

# FOR SALE

OR BUILD-TO-SUIT IN ALEXANDRIA BUSINESS PARK



**951 ENTERPRISE CT.**  
LEXINGTON, KY 40510



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# 01: EXECUTIVE SUMMARY

951 ENTERPRISE CT.

## PROPERTY DESCRIPTION

### A rare 4-acre industrial land tract ideal for custom warehouse, manufacturing, or distribution use.

Block+Lot Real Estate is pleased to present a rare, 4-acre tract of industrial-zoned land at 951 Enterprise Court in Lexington, Kentucky. With Lexington's limited inventory of industrial land, this site offers the opportunity to build a warehouse specified to the owner's needs. Previous plans show the ability to construct appx. 46,000 SF with four loading docks.

The property can also be demised and bought in smaller acreage starting at 1 acre. The owner will also consider a build-to-suit opportunity. The property is located in the Alexandria Business Park within 5.5 miles of I-75/I-64, making it an idea location for light manufacturing or distribution use.



**1-4  
ACRES**



**\$300,000  
PER ACRE**



**ZONED  
I-1**

# 02: PROPERTY OVERVIEW

## PROPERTY HIGHLIGHTS

### RARE OPPORTUNITY

Rare 4-acre tract of I-1 (Light Industrial) land in a limited inventory market.

### ALEXANDRIA BUSINESS PARK

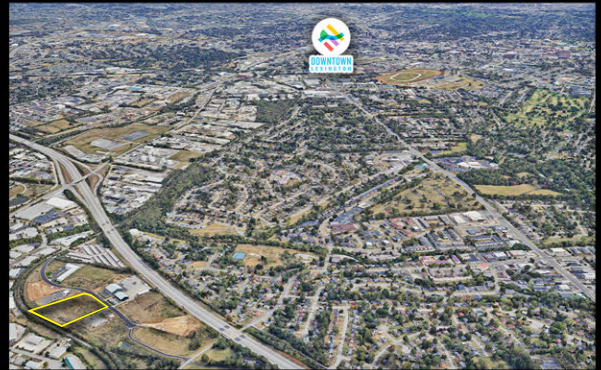
Ideally located just off New Circle Road within 5.5 miles of Interstates 75 and 64.

### CONSTRUCTION

Previous plans show ability to construct appx. 46,000 SF of warehouse space.



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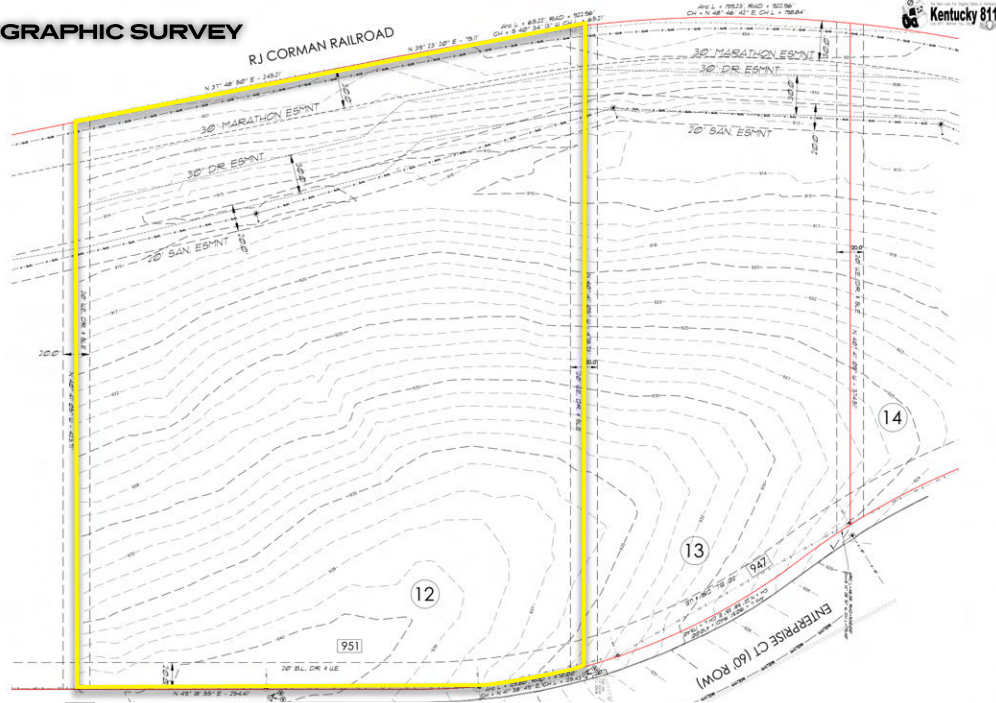
 BLOCK+LOT



# 02: PROPERTY OVERVIEW

951 ENTERPRISE CT.

## TOPOGRAPHIC SURVEY



# 03: LOCATION INSIGHTS

951 ENTERPRISE CT.

## LOCATION DESCRIPTION

The land, located off New Circle Road and Old Frankfort Pike, is positioned within close proximity to Interstates 75 and 64. Lexington's location at the I-75/I-64 interchange puts it within a 24-hour or less drive of 70% of the United States population. The site is well-positioned inside the Alexandria Business Park surrounded by established businesses.



## AREA DEMOGRAPHICS

### TOTAL POPULATION

1 MILE: 7,597  
3 MILE: 62,732  
5 MILE: 152,618



### AVERAGE HOUSEHOLD INCOME

1 MILE: \$68,299  
3 MILE: \$82,502  
5 MILE: \$96,063



### NUMBER OF HOUSEHOLDS

1 MILE: 2,846  
3 MILE: 26,914  
5 MILE: 62,934







# 03: LOCATION INSIGHTS

951 ENTERPRISE CT.

AERIAL

**INTERSTATE 75/64**

5.80 MILES

**NEW CIRCLE RD.**

LESS THAN 1 MILE

**BLUE GRASS**

**AIRPORT**

3.5 MILES

**DOWNTOWN**

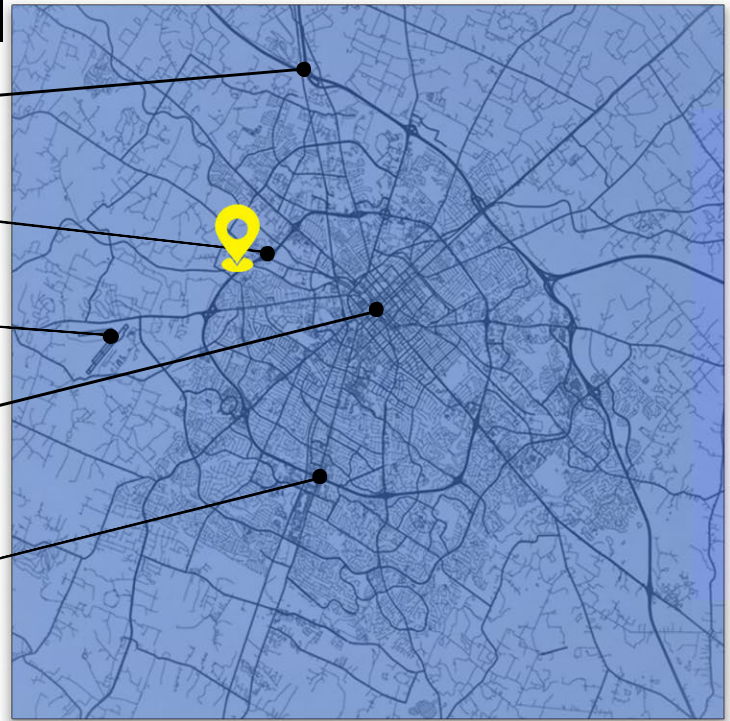
**LEXINGTON**

3 MILES

**NICHOLASVILLE**

**RD.**

6.2 MILES



# 04: MARKET REPORT

## LEXINGTON, KENTUCKY



Situated in the heart of the Bluegrass Region, Lexington, KY combines cultural richness with historical charm. Known as the "Horse Capital of the World," it features scenic thoroughbred farms and vibrant equestrian events. The city's spirited sports culture revolves around the University of Kentucky wildcats, whose basketball legacy is celebrated by fans nationwide. Lexington is also a key player in the bourbon industry, with numerous distilleries offering tours and tastings that showcase Kentucky's renowned craftsmanship.

Lexington's cost of living index is 94.5, below the national average of 100, with housing costs 20% lower. The city offers affordable housing, low crime rates, and excellent healthcare, making it attractive for businesses and residents. Compared to cities like New York (148.2) and San Francisco (179.5), Lexington is significantly cheaper. Its economy is diverse, growing at 2.5% annually, supported by healthcare, education, manufacturing, and technology sectors. Lexington provides a favorable business climate with incentives, a vibrant startup ecosystem, excellent amenities, recreational opportunities, a vibrant cultural scene, and top-rated healthcare.

Strategically positioned at the intersection of I-65 and I-75, Lexington is within a 600-mile radius of 70% of the U.S. population, making it a prime location for logistics and distribution centers. The city boasts excellent connectivity via I-75, I-64, and Bluegrass Parkway, while Blue Grass Airport serves as a key regional hub with direct flights to major cities. Additionally, access to major freight rail lines supports industrial growth.

Lexington's population has grown by 1.2% annually over the past decade, with a workforce participation rate of 67%, higher than the national average. The city has a highly educated population, with 42% of residents holding a bachelor's degree or higher. The University of Kentucky significantly contributes to the local talent pool with over 30,000 students, and numerous vocational and technical schools support various industries.