



+/-12.54 AC Chilesburg Land

451 Chilesburg Rd

Lexington, Kentucky 40509

Offering Summary

Sale Price:	\$2,495,000 REDUCED!
Lot Size:	12.54 Acres

Property Highlights

- +/-12.54 AC development land
- Offers multiple access points and proximity to major transportation routes
- Located in the Chilesburg area just off Richmond Road near Jacobson Park
- Quick and easy access to the major arteries and interstates serving the Lexington region
- Close proximity to I-75, retail shops, hotel accommodations, financial institutions and other amenities located in the Richmond Road and Hamburg areas
- Zoned AG, Agricultural Rural with flexible usage options
- Expansion Area Residential (EAR-1) zoning recommended per LFUCG Planning
- Potential uses include single-family, multi-family, townhouses, community residences, religious assembly and more

For More Information

Al Isaac

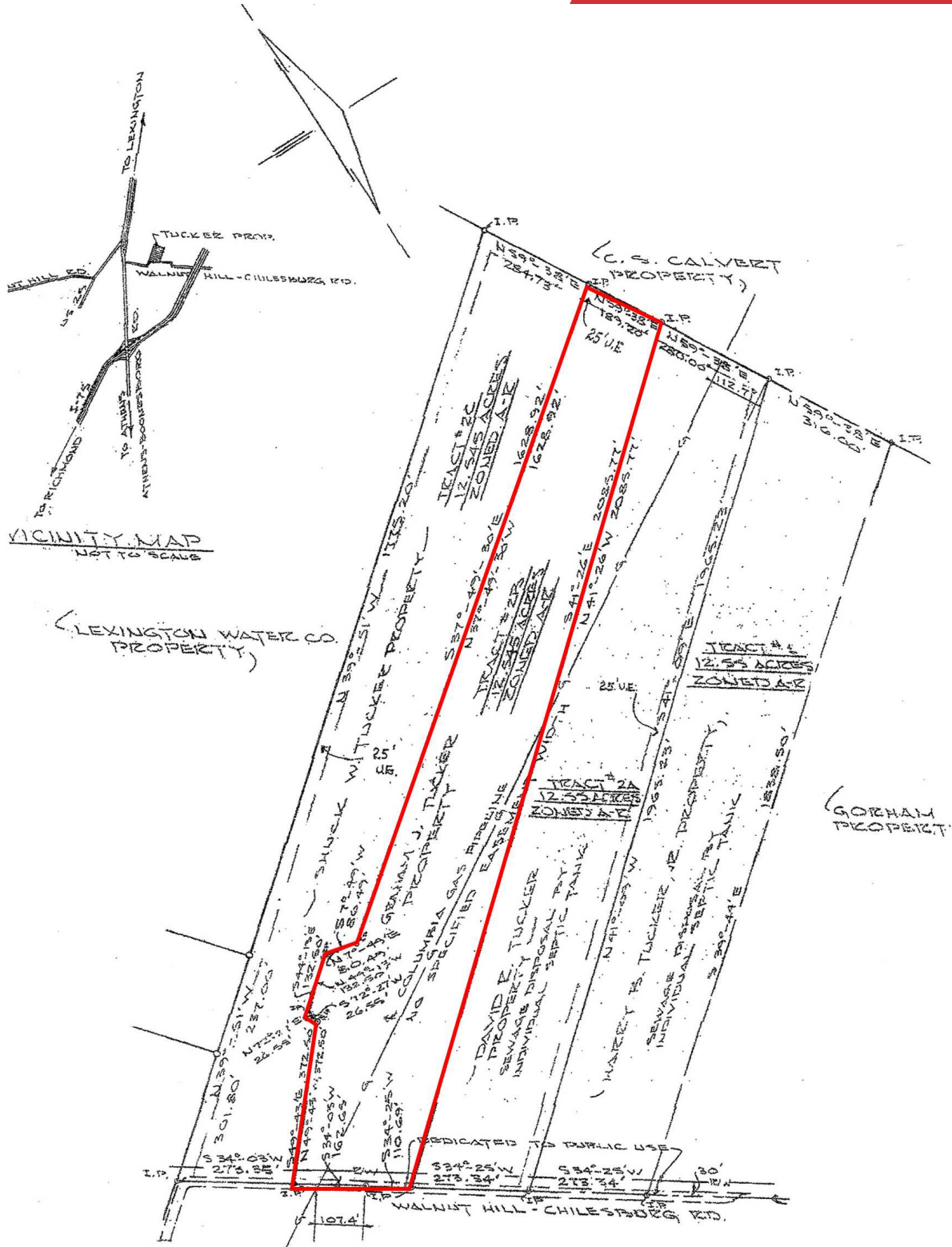
President

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+/-12.54 AC SITE

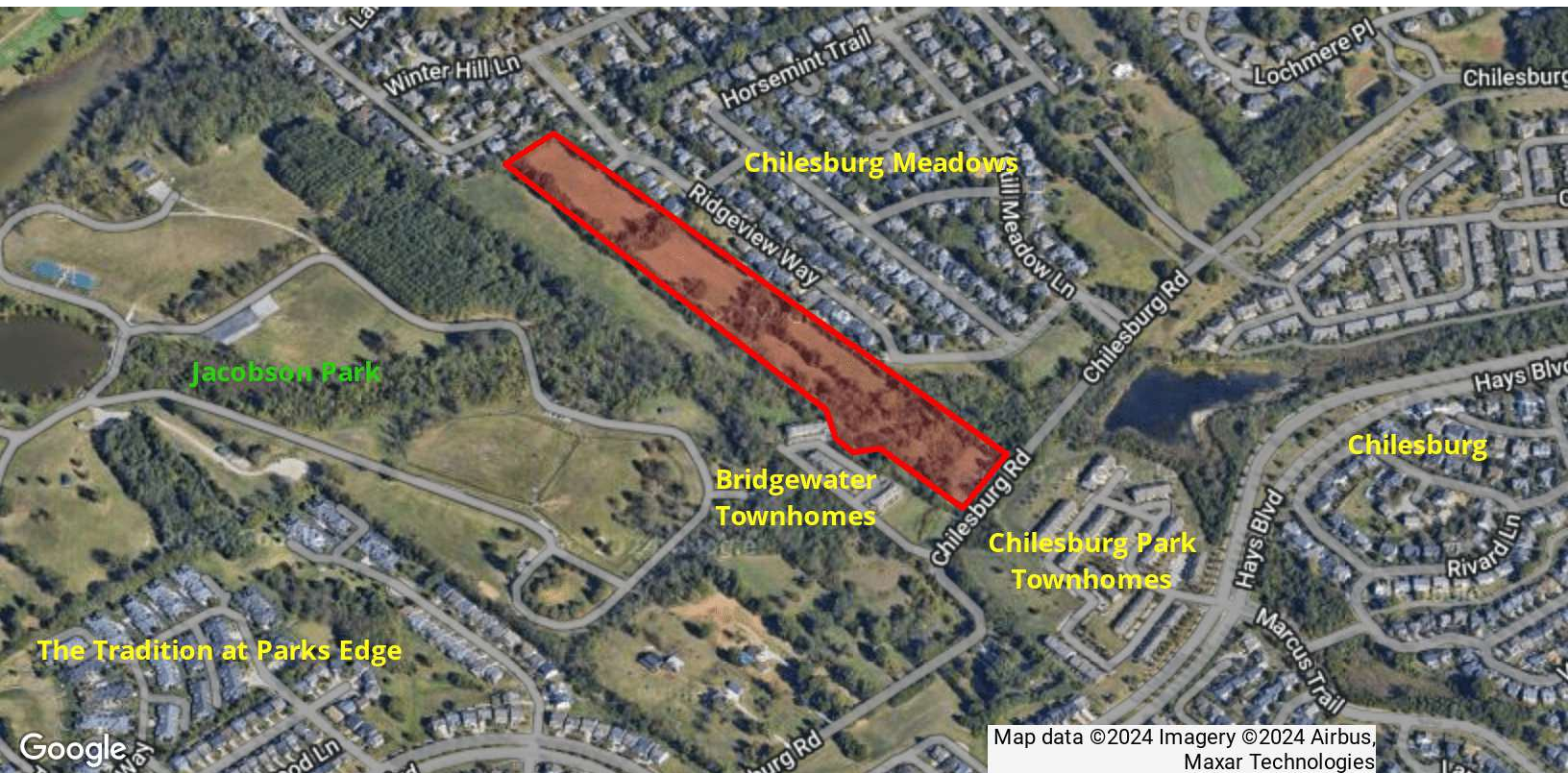
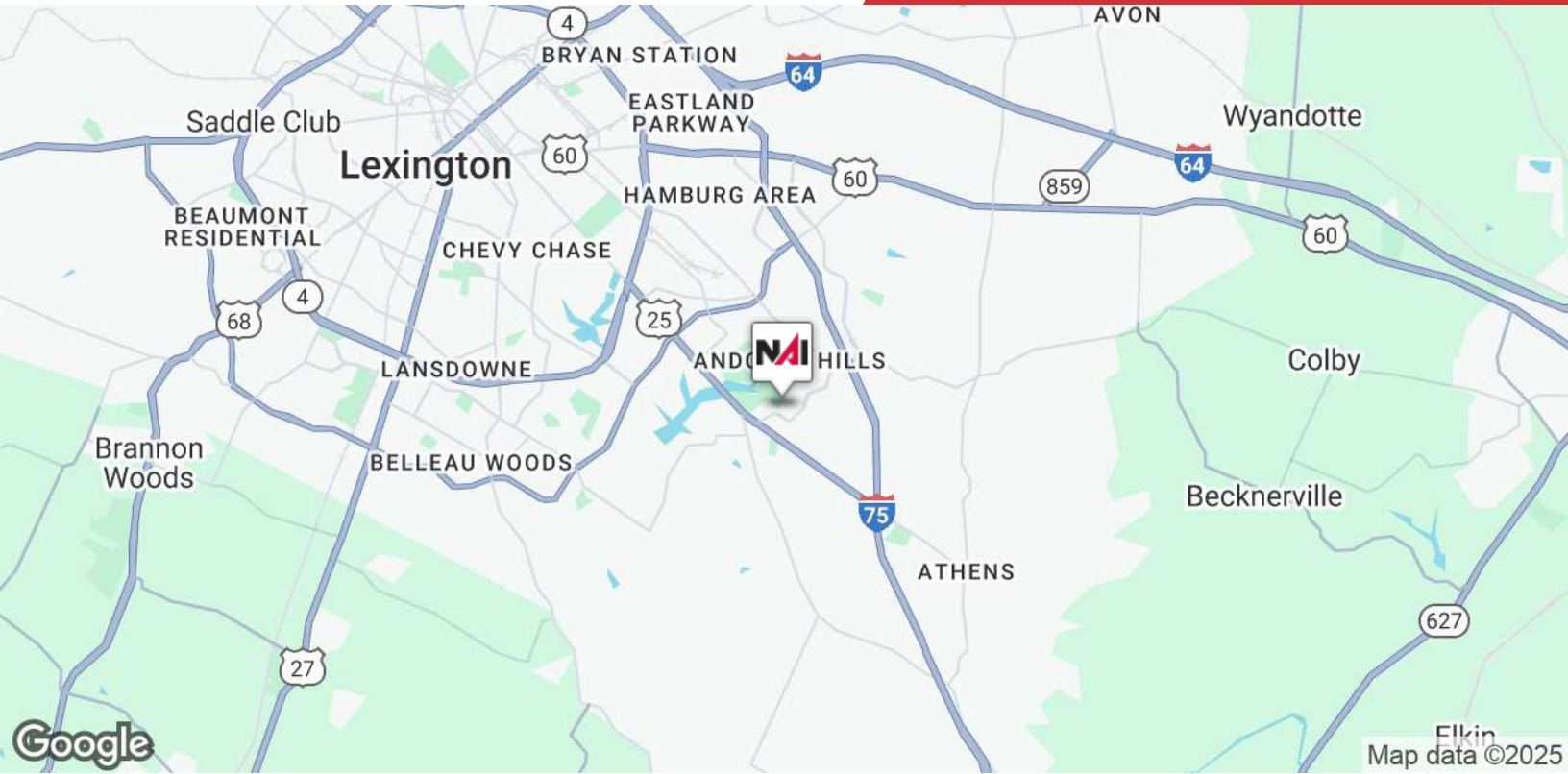
+/-22,277 VPD

+/-61,328 VPD

For Sale

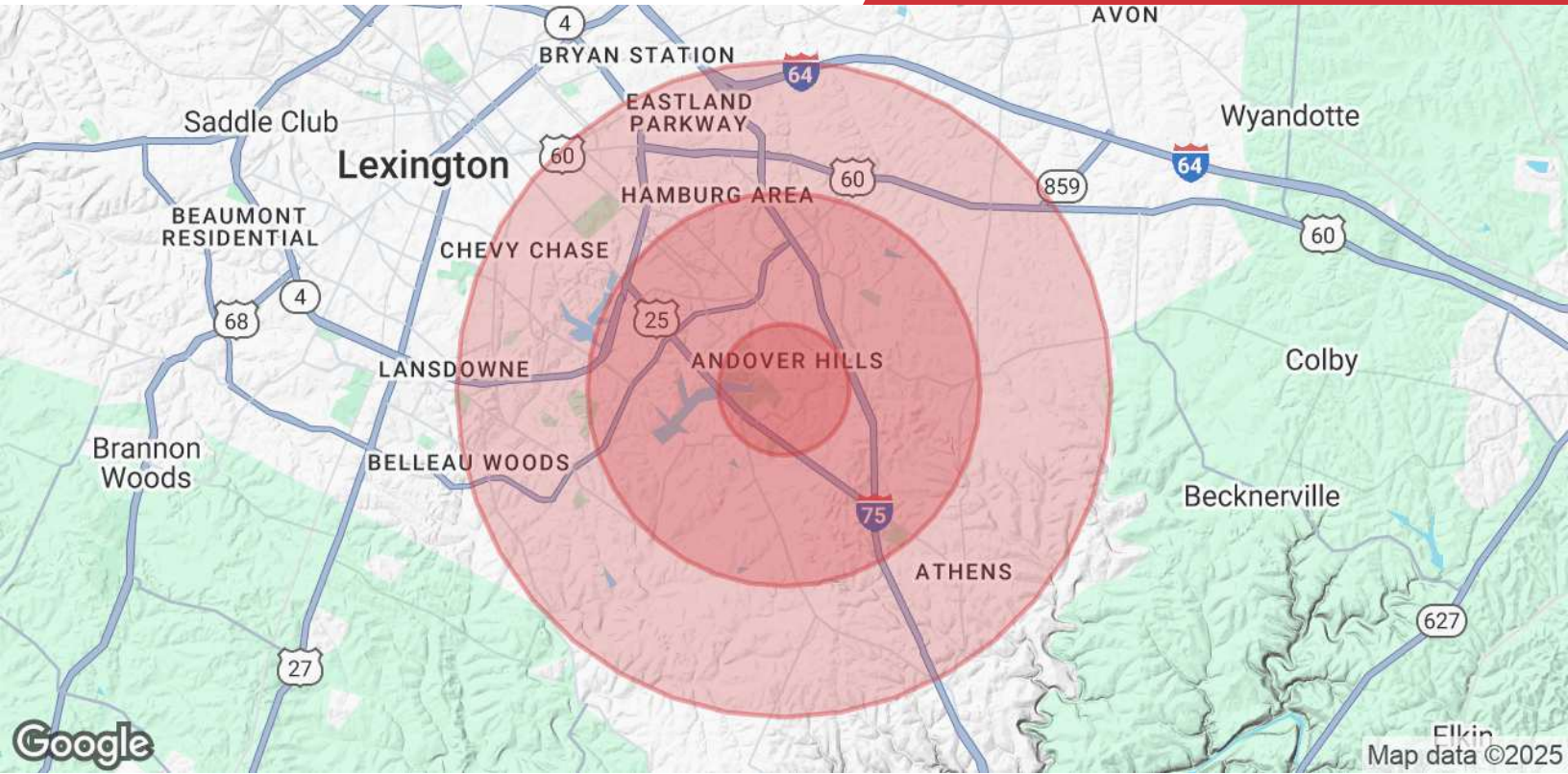
12.54 Acres | \$2,495,000

Development Land



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Population	1 Mile	3 Miles	5 Miles
Total Population	10,644	55,040	120,598
Average Age	38	38	39
Average Age (Male)	38	37	38
Average Age (Female)	39	39	40
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,779	22,748	51,659
# of Persons per HH	2.8	2.4	2.3
Average HH Income	\$159,300	\$109,287	\$104,308
Average House Value	\$403,199	\$330,628	\$348,262

Demographics data derived from 2024 STDB