

FOR SALE

Shovel-Ready Residential Development Land

HARRODSBURG ROAD | LEXINGTON, KY 40513



LEXINGTON

For marketing purposes only,
exact locations not warranted



Harrodsburg Road | 32,533+ VPI

PRESENTED BY:
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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Zoned R-1T and R-1D
- Minutes from Chic-Fil-A, Publix, and The Fountain’s on Harrodsburg Rd.
- 3.27-acre level site with utility access and major road frontage
- Miles from Keene Trace Golf Course
- New Mirror Twin Brewing just announced!

OFFERING SUMMARY

SALE PRICE:	\$2,200,000
LOT SIZE:	3.27 Acres

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PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to present this prime residential development opportunity in one of Lexington's most desirable corridors. This 3.27-acre parcel, located at 4145 Harrodsburg Road, is zoned R-1T (Townhouse Residential) and is ideally suited for a high-quality residential project.

Positioned along Harrodsburg Road, a major thoroughfare with high traffic volume, the site offers excellent visibility and accessibility in a highly sought-after area. Surrounded by established residential and commercial developments, this property presents a rare opportunity for residential builders in Lexington's southwest corridor.

This shovel-ready development site presents a rare opportunity to deliver much-needed housing in one of Kentucky's most supply-constrained markets. Located in Fayette County, the property is fully entitled and ready for construction. It's an ideal fit for developers looking to get off the ground quickly in a market with strong fundamentals. According to the Kentucky Housing Corporation, Fayette County is currently short 22,589 housing units. Demand for attainable housing options continues to outpace supply, and townhomes offer the right mix of density, design flexibility, and price point to serve today's buyers and renters. This site gives builders a head start in one of the city's fastest growing retail areas.

AERIAL PHOTO



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ADDITIONAL PHOTOS



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ADVISOR BIO



TRAVIS ROSE, MBA

Advisor

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Office: **859.306.0598** | Cell: **859.806.1591**

EDUCATION

Bachelors - Eastern Kentucky University (President's List, Golf Team, Academic All-American)

MBA - Murray State University



PROFESSIONAL BACKGROUND

Travis Rose serves as an Advisor at SVN Stone Commercial Real Estate, where he specializes in the acquisition and disposition of large farm, residential, and commercial development tracts across Central Kentucky. In addition to land brokerage, Travis also assists clients with the buying, selling, and leasing of investment properties, offering market insight and tailored strategies to meet each client's goals.

A native of Nicholasville, Travis brings a deep understanding of Kentucky's land and investment landscape. His relational approach to brokerage is rooted in trust, service, and a commitment to long-term client success. In 2024, he was recognized with the SVN Achievers Award, a national production honor awarded to top-performing advisors based on annual sales volume.

Travis earned his Bachelor's degree from Eastern Kentucky University, where he was a member of the ECU golf team, named to the President's List, and honored as an Academic All-American. He later completed his MBA at Murray State University, further sharpening his financial and strategic expertise.

Outside of real estate, Travis resides in Lexington with his wife, Bitty, and their two daughters. He enjoys playing golf, spending time with family, and serving in various roles at his local church.

SVN | Stone Commercial Real Estate

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ADVISOR BIO



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Advisor

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EDUCATION

Bachelor of Arts (B.A.), Business Management from Gatton College of Business and Economics

MEMBERSHIPS AND ASSOCIATIONS

CCIM - Certified Commercial Investment Member



PROFESSIONAL BACKGROUND

Justin Ryder, CCIM is a distinguished Advisor at SVN Stone Commercial Real Estate, specializing in multi-family and auto-related investment sales. With over 184 transactions across Central Kentucky, Justin excels in maximizing property value through exclusive listings and comprehensive project management, including development land and stabilized properties.

A 4-time national award winner for sales volume at SVN, Justin was honored as the company-wide "Influencer of the Year" in 2023 for his impactful presence in commercial real estate media on platforms like LinkedIn, Twitter, and YouTube. He earned his CCIM designation in 2021 and has twice served as President of the Lexington CCIM Chapter. The CCIM designation (Certified Commercial Investment Member) is a globally recognized credential for commercial real estate professionals — signaling expertise in financial analysis, market analysis, investment strategy, and ethical business practices.

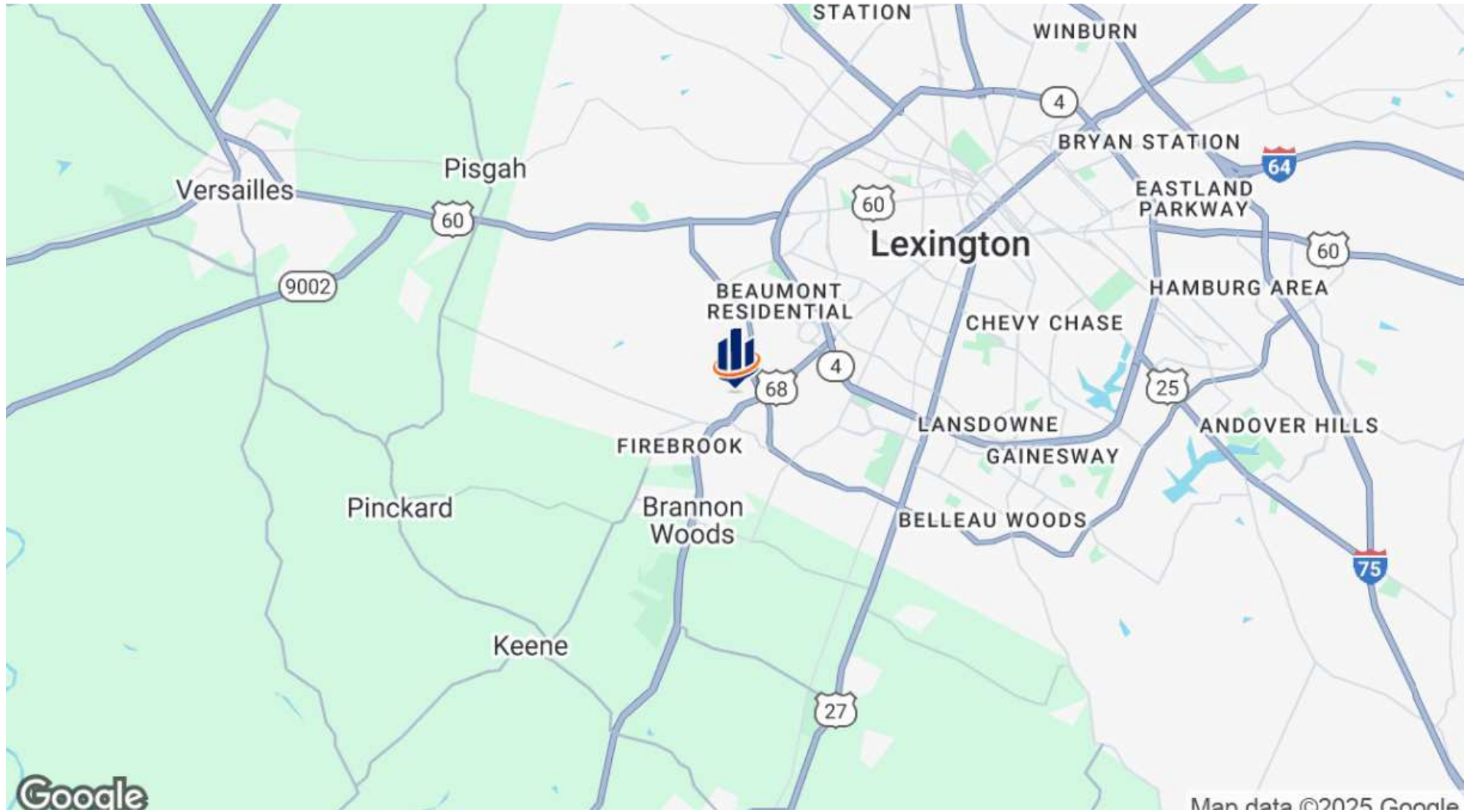
In addition to his real estate expertise, Justin is a partner and consultant with Bluegrass Business Advisors, continuing the firm's legacy of business brokerage in Central Kentucky since 1982.

Justin is an avid family man. He and his wife Libby have three wonderful daughters. Justin considers it a privilege to raise them in such a wonderful community. When not with family or working, Justin is an avid cross fitter, reader, UK fan, and Green Egg connoisseur.

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MAP



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DISCLAIMER

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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