



# SUGARTREE

The Garden Homes + The Lofts II

32 FULLY ENTITLED HOMESITES · SUGARTREE LANE, VERSAILLES, KENTUCKY 40383

**\$1,500,000**

OFFERED IN ITS ENTIRETY

**\$187,500**

PER 4-PLEX LOT

**\$46,875**

PER HOME PAD

**32**

SHOVEL-READY UNITS

Eight individually entitled 4-plex lots. **Thirty-two homesites. One closing.**

Sugartree is a fully entitled, shovel-ready residential development inside an established Planned Unit Development in Versailles — thirteen miles from downtown Lexington. **The plat is recorded. The roads are in and paid for. Phase 1 is built and sold out.**

Six lots are entitled for 1.5-story loft townhomes and two for all-brick garden homes — two complementary products inside one HOA, one set of streets, one marketing budget. A builder moves directly to vertical construction on a loop where finished homes are already occupied.

## PROPERTY SPECIFICATIONS

|           |                                    |
|-----------|------------------------------------|
| OFFERING  | 8 entitled 4-plex lots · 32 pads   |
| STATUS    | Fully entitled, platted & recorded |
| ZONING    | R-1B Planned Unit Development      |
| COMMUNITY | 23.54-acre tree-lined PUD          |
| DENSITY   | 3.91 units/acre (4.0 allowed)      |
| UTILITIES | Natural gas & electric at site     |
| ROADS     | Paved & complete, with drainage    |
| TERRAIN   | Level — no terrain issues          |

## WHY IT IS DIFFERENT

**Zero entitlement risk** — no rezoning, no hearing, no waiting period

**Shovel ready** — move directly to vertical construction

**Infrastructure paid for** — roads, drainage, gas, electric in place

**Phase 1 sold out** — proven product on this exact site

**Individually addressed** — all 32 homesites carry recorded addresses

**Scale without assembly** — 32 pads, one seller, one contract

**Level 4-plex lots** on a quiet loop with no through traffic



## The Garden Homes

**2 LOTS · 8 UNITS · \$375,000**

All-brick 4-unit garden buildings with hip roofs, masonry chimneys, deep covered porches and two-car garages — the maintenance-free product empty-nesters and Keeneland second-home buyers ask for **by name**. Built examples stand directly adjacent.



## The Lofts II

**6 LOTS · 24 UNITS · \$1,125,000**

The 1.5-story loft townhome that **built and sold Phase 1**. Vaulted great rooms, first-floor primary suites, an upstairs loft or second suite, covered patio. The plan is proven on this street.

**EIGHT LOTS · THIRTY-TWO ENTITLED HOMESITES · ONE CLOSING**

**\$1,500,000**

Eight entitled lots at \$187,500 each · offered in its entirety.

Information obtained from sources believed reliable; Meridien Real Estate makes no guarantee, warranty or representation as to completeness or accuracy. No representation is made as to the price at which any home built on this property may sell. Lot designations are for presentation only; refer to the recorded plat of Sugartree, Woodford County, Kentucky. Measurements and drive times approximate. Submitted subject to errors, omissions, change of price, prior sale or withdrawal without notice.

## THE MARKET CASE

# Why Build Here.

Entitled land is worth what someone will pay for the homes that go on it. In Woodford County the demand side is already doing the work — a county that has permitted new housing every year for five straight years, wrapped around institutions that do not leave: Toyota's largest plant on earth, a world racecourse, the birthplace of bourbon and six universities.

# 485

NEW HOUSING UNITS  
 PERMITTED 2021-2025  
 WOODFORD COUNTY

## Five straight years. It never stopped.

Roughly one hundred units a year, every year, in a county of fewer than twenty-eight thousand people — through the rate shock of 2023 and the national slowdown that followed. Permits fell to 69 that year and were **back above 100 by 2024**. This is not a spike to be timed. It is a floor that has already been tested.

### RESIDENTIAL PERMITS · WOODFORD COUNTY

|                        |             |            |
|------------------------|-------------|------------|
| 2021                   | <div></div> | 124        |
| 2022                   | <div></div> | 95         |
| 2023                   | <div></div> | 69         |
| 2024                   | <div></div> | 102        |
| 2025                   | <div></div> | 95         |
| <b>Five-year total</b> |             | <b>485</b> |

U.S. Census Bureau, series BPRIV021239. All structure types.

### 2026 · ALREADY ON THE BOARD

|               |                                                                                                                                                                                                 |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>FEB</b>    | Versailles and the Woodford County Fiscal Court approved for <b>\$2 million in state funding</b> toward an \$8.5 million acquisition of a 17-acre industrial site and a 140,000 sq ft building. |
| <b>MAR 23</b> | Toyota marks 40 years in Georgetown with <b>\$1 billion in new investment</b> — \$800 million of it to the Kentucky plant.                                                                      |
| <b>MAY</b>    | Blue Grass Airport unveils <b>Future LEX</b> — a <b>\$500 million expansion</b> after a record 1.6 million passengers in 2025, adding an eight-gate concourse for larger aircraft.              |
| <b>JUN</b>    | Toyota launches <b>RAV4 Hybrid production</b> in Georgetown and breaks ground on a new paint facility.                                                                                          |
| <b>FALL</b>   | Georgetown begins building the <b>all-electric Highlander</b> — the first three-row BEV Toyota will build for the U.S. market.                                                                  |
| <b>OCT 30</b> | <b>Breeders' Cup World Championships</b> at Keeneland — attendance capped at 43,000 per day.                                                                                                    |

County permit totals for 2026 are not yet published; the U.S. Census Bureau releases the next annual figure on August 25, 2026.

### THE INSTITUTIONS THAT HOLD THIS MARKET

| KEENELAND · 10 MINUTES                                                                                                                                                                                                                           | BOURBON · BIRTHPLACE                                                                                                                                                                                                                                  | UNIVERSITIES · 20 MILES                                                                                                                                                                                                            | TOYOTA · 18 MILES                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>\$1.6B</b><br>Annual economic impact on Lexington and surrounding counties. <b>Keeneland hosts the Breeders' Cup World Championships this October 30-31</b> — fourteen Grade 1 races, purses above \$34 million, televised nationally on NBC. | <b>12+</b><br>Distilleries within twenty minutes, per Visit Woodford. <b>Woodford Reserve</b> — one of only three National Historic Landmark distilleries in Kentucky and official bourbon of the Kentucky Derby — sits a few miles from this ground. | <b>6</b><br>Kentucky, Transylvania, Midway, Asbury, Georgetown College and Kentucky State. <b>A recession-resistant</b> base of faculty, staff, students and campus-adjacent employment that does not move with the housing cycle. | <b>10,000</b><br>Jobs at <b>Toyota's largest manufacturing plant in the world</b> . Capacity of 550,000 vehicles and 600,000 engines a year, more than \$12 billion invested since 1988 — and team members commuting in from <b>80 of Kentucky's 120 counties</b> . |

### CAPITAL ALREADY COMMITTED — WOODFORD COUNTY

- ◆ **\$57 million · 305 rental units.** Anderson Communities built Wooldridge Gardens on Abbey Road — 156 apartments, 69 townhomes and 80 single-family homes. **DELIVERED**
- ◆ **Ball Homes is buying lots in this corridor.** Kentucky's largest homebuilder released nine new homesites at Huntertown Glen, and sells concurrently at Rose Ridge and Paynes Crossing. **ACTIVE**
- ◆ **\$75 million high school.** New 197,000 sq ft campus for 1,400 students, top-100 ranked in Kentucky. **JAN 2024**

SOURCES — U.S. Census Bureau (building permits); Kentucky Cabinet for Economic Development (Feb. 2026 KPDI award); Keeneland Association and published economic-impact study; Breeders' Cup Limited; Visit Woodford; Toyota Motor North America and Toyota Motor Manufacturing Kentucky; Woodford County Public Schools; Blue Grass Airport; published developer materials from Anderson Communities and Ball Homes. Figures are third-party reported and describe general market conditions only — not a projection, appraisal or representation of future value, absorption or profit. Approximate and not independently verified.