

FUEL CENTER- RESTAURANT- HOTEL DEVELOPMENT SITE SW Corner of I-40 & Hwy 222 across from Pilot Oil JUST SOUTH OF BLUE OVAL CITY



LOCATION	The Southwest corner of the I-40 & Highway 222, just south of Blue Oval City, the new Ford Electric Truck Plant & SK Battery Manufacturing Plant, with frontage on I-40 & excellent visibility on both roads. This is “Main & Main” in Blue Oval City area. Construction is at 50%+ & peak workforce is estimated at 10 to 11,000 people.	
LOT SIZE	Approx 7.7 ac, with approximately 1,354 feet of frontage on I-40, (including 565 feet on the ramp). The Hwy 222 frontage is approximately 261 feet. There is an existing 2,248 sf service station building, pump island and canopy on the site now.	
ZONING	B-3, Community Business	
FOR GROUND LEASE OR BUILD TO SUIT	The owner is interested in developing the property and subdividing it into multiple lots available for ground lease or build to suit. The pricing depends on the location on the property. Call for specific lot pricing.	
TRAFFIC COUNTS	I-40 West of Hwy 222	34,539
	I-40 East of Hwy 222	34,792

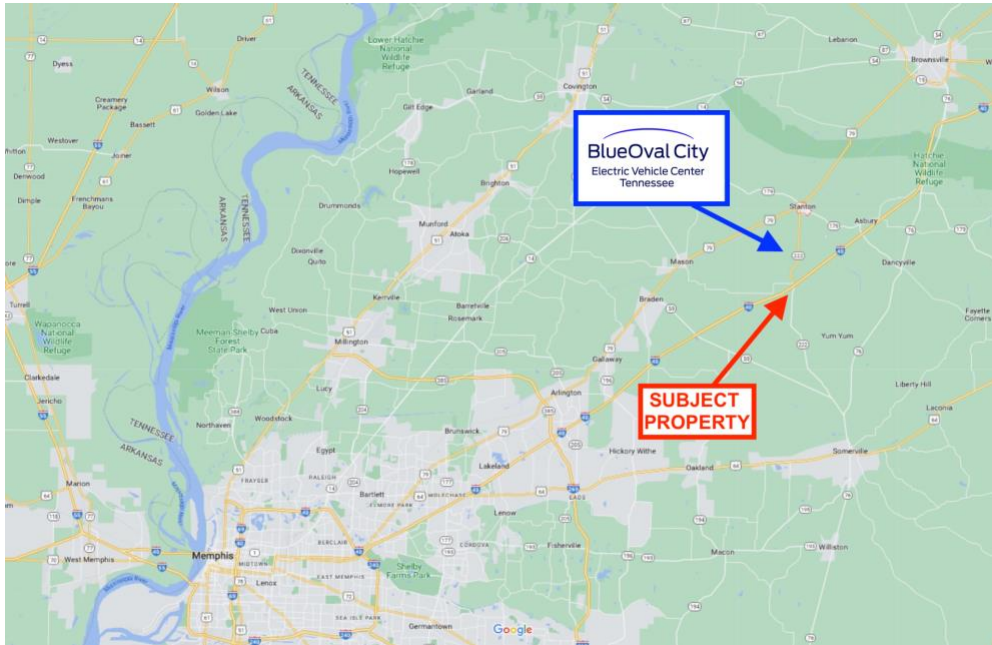


Demographics	Fayette County	10-Mile
Population	41,990	7,735
Avg HH Income	\$68,159	\$65,584
Households	15,596	2,864

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VICINITY MAP



AERIAL TAX MAP



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