

## +/-12.54 AC Chilesburg Land

451 Chilesburg Rd

Lexington, Kentucky 40509

### Offering Summary

Sale Price:	\$2,750,000
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

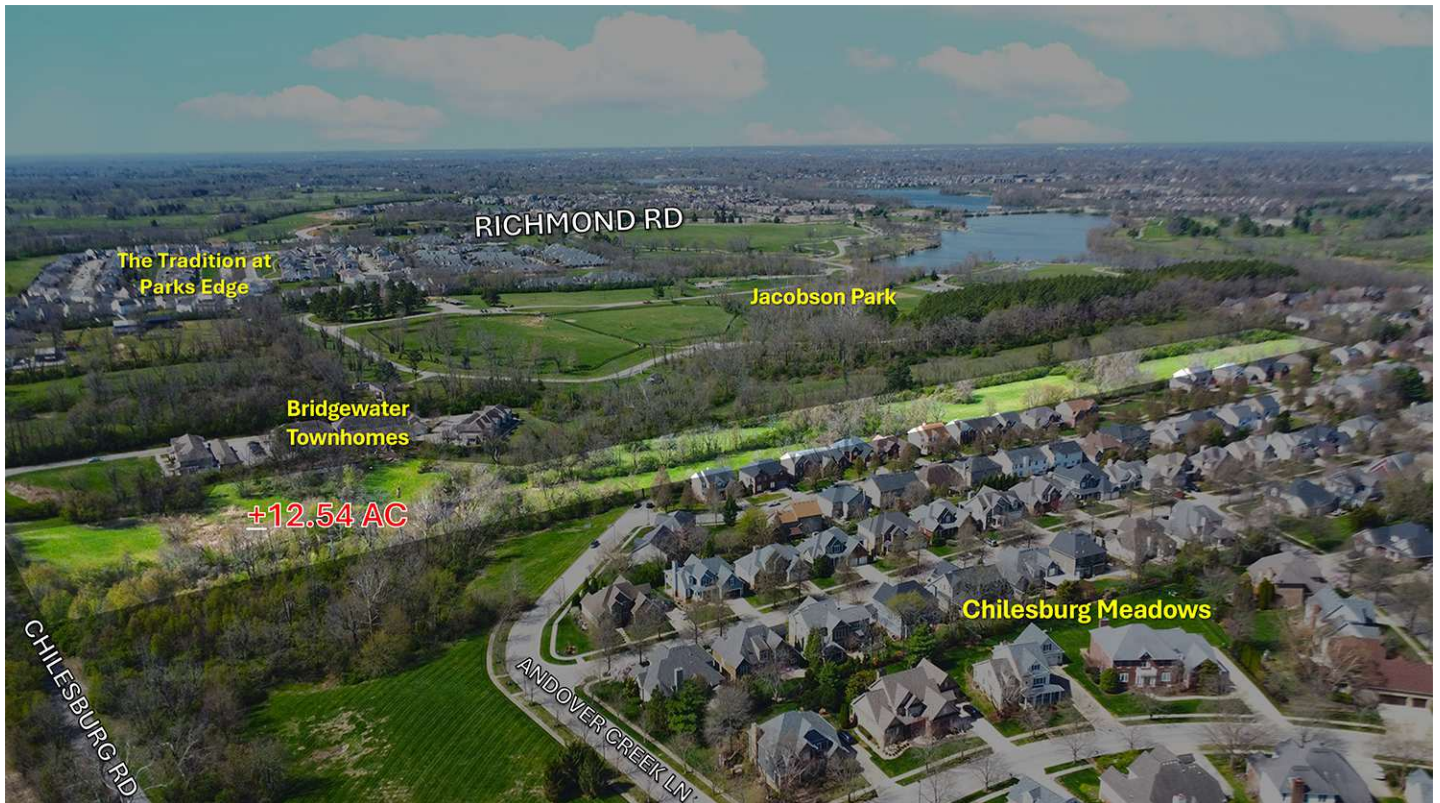
**Al Isaac**

President

O: 859 422 4400

alisaac@naiisaac.com | KY #223721









Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

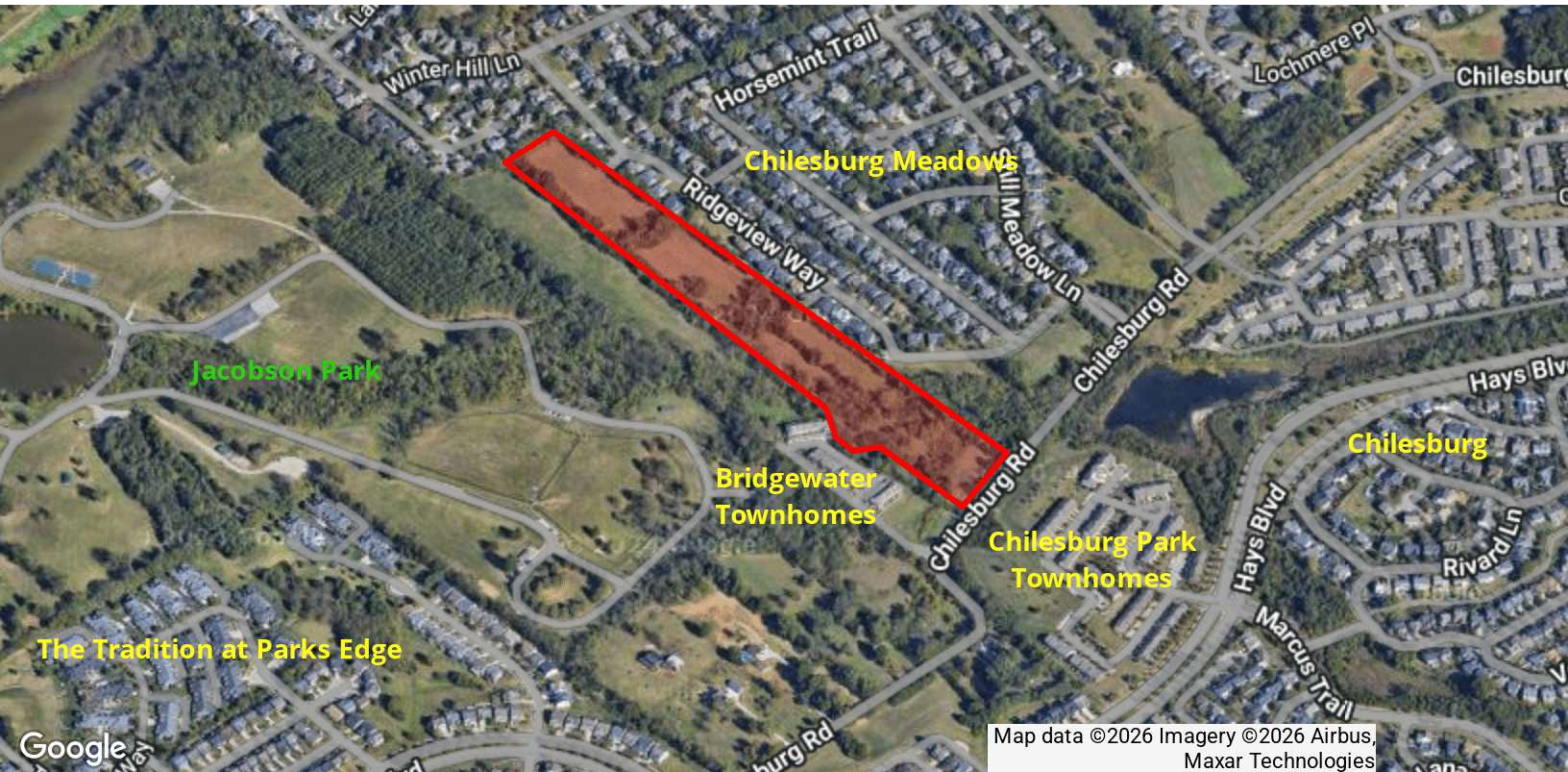
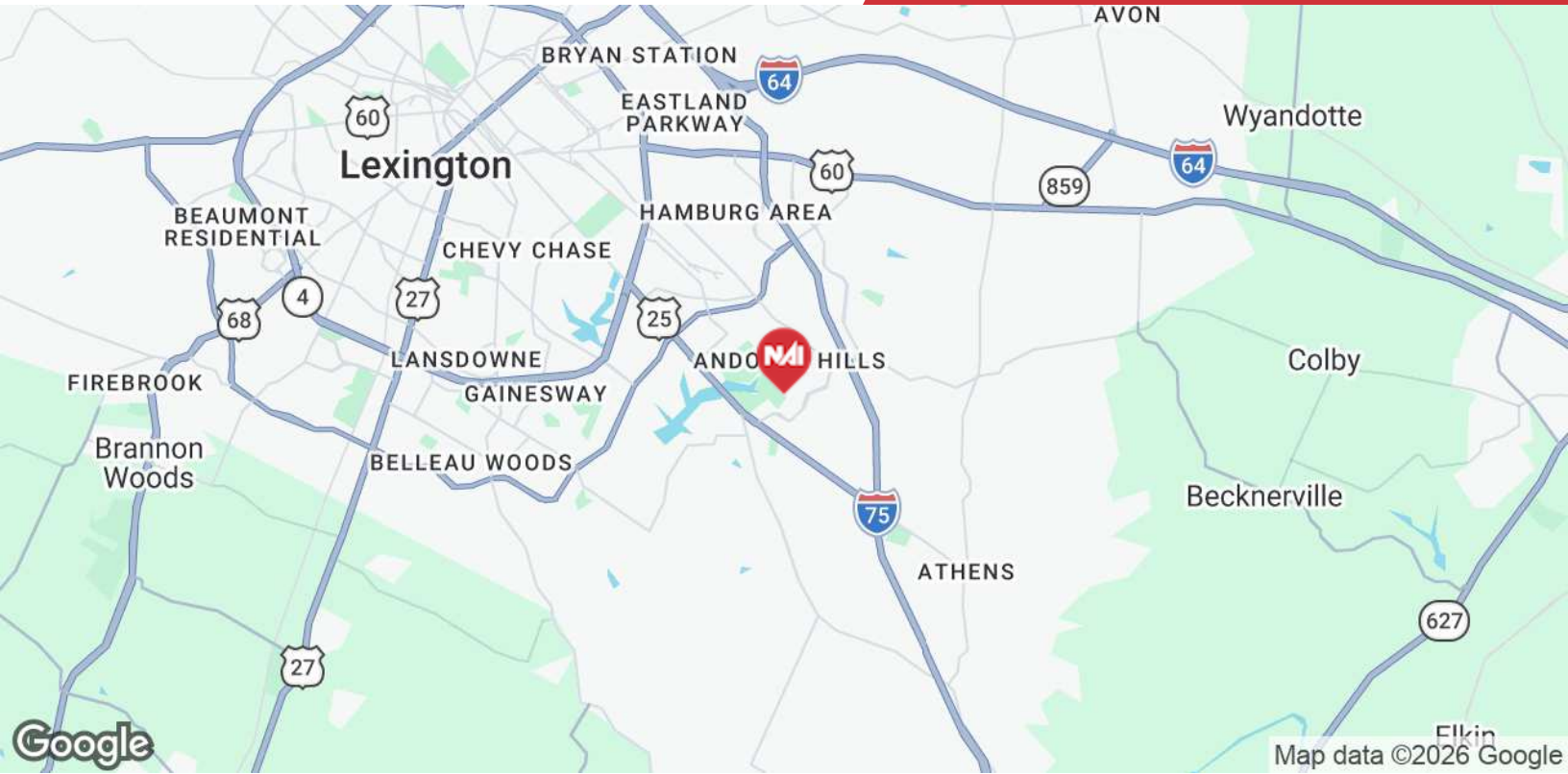
NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)

For Sale

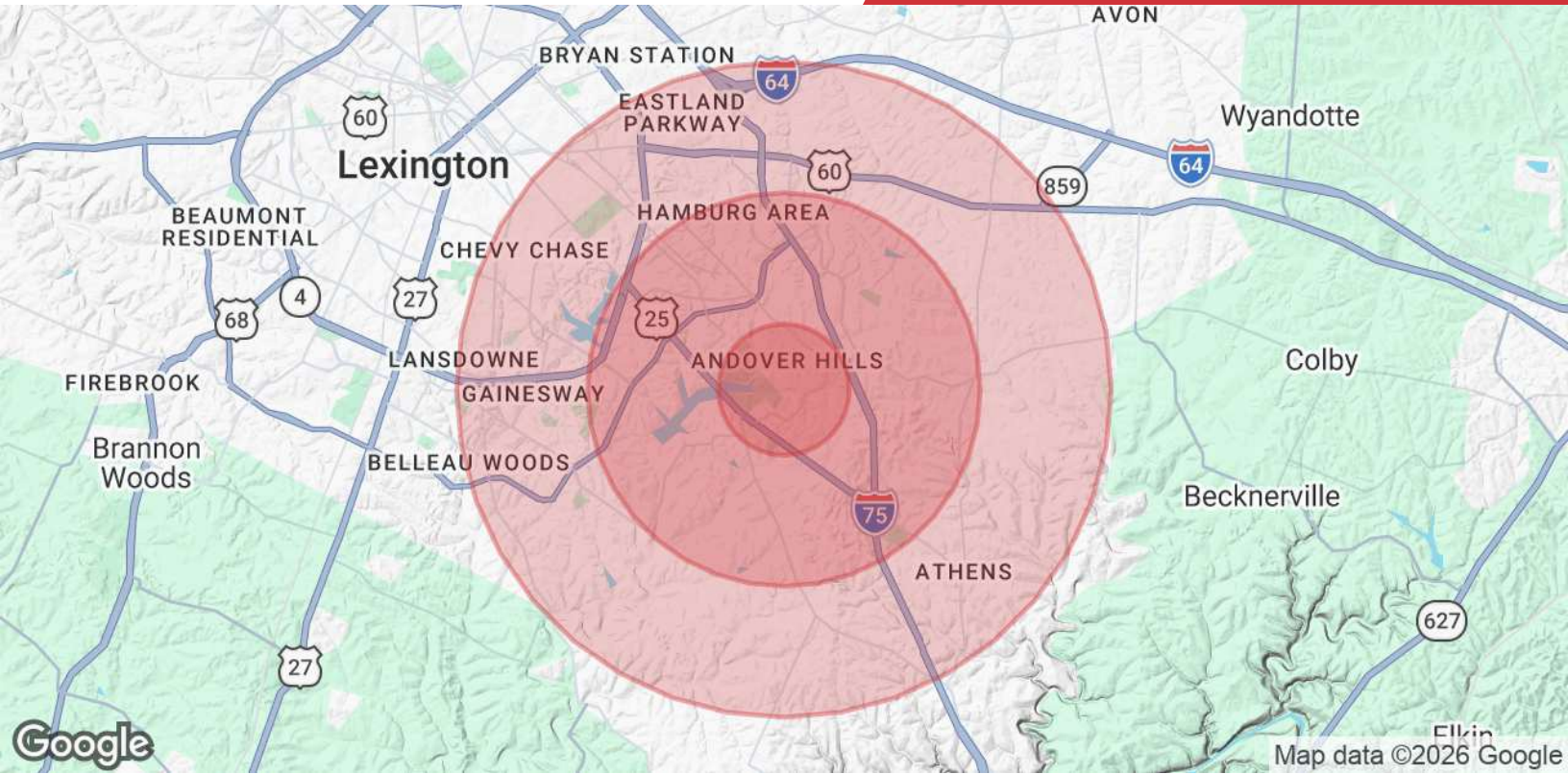
12.54 Acres | \$2,750,000

Development Land



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
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
<b>Households &amp; Income</b>			
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