



+/-2.15 AC Zoned P-1

East Brannon Rd
Nicholasville, Kentucky 40356

Property Highlights

- Rare opportunity to acquire a development-ready site in a mature, high-demand location
- +/-2.15 AC development opportunity (Tract 2C, Lot 3) in the highly desirable Brannon Crossing trade area
- Zoned P-1 (Professional Office), ideal for medical, professional office, healthcare, financial, legal, and related commercial uses
- Prime frontage along East Brannon Road, a major connector between Nicholasville Road (US 27) and Bates Creek Road
- Adjacent to healthcare and office users including Axia Lexington Women's Health, Family Practice Associates of Lexington, Central KY Dermatology and Clark Legacy Center
- Surrounded by a strong daytime population and affluent residential neighborhoods in southern Fayette and northern Jessamine Counties
- Positioned within Brannon Crossing, a regional retail destination serving Lexington, Nicholasville, and surrounding communities
- Nearby national retailers include Kroger, Hobby Lobby, Marshalls, PetSmart, and Movie Tavern
- Established healthcare and office corridor with neighboring users including Baptist Health Lexington, Grey Oak Dental, and more

Offering Summary

Sale Price:	\$895,000
Lot Size:	+/-2.15 Acres
Zoning	P-1, Professional Office

For More Information

Bruce Isaac, SIOR, CCIM

Senior Vice President
O: 859 422 4403
bruceisaac@naiisaac.com

Al Isaac

President
O: 859 422 4400
alisaac@naiisaac.com



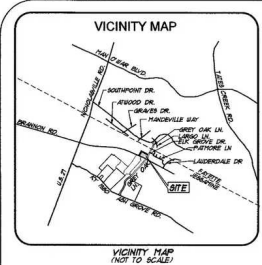
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771 Corporate Drive, Suite 500
 Lexington, KY 40503
 859 224 2000 tel
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FUTURE





NOTES

- THE NICHOLASVILLE CITY ORDINANCE PREVENTS THE NICHOLASVILLE BOARD OF ADJUSTMENT FROM GRANTING ANY VARIANCES FROM A SUBDIVISION AND/OR LOT REQUIREMENT IMPOSED BY EITHER THE SUBDIVISION REGULATIONS OR ZONING ORDINANCES OF THE CITY OF NICHOLASVILLE IF THE VARIANCE WAS TRULY NECESSARY BY THE ENFORCEMENT OF A DEED OF RESTRICTION AFFECTING THESE LOTS.
- STREET LIGHTS IN THIS DEVELOPMENT WHICH ARE TO BE LOCATED ON PUBLIC STREET RIGHT-OF-WAY SHALL BE INSTALLED IN COMPLIANCE WITH CITY OF NICHOLASVILLE SPECIFICATIONS.
- CONTROL FACILITIES SHALL BE USED TO PREVENT OFF-SITE SITUATION DURING CONSTRUCTION.
- CONTROL FACILITIES THAT CONSIST OF TEMPORARY SUEZ FENCE OR STRAW BALES STAKED IN PLACE MUST BE REMOVED PERIODICALLY AS REQUIRED DURING CONSTRUCTION.
- ALL DISTANCES IN CURVES ARE CHORD DISTANCES.
- DEEDS OF RESTRICTIONS, COVENANTS, AND CONDITIONS ARE RECORDED IN D.B. 889, PG. 8432 IN THE OFFICE OF THE JESSAMINE COUNTY CLERK.
- DIRECT ACCESS SHALL BE PERMITTED ONTO EAST BRANNON ROAD FROM LOT 3 WITHOUT THE APPROVAL OF THE NICHOLASVILLE PLANNING COMMISSION.
- OWNERS OF LOTS FRONTING ALL OR A PORTION OF THE LANDSCAPE ISLANDS OF EAST BRANNON ROAD SHALL BE REQUIRED TO MAINTAIN SAFE MAINTENANCE WALLS CONSIST OF THAT WHICH ONE CUSTOMARILY COMPLETES FOR HIS OWN LAWN SUCH AS SPRINKLING, TROWING, MOWING, PRUNING, ETC. LOT OWNERS SHALL BE REQUIRED TO REMOVE DEAD PLANT MATERIAL, BUT SHALL NOT BE REQUIRED TO REPLACE SAME, BUT IN THEIR OWN OPTION TO DO SO PLANT MATERIAL SHALL BE AS APPROVED BY THE CITY BEFORE BEING INSTALLED.
- NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL A FINAL DEVELOPMENT PLAN IS APPROVED BY THE PLANNING COMMISSION. CONTRIBUTION ON THESE LOTS SHALL CONFORM TO THAT PLAN.
- IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS OF LOT 3 TO INSTALL AT THEIR OWN EXPENSE SIGNAGE ALONG EAST BRANNON ROAD ALONG THE PROPERTY LINE, IN ACCORDANCE WITH THE APPLICABLE CITY REGULATIONS WHEN THE PROPERTY IS BUILT ON.

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREON HAS BEEN FOUND TO CONFORM WITH THE SUBDIVISION REGULATIONS FOR NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY WITH THE EXCEPTION OF SUCH VARIANCES AS ANY, AS ARE NOTED IN THE MINUTES OF THE NICHOLASVILLE PLANNING COMMISSION AND THAT THIS PLAN HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE COUNTY CLERK.

[Signature] 4/17/19
CHAIRPERSON OR ALTERNATOR

CERTIFICATE OF OWNERSHIP AND DEDICATION

I/WE HEREBY CERTIFY THAT I/WE ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I/WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH THE FOREGOING CONSENT ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SPACES TO PUBLIC OR PRIVATE USE AS NOTED IN ACCORDANCE WITH THE CITY OF NICHOLASVILLE SUBDIVISION REGULATIONS, UNLESS OTHERWISE NOTED.

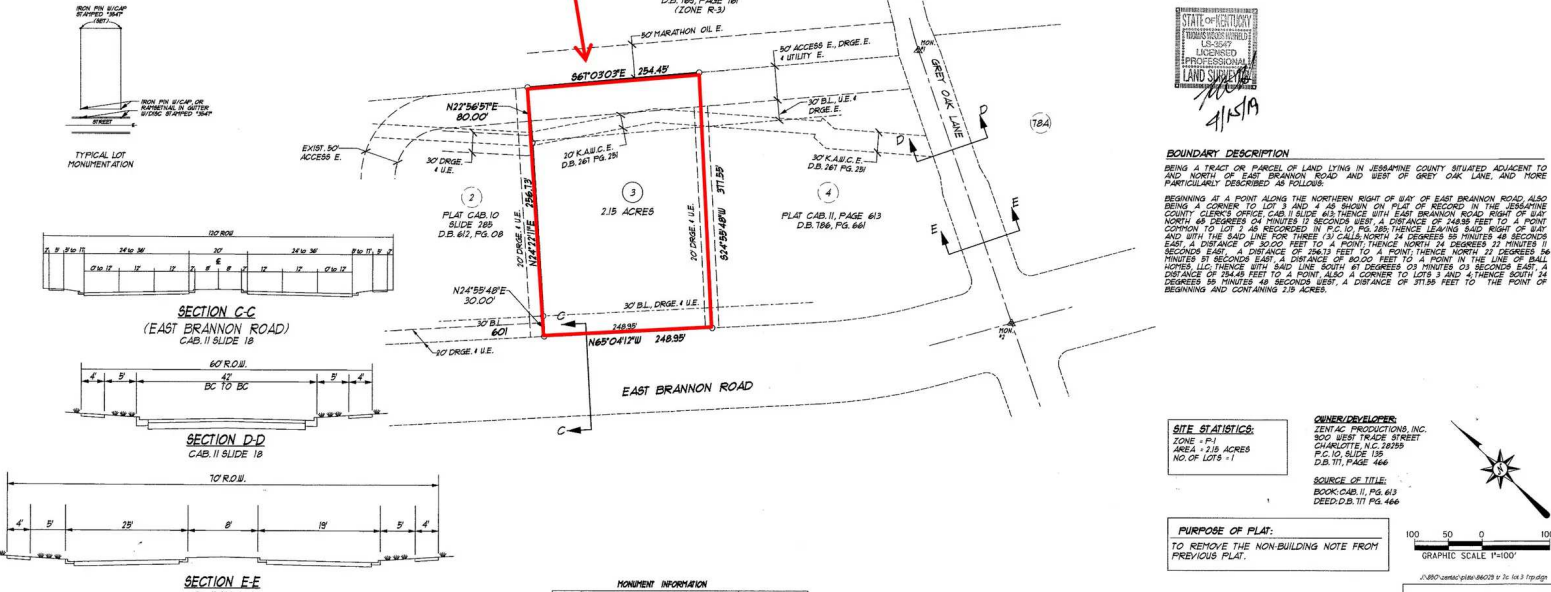
[Signature] 4/17/19
OWNER (D.B. 11, PG. 446)

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE NICHOLASVILLE, JESSAMINE COUNTY PLANNING COMMISSION AND THAT THE POINTS THEREON HAVE BEEN PLACED AS SHOWN ON THE FINAL PLAN, TO THE SPECIFICATIONS OF THE CITY ENGINEER OR OTHER AUTHORIZED OFFICER.

[Signature] 4/15/19
SURVEYOR H. HARTFIELD P.L.S. 1841 DATE

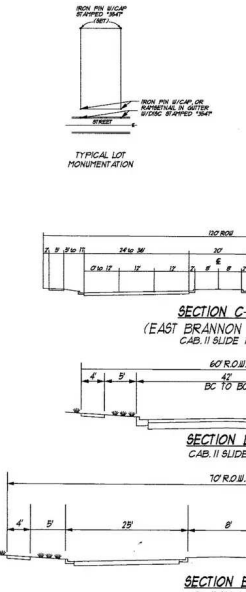
Tract 2c, Lot 3 : ±2.15 AC for \$895,000



METHOD OF SURVEY
THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED BY EA PARTNERS, PLLC IN JUNE 2018. CORNER 2059 AND 2064 THIS SURVEY WAS CONDUCTED BY RANDOM TRANSIT WITH SENSORS THAT WERE CALIBRATED PRIOR TO THE SURVEY. THE SURVEY WAS IN 3'000 AND WAS NOT ADJUSTED. THE SURVEY WAS RUN IN A CLASS A SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.

THE BEARING SUDON HEREON ARE BASED ON THE KENTUCKY NORTH STATE PLANE COORDINATE SYSTEM DERIVED FROM A GPS SURVEY.

ALL PROPERTY CORNERS AND WITNESS PINS HAVE BEEN MONUMENTED WITH AN IRON PIN (10' LENGTH) CAPTURED AND CAP STAMPED 1941 UNLESS OTHERWISE NOTED HEREON.



EA Partners, PLLC
CIVIL ENGINEERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
3111 WALL STREET
LEXINGTON, KENTUCKY 40513
PHONE (606) 296-0888
FACSIMILE (606) 296-0987

MONUMENT INFORMATION

NO.	DESCRIPTION	COORDINATES
1	R.R. SPRING WIPONCH SET AT THE P.C. OF CURVE 1	N = 169,35.76 E = 1,584,278.48
2	R.R. SPRING WIPONCH SET AT THE CL INTERSECTION OF EAST BRANNON ROAD AND GREY OAK ROAD.	N = 168,819.17 E = 1,532,161.04

PUBLIC UTILITIES:
WATER: JESSAMINE CO. WATER DISTRICT OF SEWER: JESSAMINE SOUTH ELKHORN WATER DISTRICT
ELECTRIC: BLUE GRASS ENERGY
TELEPHONE: WINDSTREAM
GAS: D.E. 1, GAS

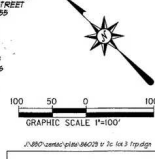
FINAL RECORD PLAT
THE NOLAND PROPERTY
TRACT 2C, LOT 3
NICHOLASVILLE, JESSAMINE COUNTY, KENTUCKY
APRIL 2019

SITE STATISTICS:
ZONE: R-1
AREA: 2.15 ACRES
NO. OF LOTS: 1

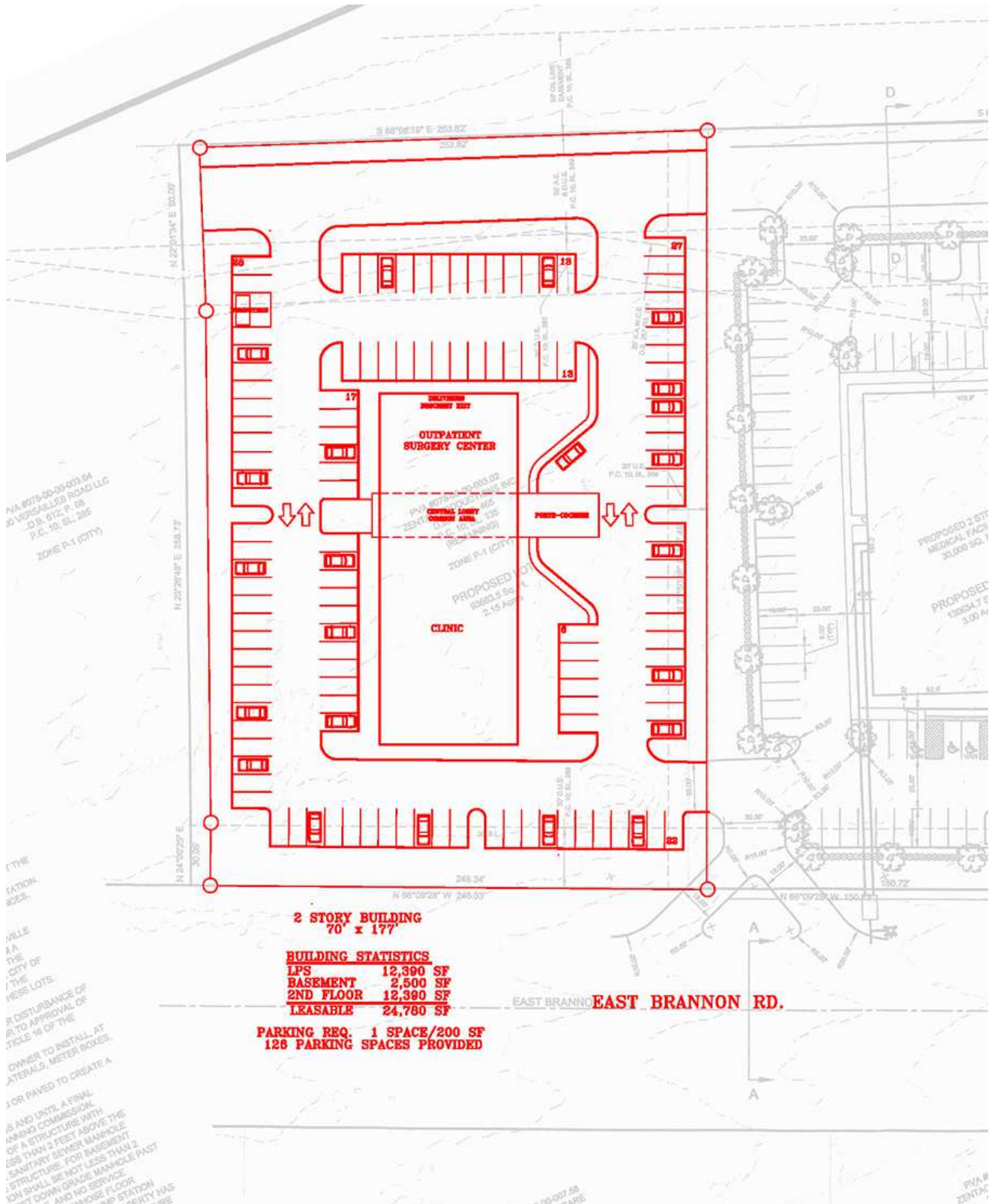
OWNER/DEVELOPER:
ZENTAC PRODUCTIONS, INC.
300 WEST TRADE STREET
CHARLOTTE, N.C. 28259
P.L.S. 18, SLIDE 135
D.B. 11, PAGE 466

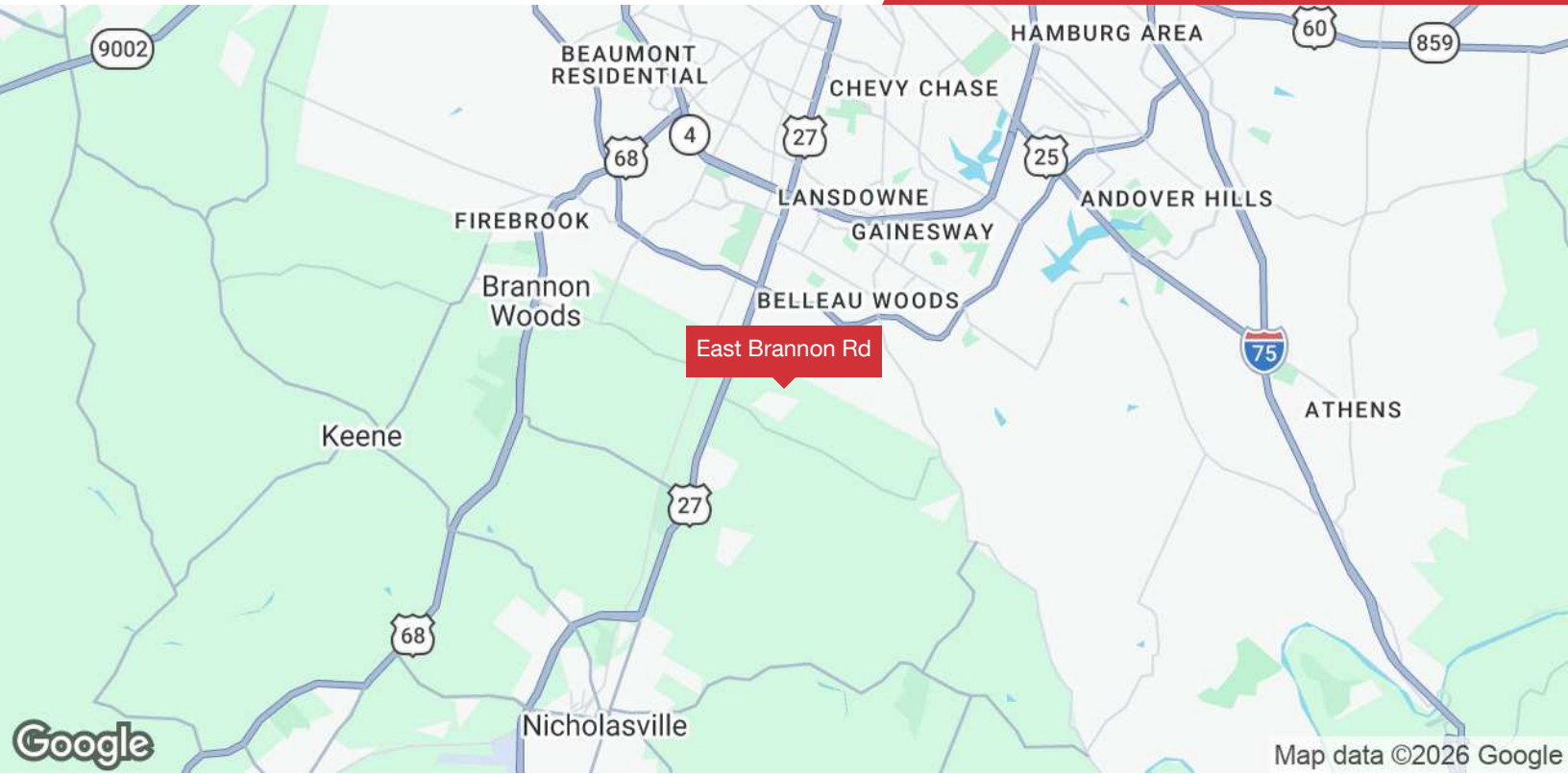
SOURCE OF TITLE:
BOOK: CAB. II, PG. 819
DEED: D.B. 11, PG. 446

PURPOSE OF PLAT:
TO REMOVE THE NON-BUILDING NOTE FROM PREVIOUS PLAT.



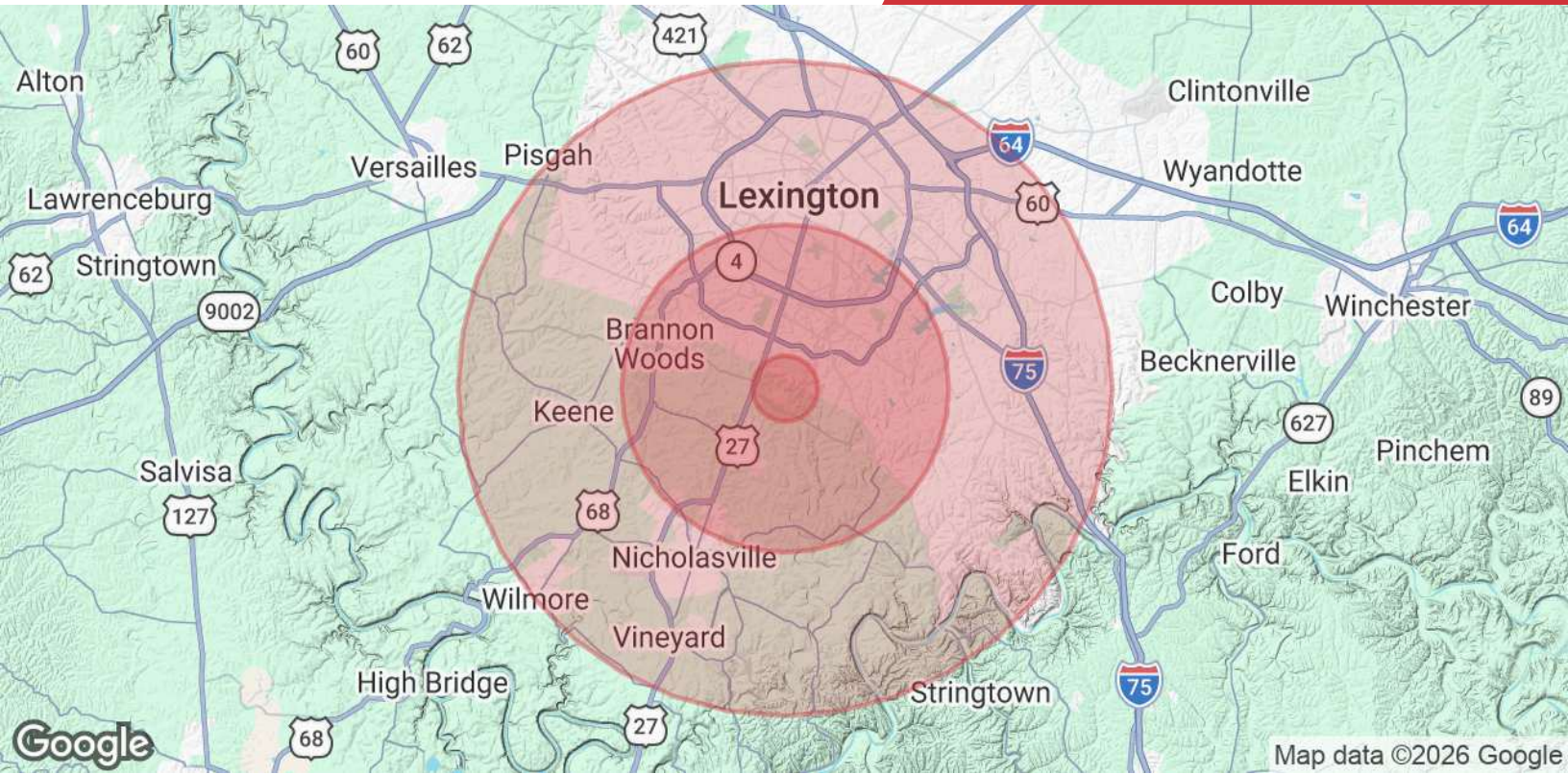
DOCUMENT NO. 376216
RECORDED APRIL 25, 2019 11:41:00 AM
TOTAL FEES: \$30.00
COUNTY CLERK: JERRY M. COLLIER, CJC
DEPUTY CLERK: MONICA A. SALLES
COUNTY: JESSAMINE COUNTY
BOOK: CAB. II, PAGE: 669-685





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Population	1 Mile	5 Miles	10 Miles
Total Population	5,586	142,752	359,569
Average Age	36.6	39.0	37.4
Average Age (Male)	35.7	37.1	36.1
Average Age (Female)	36.1	40.7	38.7
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,087	61,769	151,817
# of Persons per HH	2.7	2.3	2.4
Average HH Income	\$134,835	\$107,980	\$99,886
Average House Value	\$337,397	\$334,980	\$319,198

2025 STDB Demographics