

FOR SALE

JEAN FARRIS WINERY



6825 OLD RICHMOND RD.

LEXINGTON, KY 40515



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01: EXECUTIVE SUMMARY

6825 OLD RICHMOND RD.

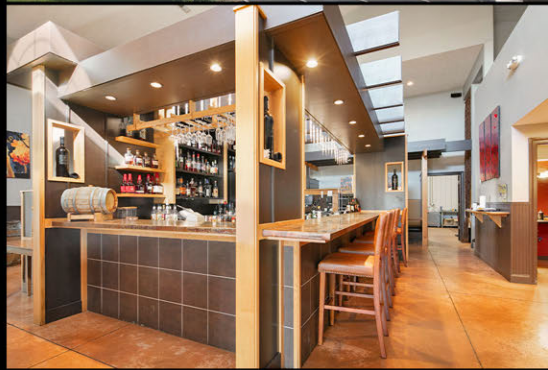


PROPERTY DESCRIPTION

This breathtaking winery estate offers a rare opportunity to own a vineyard rich in history—its origins can even be traced back to a Daniel Boone map. The centerpiece of the property is a charming two-story farmhouse featuring 4 bedrooms, 2.5 baths, and an inviting in-ground pool, perfectly blending rustic charm with modern comfort.

The 5,660 SF restaurant boasts a full bar, a professional kitchen with a walk-in cooler/freezer, and a stunning sunroom that overlooks the rolling vineyard, creating a one-of-a-kind dining experience. Just steps away, the 2,843 SF agricultural warehouse serves as a warm and welcoming tasting room, complete with stainless steel fermentation tanks and barrel storage—ideal for crafting and showcasing exceptional wines. A tranquil fishing pond is located at the back of the property, offering a peaceful spot for relaxation and recreation.

Whether you choose to continue operating this property as a winery and restaurant or transform it into a gorgeous wedding venue, the possibilities are endless. Conveniently located only 4 minutes from I-75 exit 99, this estate offers a blend of accessibility and tranquility. With A-R zoning allowing small farm wineries as a principal use, this property is ready to bring your vision to life.



11,731 TOTAL SF
13.18 ACRES



\$899,000



ZONED
A-R

02: PROPERTY OVERVIEW

6825 OLD RICHMOND RD.

PROPERTY HIGHLIGHTS

THRIVING BUSINESS

Own & operate a turnkey winery and restaurant complete with a 5,660 SF full-service bar, and sun room overlooking the vineyard.

RESIDENTIAL SPACE

Includes a 2-story farmhouse with 4BD, 2.5BA, and a refreshing in-ground pool - perfect for living on-site or hosting guests.

POTENTIAL

This property is conducive to several uses, one of which being a stunning wedding or event venue.

AMENITIES

A 2,843 SF agricultural warehouse currently serves as a tasting room, complete with stainless steel fermentation tanks and barrel storage for wine-making enthusiasts.

STRATEGIC VALUE

Conveniently located just 4 minutes from I-75 (Exit 99), the estate offers easy access and is priced well under replacement cost, providing exceptional value for investors.



02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS



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 BLOCK+LOT

02: PROPERTY OVERVIEW

ADDITIONAL PHOTOS



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03: LOCATION INSIGHTS

SURROUNDING AMENITIES
6825 OLD RICHMOND RD.



03: LOCATION INSIGHTS

6825 OLD RICHMOND RD.

AERIAL

**DOWNTOWN
LEXINGTON**

11 MILES

**UNIVERSITY OF
KENTUCKY**

11 MILES

BLUE GRASS AIRPORT

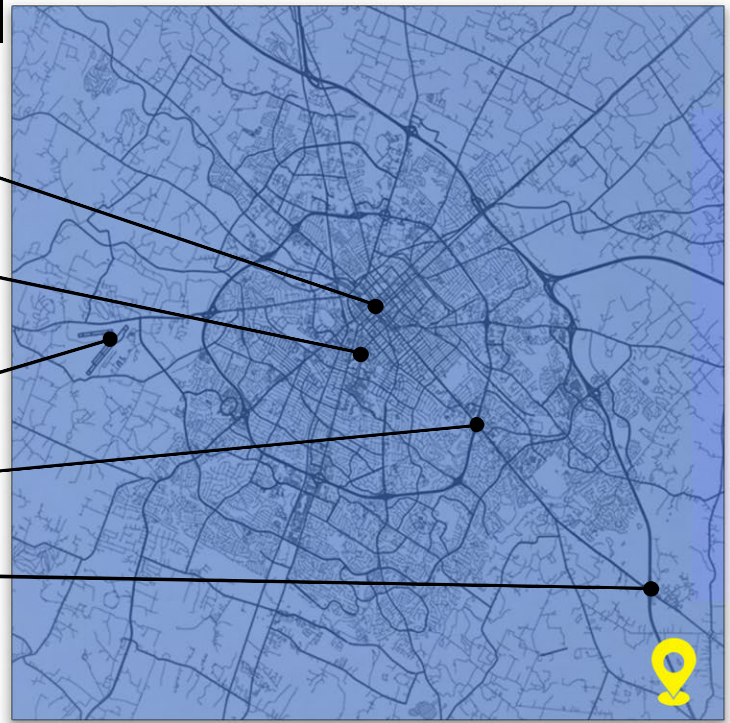
19 MILES

NEW CIRCLE ROAD

7.8 MILES

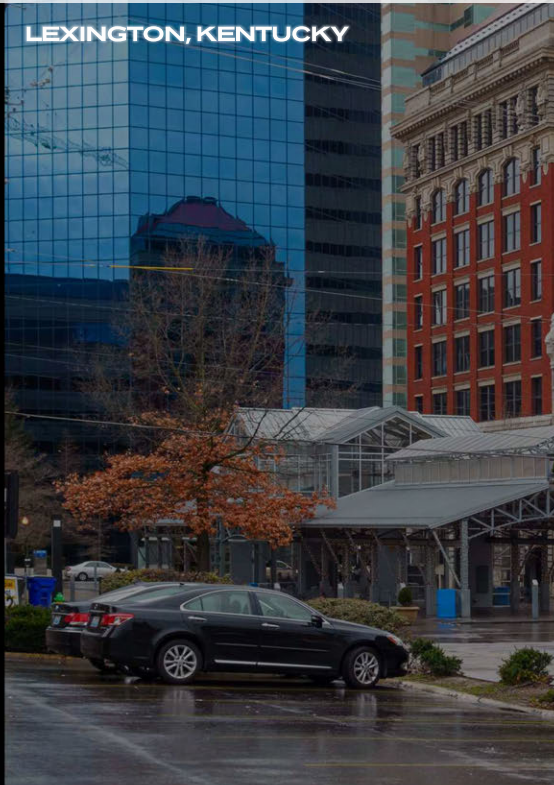
INTERSTATE 75/64

6.1 MILES



04: MARKET REPORT

LEXINGTON, KENTUCKY



6825 OLD RICHMOND RD.

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.