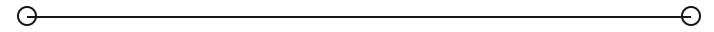


SALE / LEASE

54.79 Acres Danville Land

845 STANFORD RD

Danville, KY 40422



PRESENTED BY:

TRAVIS ROSE, MBA

O: 859.306.0598

travis.rose@svn.com

**Stanford Road
7,049+ VPD**



PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- \$200,000-\$80,000 per acre
- 54.79 acres
- Commercial/Residential Development Potential
- For Sale or Build to Suit
- All utilities at the site

OFFERING SUMMARY

SALE PRICE:	\$200,000-\$80,000
LEASE RATE:	Call Agent
LOT SIZE:	54.79 Acres

TRAVIS ROSE, MBA

O: 859.306.0598
travis.rose@svn.com

PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to present 845 Stanford Road in Danville, Ky for Sale/Lease. This 54.79 acre property is a prime location for future commercial and residential development. This gently rolling land is close to downtown Danville and is positioned well for retail, multifamily, single family and office development. All utilities can be found at the site including available and accessible sewer access.

For more information or a tour please contact Travis Rose, MBA at travis.rose@svn.com // 859.806.1591

PROPERTY AERIAL



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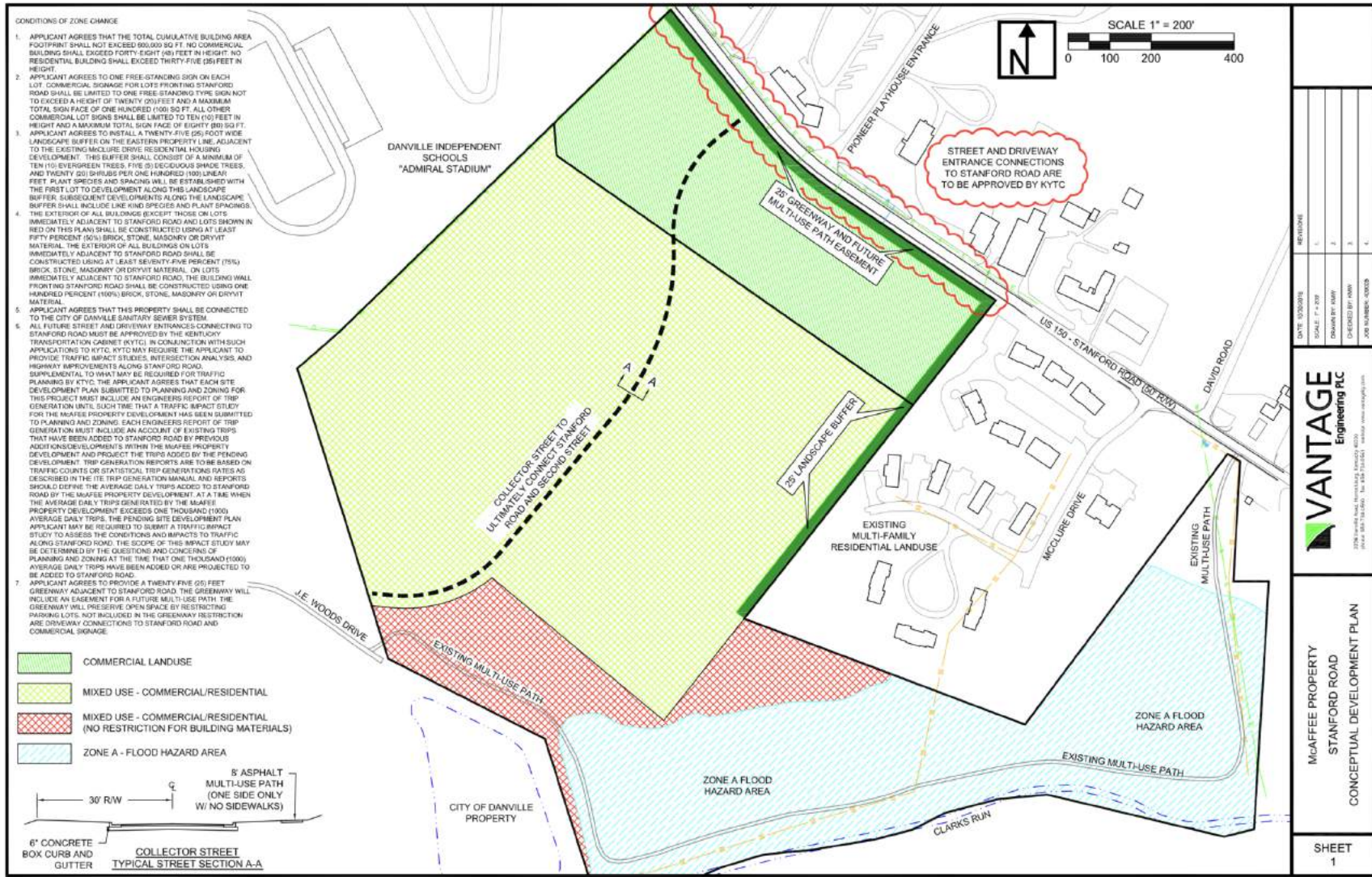
PROPERTY AERIAL



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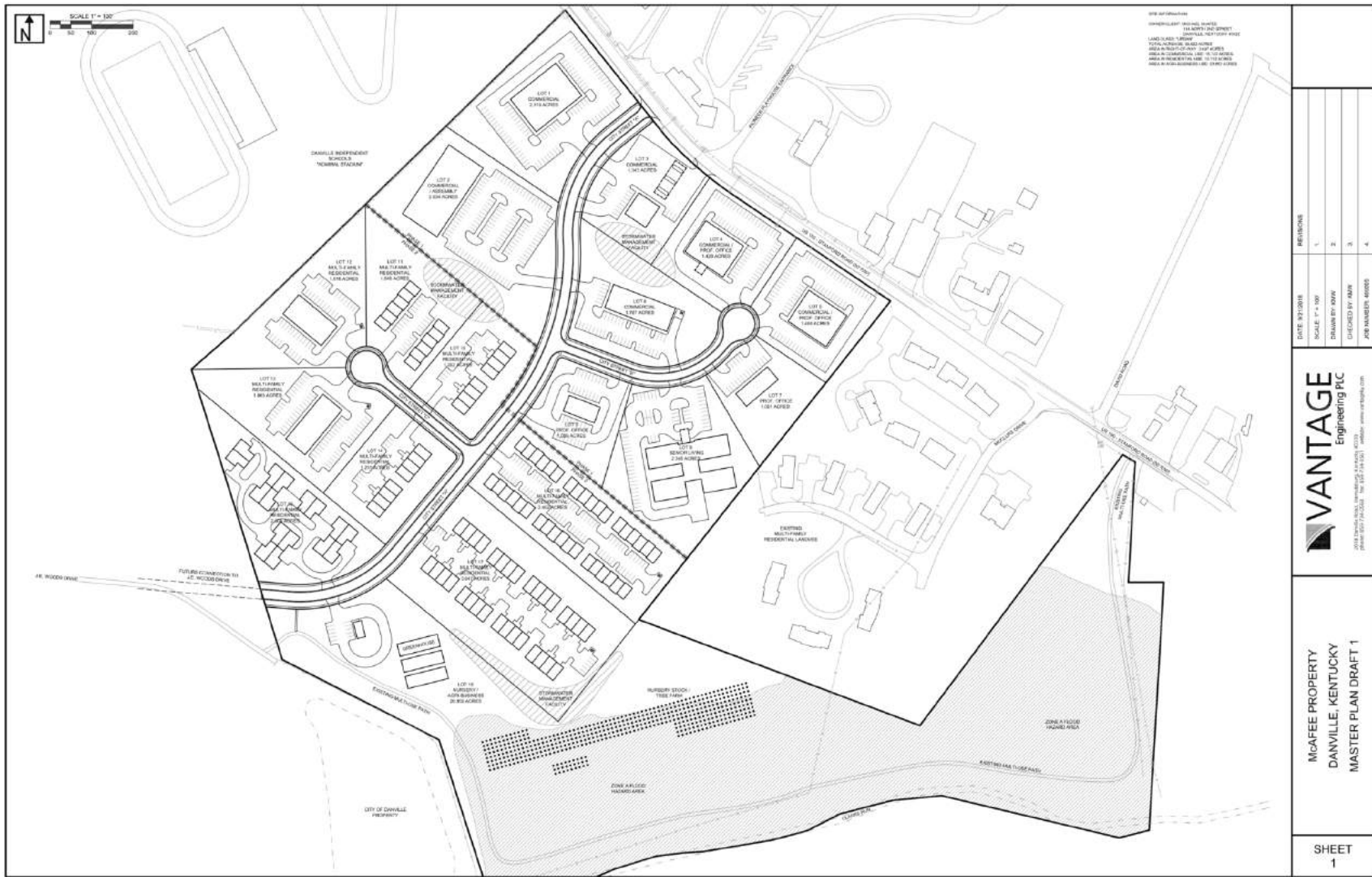
54.79 ACRES DANVILLE LAND | 845 Stanford Rd Danville, KY 40422

CONCEPT PLAN



TRAVIS ROSE, MBA
 O: 859.306.0598
 travis.rose@svn.com

MASTER PLAN



TRAVIS ROSE, MBA

O: 859.306.0598

travis.rose@svn.com

DEMOGRAPHICS MAP & REPORT

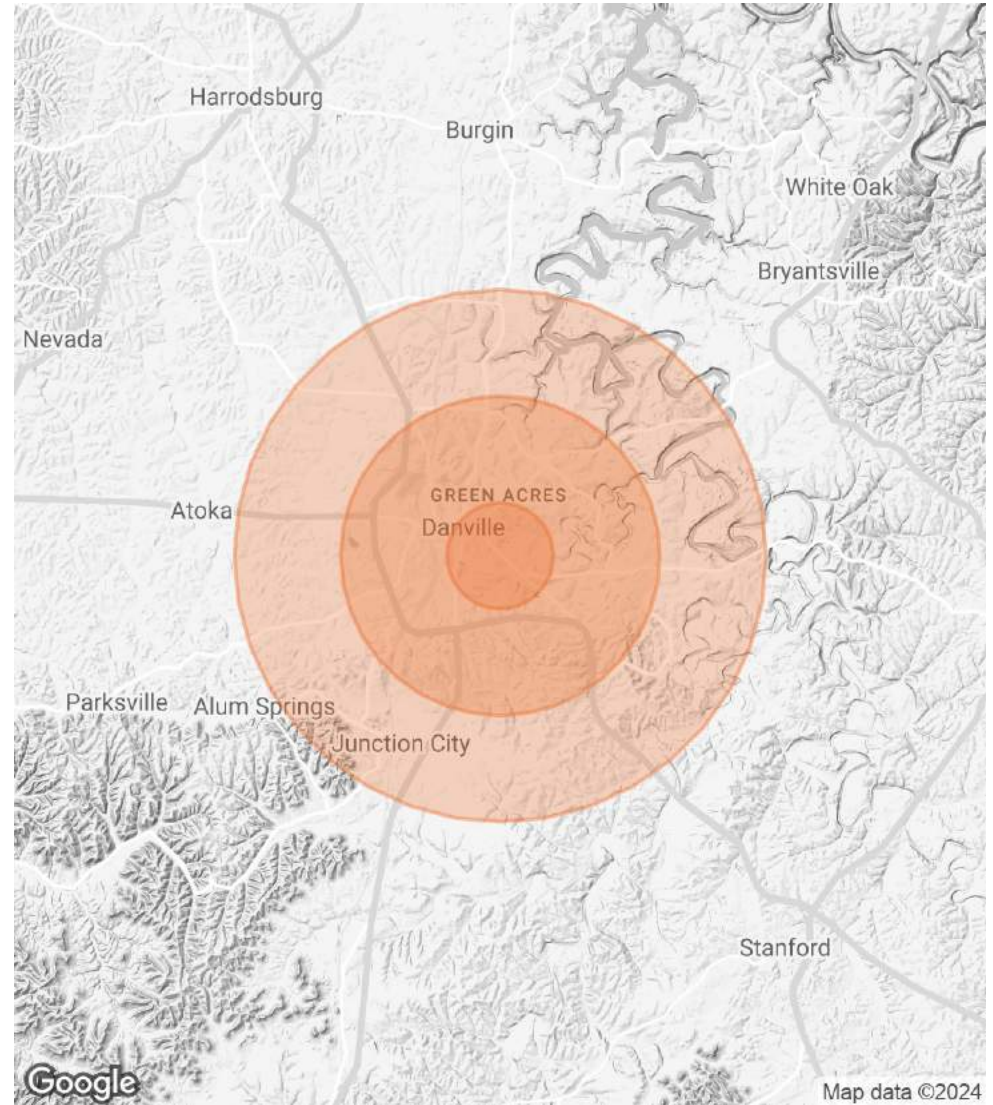
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,910	18,435	25,149
AVERAGE AGE	40	41	42
AVERAGE AGE (MALE)	38	39	39
AVERAGE AGE (FEMALE)	42	43	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,045	7,275	9,879
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$70,009	\$80,345	\$81,132
AVERAGE HOUSE VALUE	\$210,566	\$241,119	\$239,254

Demographics data derived from AlphaMap



TRAVIS ROSE, MBA

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ADVISOR BIO 1



TRAVIS ROSE, MBA

Associate Advisor

travis.rose@svn.com

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

PROFESSIONAL BACKGROUND

Travis Rose serves as an Advisor at SVN Stone Commercial Real Estate. He specializes in assisting his clients in the buying, selling, and leasing of investment properties. Travis is passionate about serving and creating relationships with his clients. Personally, Travis lives in Lexington with his wife, Bitty, and two wonderful daughters. He enjoys spending time with his family, playing golf, and being involved at his church. Travis is a native of Nicholasville. He attended college at EKV while playing on the golf team and is currently working on his MBA at Murray State University.

EDUCATION

Bachelors - Eastern Kentucky University
(President's List, Golf Team, Academic All-American)
MBA - Murray State University

SVN | Stone Commercial Real Estate

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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.

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