



Joyland Crossing

2324 PARIS PIKE, LEXINGTON, KENTUCKY 40505

CONTACT

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PROPERTY DESCRIPTION

7.71-acres of Vacant R-4 Land 2324 Paris Pike, Lexington, Kentucky 40505



LOCATION

- 2324 Paris Pike, Lexington, Kentucky 40505
- Northeast Lexington, approx. 4 miles from downtown Lexington
- Positioned between I-75 / I-64 south, Paris Pike to the east, Russell Cave Road to the west
- Excellent regional connectivity via:
 - Paris Pike to downtown Lexington and eastern horse-farm areas
 - I-64 access to Georgetown and Hamburg retail corridor
 - New Circle Road providing access to Blue Grass Airport and major employment centers

DEMOGRAPHICS

	1 Mile	3 Mile	5 mile
Population	5.9K	40.9K	122.6K
Daytime Population	3.5K	43.5K	158K
Household Income Avg.	\$76K	\$66.4K	\$77.9K

AVAILABLE

- 7.71 acres of vacant R-4 zoned land
- Fully approved multifamily development for up to 165 residential units



KY COMMERCIAL
1908 Bryant Road, Suite 250, Lexington, KY 40509
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INVESTMENT HIGHLIGHTS

- Prime infill location near I-75 offering strong visibility and accessibility
- Fully entitled project, reducing development risk and timeline
- Efficient 165 unit scale supports operational and management efficiencies
- Proximity to major employers, retail, dining, and downtown Lexington
- Strong long-term investment fundamentals supported by regional growth and housing demand

DEVELOPMENT OVERVIEW (PROPOSED & APPROVED)

- Total Units: 165
- Total Building Area: 235,576 SF
- Buildings: Six (6) four-story apartment buildings
- Clubhouse / Management Building: 3,300 SF

RESIDENTIAL BUILDINGS

- Building 1: 25 Units | 36,336 SF
- Building 2: 25 Units | 36,336 SF
- Building 3: 38 Units | 53,228 SF
- Building 4: 25 Units | 36,336 SF
- Building 5: 14 Units | 16,812 SF
- Building 6: 38 Units | 53,228 SF

DESIGN & PLANNING

- Designed by Million Architecture, PLLC. In partnership with Joyland Crossing, LLC and Vision Engineering, LLC
- Modern unit layouts featuring:
 - Open floor plans
 - Select balconies
 - First-floor garage parking options
- Community amenities include:
 - Clubhouse
 - Swimming pool
 - Fitness center



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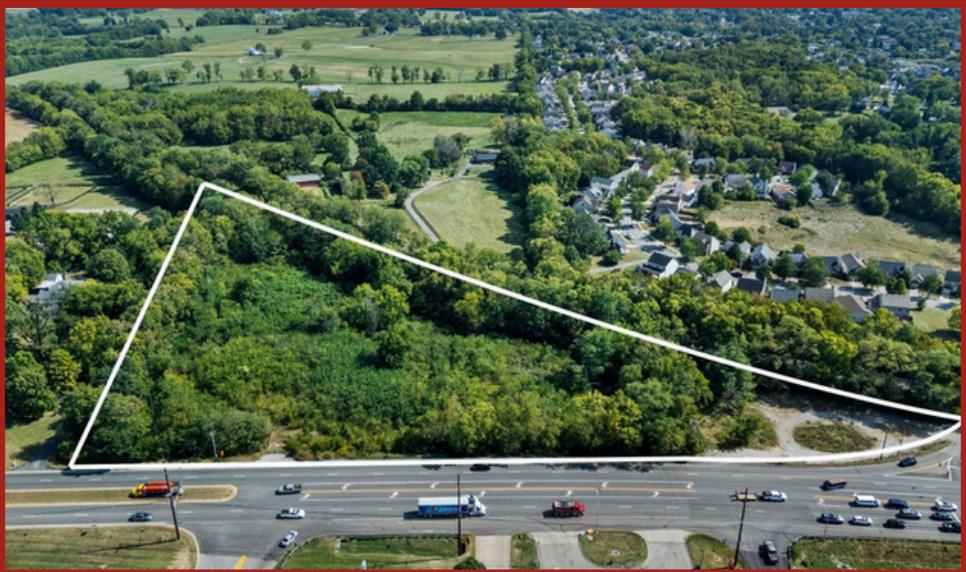
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PROPERTY PHOTOS

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PROPOSED DEVELOPMENT

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PROPOSED BUILDING PLANS

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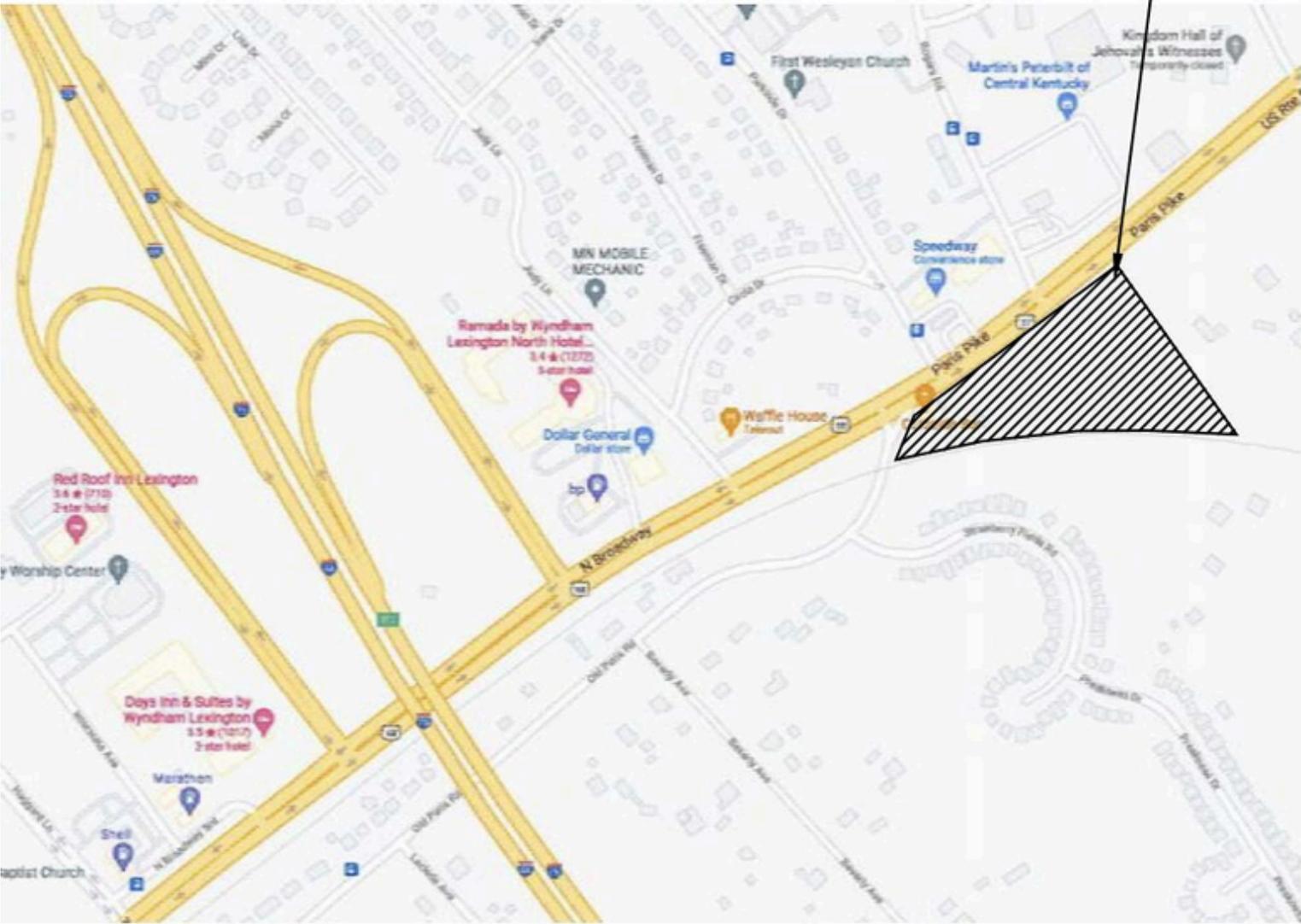


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PARIS PIKE NEAR THE I-75 INTERCHANGE



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