



+/-17.3 AC Development Land

2395 & 2415 Liberty Rd

Lexington, Kentucky 40509

Offering Summary

Sale Price:	\$4,307,700
Lot Size:	17.3 Acres

Property Highlights

- ±17.3 total acres across two parcels
- 2395 Liberty Road: ±10.0 AC
- 2415 Liberty Road: ±7.3 AC
- Located on Liberty Road between New Circle Road and Man O' War Boulevard
- Excellent access to New Circle Road and Man O' War Boulevard
- Convenient location near established residential neighborhoods, retail, services, and employment centers
- Zoned A-U (Agricultural Urban); Potential rezoning for residential or commercial use, subject to approval
- Significant acreage provides flexibility for future development concepts

For More Information

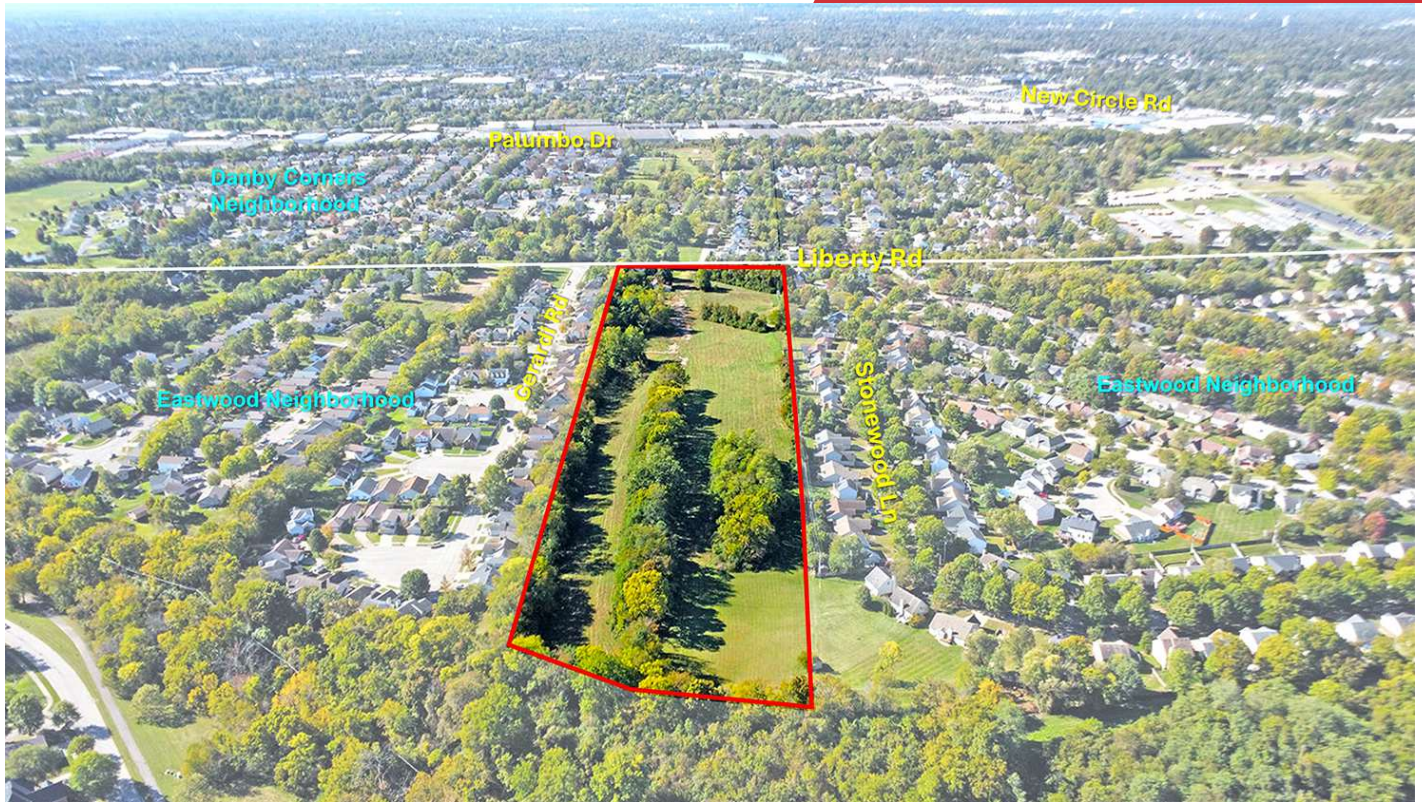
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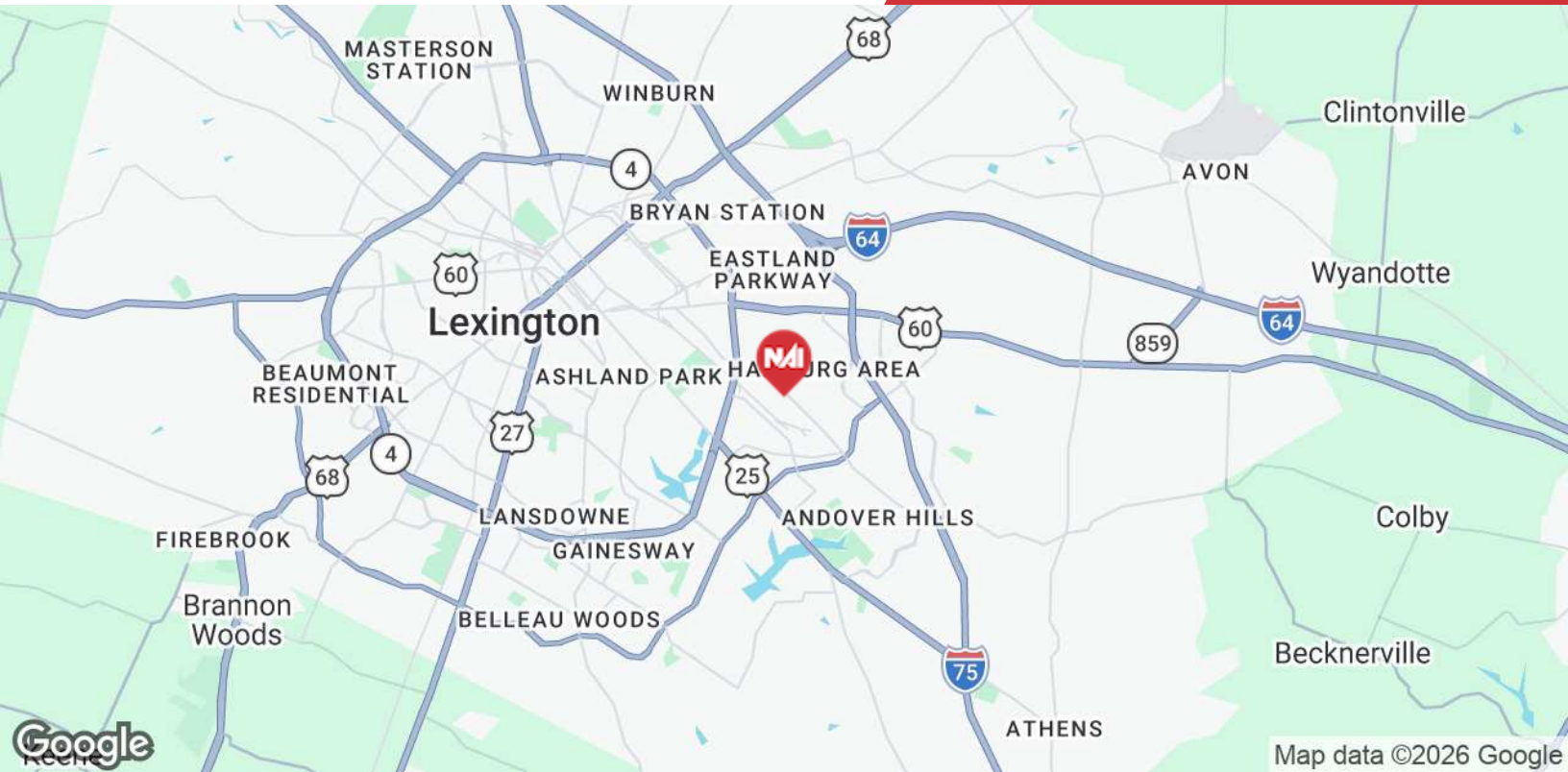
President

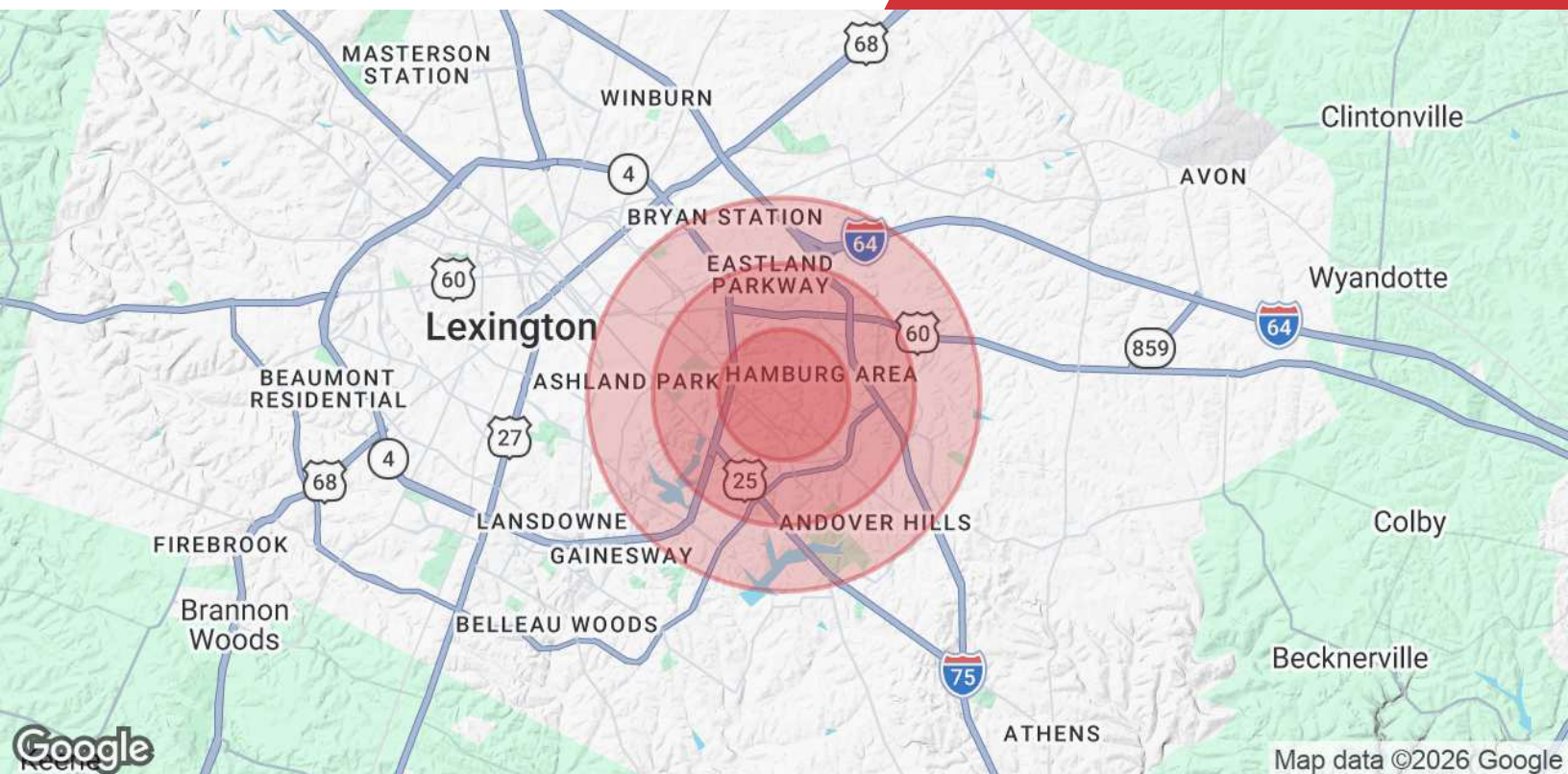
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Population

	1 Mile	2 Miles	3 Miles
Total Population	11,590	38,473	86,191
Average Age	38	38	39
Average Age (Male)	37	37	38
Average Age (Female)	39	40	40

Households & Income

	1 Mile	2 Miles	3 Miles
Total Households	4,980	17,674	38,077
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$94,492	\$87,275	\$97,169
Average House Value	\$315,520	\$312,345	\$353,072

2020 American Community Survey (ACS)