



+/-2.53 AC Shovel-Ready Site

300 Lindenhurst Dr

Lexington , Kentucky 40509

Offering Summary

Sale Price:	\$1,550,000
Lot Size:	2.53 Acres

Property Highlights

- +/-2.53 AC shovel-ready land
- Fully approved development plan in place that can be utilized for 56 unit apartment complex
- Adjacent to Steeplechase Apartments and possible future development (retail, multifamily and medical)
- Located in Southeast Lexington just off Richmond Road and Man O' War Boulevard near Saint Joseph East Hospital and Valvoline Headquarters
- This location offers quick and convenient access to the major arteries and interstates serving the Lexington region
- Zoned R-4, Medium Density Residential
- Sale Price: \$1,550,000

For More Information



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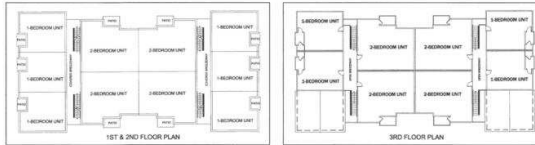
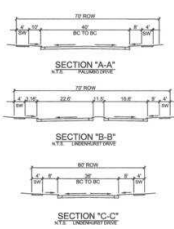
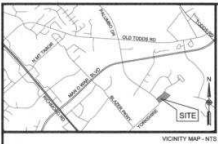
771 Corporate Drive, Suite 500
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For Sale
2.53 AC | \$1,550,000
Final Development Plan

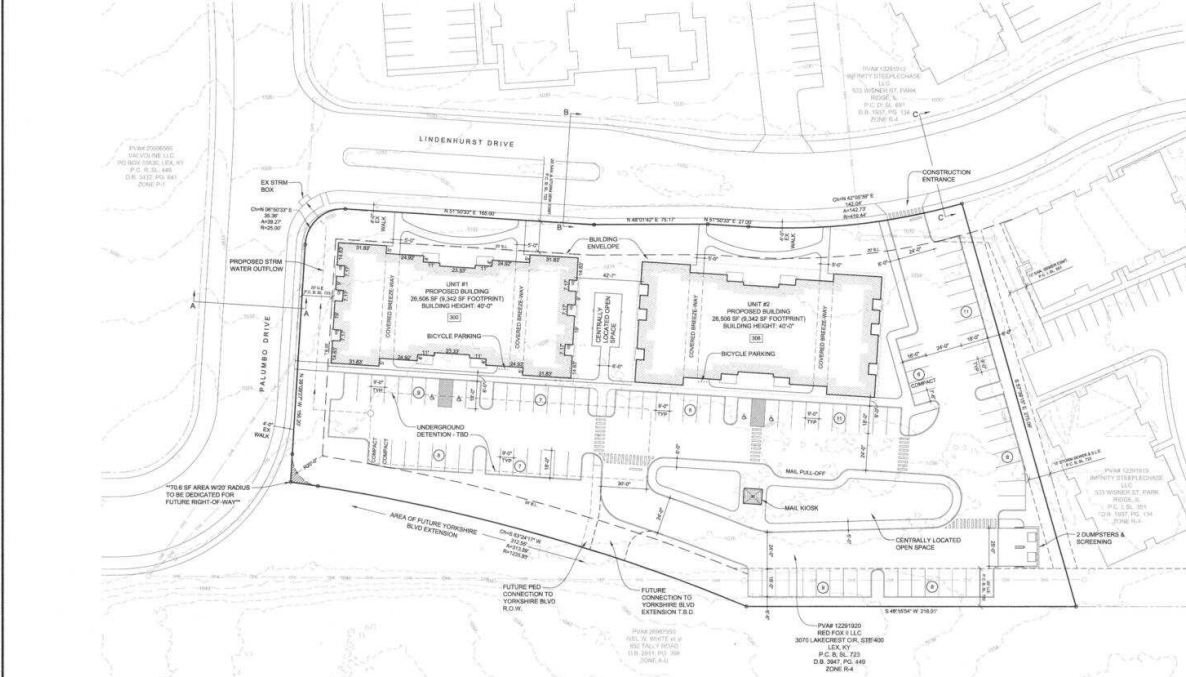


BUILDING TYPE 1 (UNIT 1 & 2)
3.6G S.F. COV. PER BUILDING
208 S.F. SLOPE PER BUILDING
1ST FLOOR: 3.6G S.F. COV. PER BUILDING
2ND FLOOR: 3.6G S.F. COV. PER BUILDING
3RD FLOOR: 3.6G S.F. COV. PER BUILDING
BUILDING HEIGHT: 42'

SITE STATISTICS	
SITE AREAS	110.00 SQ. FT.
EX. ZONE	3.92 AC
TOTAL BUILDING COVERAGE	18,864 SQ. FT.
TOTAL PARKING SPACES	72 (24 ACCESSIBLE)
VEHICLE USE AREA (VUA)	38,028 SQ. FT.
LANDSCAPING (L)	1,680 SQ. FT.
PROF. & LANDSCAPING	4,020 SQ. FT. (13.7%)
OPEN SPACE (OS)	20,028 SF
GREEN SPACE (GS)	20,028 SF (20%)
ST FRONTAGE (LANDMARK)	408' S.F.
ST FRONTAGE (LANDMARK)	173' B.L.F.

- RECORD SOURCE OF PROPERTY**
SOURCE OF DEED: RED FOX, LLC
DEED BOOK 3047 PAGE 488 AND PLAT GABRIEL E. BLUE 103
ALL OF RECORD IN THE FAYETTE COUNTY CLERK'S OFFICE.
- GENERAL NOTES:**
- THIS PLAN SHALL NOT BE USED AS A BASIS FOR SALE OF THIS PROPERTY. ANY SALE OF LAND SHALL BE MADE UPON A RECORDS DEVELOPMENT PLAN.
 - THIS PLAN MAY BE AMENDED BY THE APPROVAL OF THE URBAN COUNTY PLANNING COMMISSION.
 - ACCESS SHALL BE LIMITED TO THE PORTS INDICATED ON THIS PLAN.
 - NO UNDESIRABLE STRUTTING, EXCAVATION, FILLING, OR OTHER DISTURBANCE OF THE LAND OR OTHER OBJECTS SHALL BE PLACED PRIOR TO APPROVAL OF THE RECORDS DEVELOPMENT PLAN. SUCH PLACEMENT SHALL BE SUBMITTED IN ACCORDANCE WITH CHAPTER 19 OF THE CODE OF ORDINANCES.
 - ALL AREAS THAT HAVE BEEN DESTROYED BY GROUNDWATER SHALL HAVE TEMPORARY PROTECTIVE COVERINGS. SUCH COVERINGS SHALL BE MAINTAINED OR REPAIRED OR SHALL BE REMOVED AND REPLACED BY THE OWNER OF THE PROPERTY.
 - NO BUILDING SHALL BE CONSTRUCTED ON THIS PROPERTY WITHOUT THE RECORDS DEVELOPMENT PLAN APPROVED BY THE URBAN COUNTY PLANNING COMMISSION.
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 - THE LOCATION OF FIRE HYDRANTS AND FIRE DEPARTMENT (FIRE SERVICE) FEATURES SHALL BE APPROVED BY THE DIVISION OF FIRE AND WATER CONTROL.
 - CONTRACT VENDOR'S (ELECTRICAL, PLUMBING, MECHANICAL, HEATING, AIR CONDITIONING, GAS, AND SEWER) SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL ELECTRICAL CODE (I.E.C.), INTERNATIONAL MECHANICAL AND PLUMBING CODE (I.M.P.C.), AND INTERNATIONAL PLUMBING AND MECHANICAL CODE (I.P.M.C.).
 - ALL ELEVATIONS ARE BASED ON MENTOR CITY SINGLE ZONE STATE PLANE COORDINATE SYSTEM (GCS) DATA. THE PLANNING COMMISSION WILL REVIEW THE PLAN FOR CONFORMANCE WITH THE I.E.C., I.M.P.C., AND I.P.M.C. REQUIREMENTS.
 - BOUNDARY SHOWN HAS BEEN TAKEN FROM THE PLAT OF RECORDS DEVELOPMENT PLAN APPROVED BY THE URBAN COUNTY CLERK'S OFFICE.
 - EASTING ELEVATIONS SHOWN WERE TAKEN FROM THE PLAT OF RECORDS DEVELOPMENT PLAN APPROVED BY THE URBAN COUNTY CLERK'S OFFICE.
 - NO BUILDING SHALL BE CONSTRUCTED ON THIS PROPERTY WITHOUT THE RECORDS DEVELOPMENT PLAN APPROVED BY THE URBAN COUNTY PLANNING COMMISSION.
 - "TYPICAL TURN RADIUS AT THE CORNER OF VORNEHSE DRIVE AND SHALL BE LOCATED FOR THE DEVELOPMENT PLAN SUBMITTAL. REFER TO PLAN FOR LOCATION."
 - BOUNDARY SHOWN ON UNIT #1 ALSO APPLIES TO UNIT #2.
 - RESIDENTIAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CONCEPTUAL EXISTING COORDINATION WILL BE DETERMINED DURING CONSTRUCTION (OWNERS) PHASE BASED ON EXISTING AND PROPOSED FEATURES.
 - ALL BUILDINGS, PARTIAL, BRIDGE, FENCES, WALLS, AND RETAINING WALLS THAT ARE SUBJECT TO BEING REMOVED OR REQUIRED TO BE REMOVED BY THE URBAN COUNTY PLANNING COMMISSION SHALL BE REMOVED PRIOR TO THE BEGGINING OF CONSTRUCTION. A PROFESSIONAL ENGINEER SHALL BE REQUIRED TO VERIFY THE REMOVAL OF SUCH FEATURES.

NOT FOR CONSTRUCTION
BRIGGS COMMERCIAL CONSTRUCTION CO
1021 MANESTIC DRIVE STE. 310
LEXINGTON, KY 40513
FINAL DEVELOPMENT PLAN
LOT 16, BLOCK "A", UNIT 1-B, CRESTVIEW SUBDIVISION
LEXINGTON, KY 40503



- CONDITIONAL ZONING RESTRICTIONS:**
- UNDER THE PROVISIONS OF ARTICLE 4.1 OF THE ZONING ORDINANCE, THE FOLLOWING USES ARE RESTRICTED TO THE PORTIONS OF THE DEVELOPMENT:
- UNDERGROUND STORAGE TANKS FOR MATERIALS OTHER THAN PETROLEUM PRODUCTS.
 - USE OF TOXIC, CORROSIVE, OR FLAMMABLE MATERIALS.
 - USE OF VOLATILE, INFLAMMABLE, OR EXPLOSIVE MATERIALS.
 - USE OF HAZARDOUS WASTE TREATMENT AND STORAGE UNITS.
 - USE OF HAZARDOUS WASTE STORAGE, TREATMENT AND STORAGE UNITS.
- TREE PRESERVATION PLAN**
- (PER TREE PROTECTION ORDINANCE)
1. ALL TREES WITH A DBH OF 4" OR MORE SHALL BE PRESERVED.
2. TREES WITH A DBH OF 4" OR MORE SHALL BE PROTECTED BY A TREE PROTECTION AREA (TPA). THE TPA SHALL BE BOUND BY A MINIMUM 3" METAL PIPE AND SHALL BE FENCED WITH A MINIMUM 3' TALL FENCE WITH A 3" METAL PIPE POST AND RAIL. THE TPA SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THE PROJECT AND SHALL BE RESTORED TO ORIGINAL CONDITION AFTER CONSTRUCTION.
- STORMWATER MANAGEMENT NOTES:**
- UNDERGROUND DETENTION WILL BE UTILIZED ON THIS SITE TO MITIGATE EXISTING DEFICIENCIES AND QUALITY REQUIREMENTS. EXTENSIVE UNDERGROUND DETENTION WILL BE DETERMINED DURING CONSTRUCTION PHASE.
- LIGHTING NOTES:**
1. EXISTING LIGHTING SHALL BE UTILIZED ON THIS SITE TO MITIGATE EXISTING DEFICIENCIES AND QUALITY REQUIREMENTS.
- EXISTING DEED RESTRICTIONS:**
- O.B. 220, PG. 284, 287.
 - O.B. 220, PG. 284, 287.
 - O.B. 220, PG. 284, 287.
- COMMISSIONS CERTIFICATION**
- I, the undersigned, certify that this development plan was approved by the Urban County Planning Commission on 8/23/22.
- John Burman*
- OWNER'S CERTIFICATION**
- I, the undersigned, certify that I am and shall be the only owner of the property shown on this development plan. I have read and understand the conditions of this development plan, and I do not have any objections to the same.
- John Burman*
- 8/23/22

FINAL DEVELOPMENT PLAN
SCALE: 1"=30'-0"

DATE: 8/23/22
DRAWN BY: JLB
CHECKED BY: JLB
APPROVED BY: JLB
DATE: 8/23/22
PROJECT: 30720 Lakeside Co. 2nd seven length 14' 5/8" x 17'

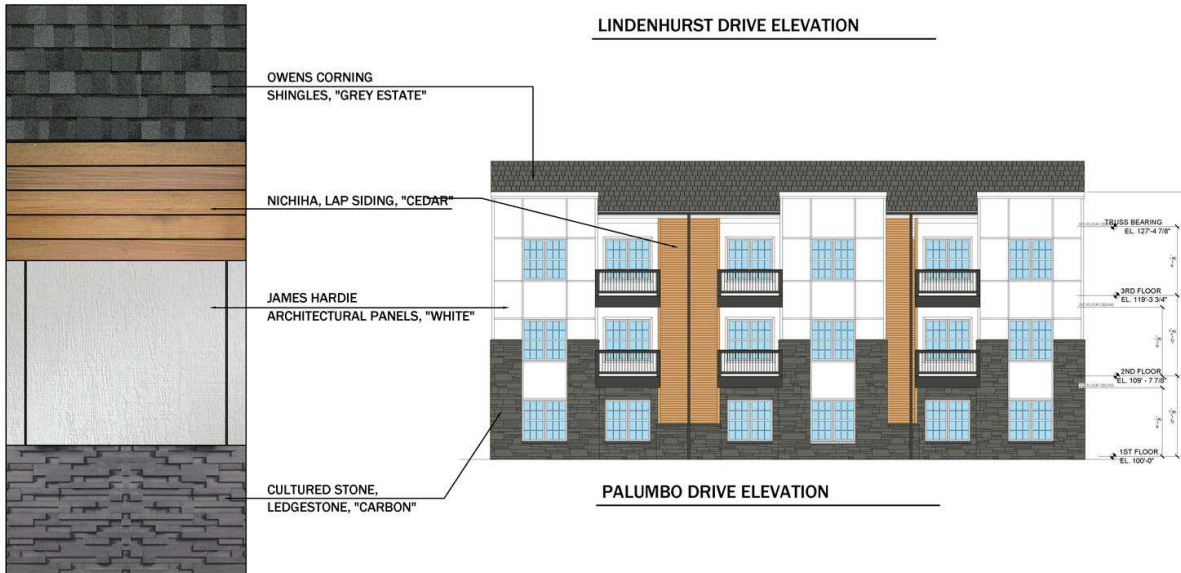
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CRESTVIEW APARTMENTS - ELEVATIONS - MODERN STYLE

300 LINDENHURST DRIVE, LEXINGTON, KY.



LINDENHURST DRIVE ELEVATION



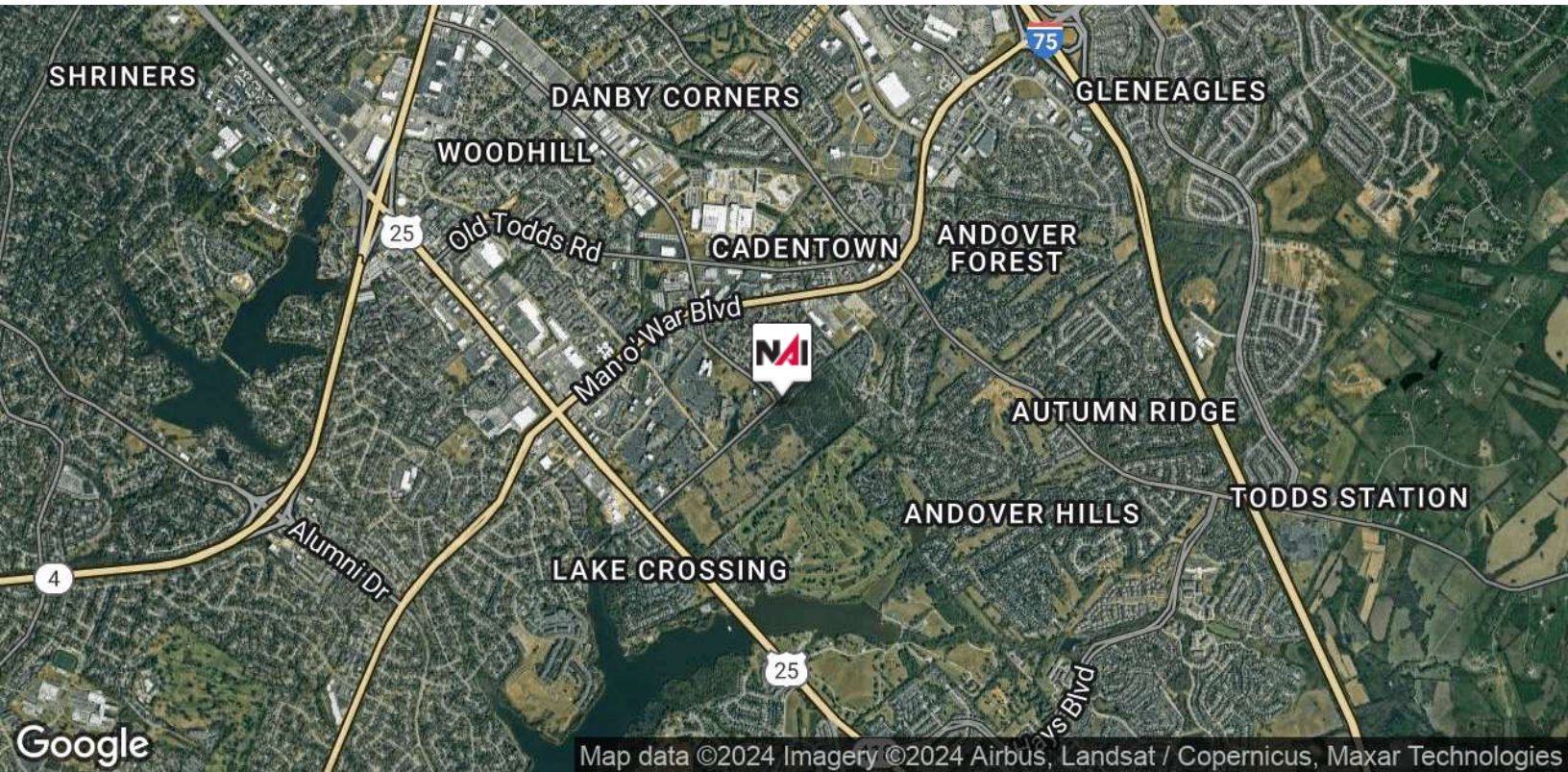
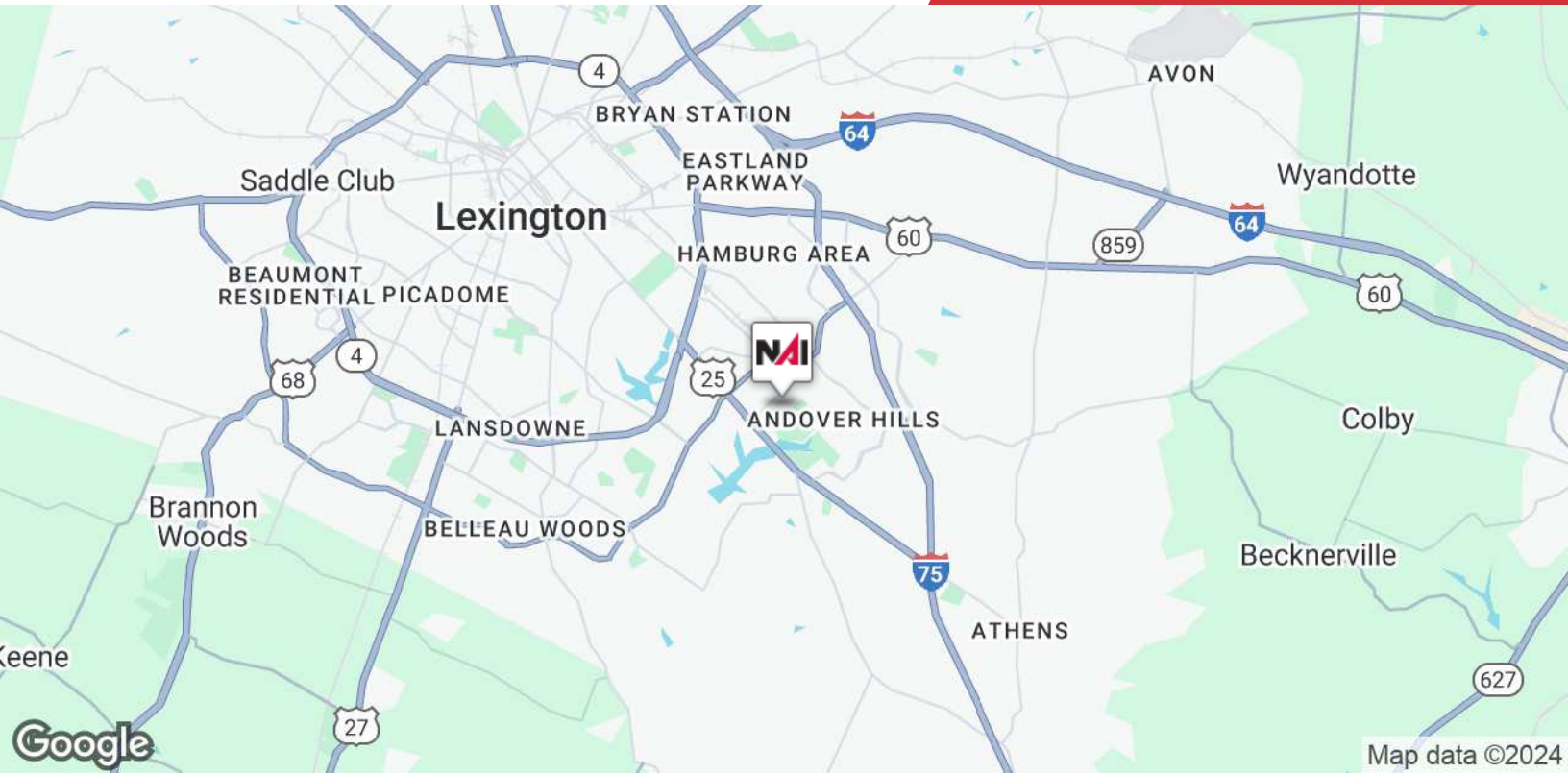
BLACK DECK RAILING



BLACK GUTTERS & DOWNSPOUTS

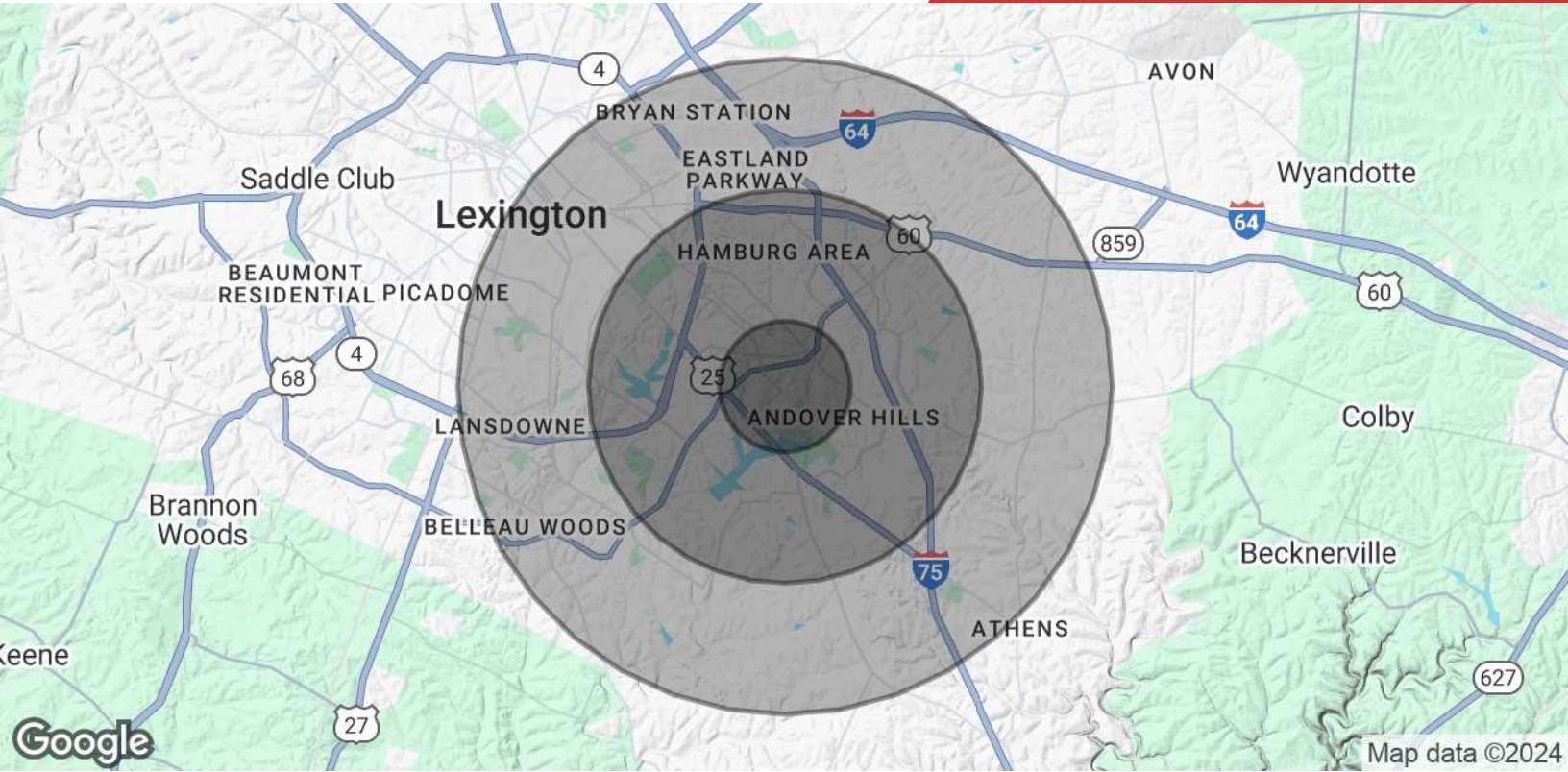


WHITE WINDOWS



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Population	1 Mile	3 Miles	5 Miles
Total Population	10,845	79,497	180,182
Average Age	40	38	39
Average Age (Male)	38	37	38
Average Age (Female)	41	39	40
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,191	33,729	77,435
# of Persons per HH	2.1	2.4	2.3
Average HH Income	\$96,265	\$111,070	\$100,553
Average House Value	\$322,724	\$344,029	\$358,488

Demographics by STDB 2024