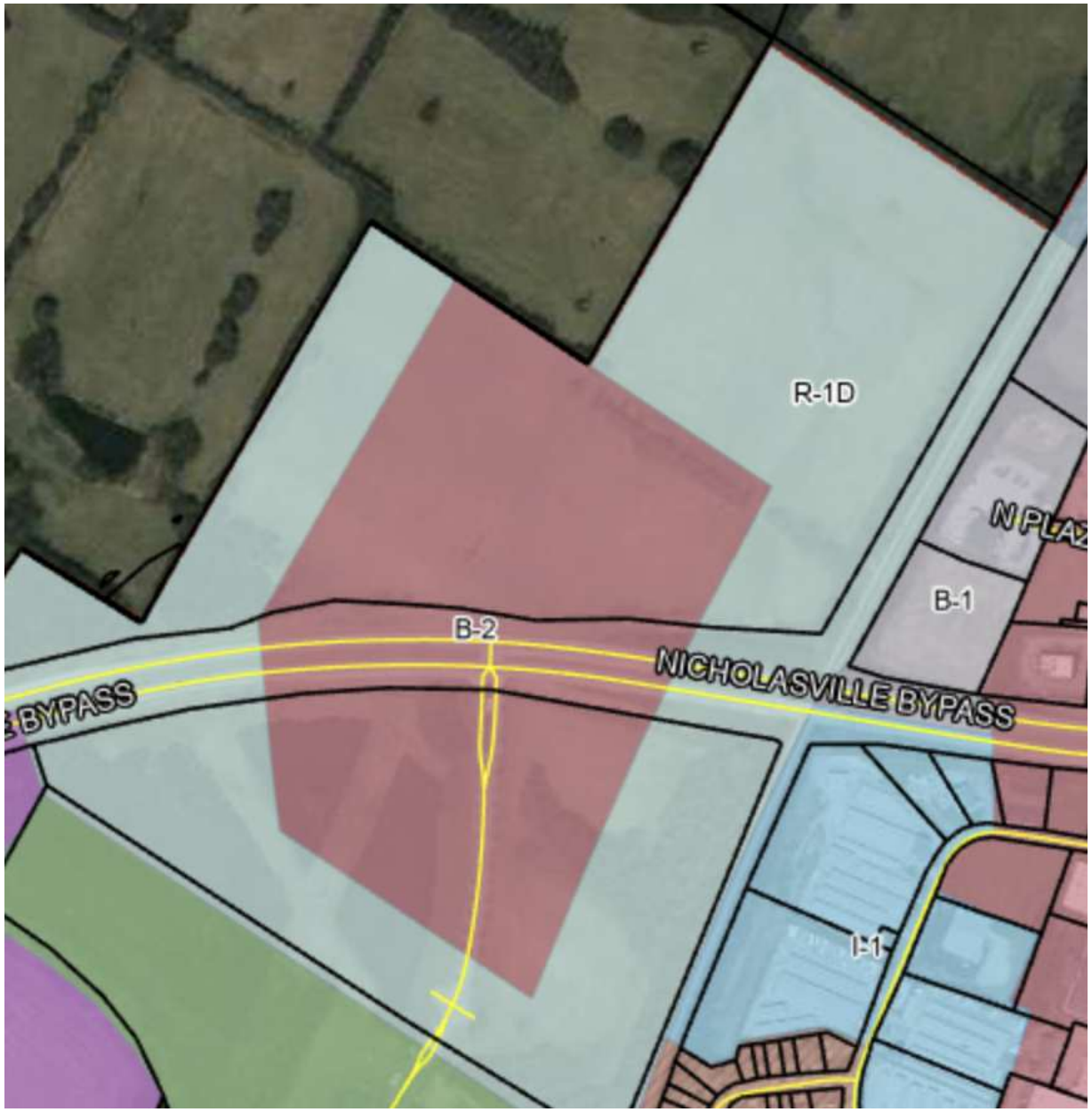


REGIONAL MAP



ADDITIONAL PHOTOS

ZONING MAP



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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.