



Nicholasville  
Bypass

US HWY 27  
19,537+ VPD

**PROPOSAL**

# Nicholasville B-2 Development Land

**DANVILLE ROAD**

Nicholasville, KY 40356

**PRESENTED BY:**

**HARRISON LANE**

O: 859.436.2835

[harrison.lane@svn.com](mailto:harrison.lane@svn.com)

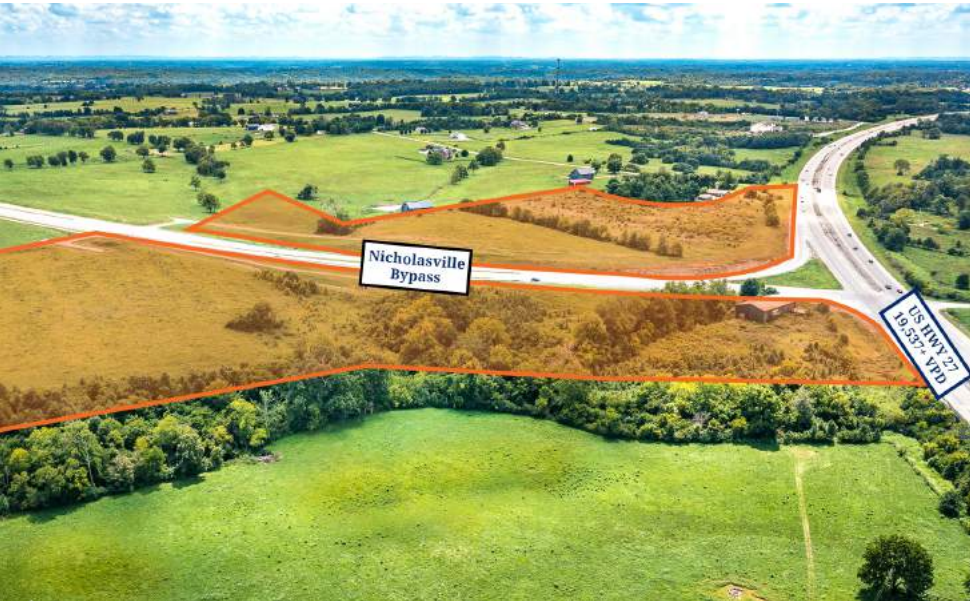
**JUSTIN RYDER, CCIM**

O: 859.306.0617

[justin.ryder@svn.com](mailto:justin.ryder@svn.com)



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Subject To Offer
TOTAL LOT SIZE:	36 Acres
NORTH SITE:	23 Acres
SOUTH SITE:	13 Acres
ZONING	B-2

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present this prime development opportunity in growing Jessamine County, located in Nicholasville, Ky. Since 2010, Jessamine Co is the 12th fastest growing Co in the entire state of Kentucky (having grown 12.7%).

**Zoned B-2, these 36 acres are primed for commercial development.**

23 acres are on one side of the bypass, and the remaining 13 acres are directly across. The property is situated at the two corners of US-27 and the Nicholasville Bypass.

**Potential buyers and developers will notice the unique frontage along US-27, plenty of room to develop behind the required setbacks, and potential to control the corner of US-27 and the Nicholasville Bypass.**

For further inquiry please contact Justin Ryder, CCIM at (859-447-3285) // [justin.ryder@svn.com](mailto:justin.ryder@svn.com) or Harrison Lane at (859.436.2835) // [harrison.lane@svn.com](mailto:harrison.lane@svn.com)



# COMPLETE HIGHLIGHTS



## LOCATION INFORMATION

BUILDING NAME	Nicholasville B-2 Development Land
STREET ADDRESS	US-27
CITY, STATE, ZIP	Nicholasville, KY 40356
COUNTY	Jessamine

## PROPERTY HIGHLIGHTS

- Premier Nicholasville, Ky Development Land just off US-27 in the path of progress
- 36 acres zoned B-2
- 19,537 VPD on US-27
- Nearby Wilmore, Ky (6.2 miles) is Kentucky's fastest growing city in 2021
- Previously approved development plan had two entrances
- Just 6 minutes from downtown Nicholasville Rd & 11 miles from Brannon Crossing, a premier Nicholasville Ky development
- Nearby ballpark receives ~2,000 visitors each weekend
- Kentucky boasts of being within a day's drive of two-thirds of the U.S. Population



ADDITIONAL PHOTOS



LOCATION MAP





LOCATION MAP



## REGIONAL MAP



## DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

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 Proposal 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 Proposal 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.