

+/-52.25 AC Development Land

2310 Lexington Road

Nicholasville, Kentucky 40356

Property Highlights

- +/-52.25 AC development land
- Directly across from Connemara Golf Course near Toyota on Nicholasville and Montgomery Auto Dealership
- Strategically located on the primary thoroughfare between Lexington and Nicholasville
- The US 27 corridor is experiencing a tremendous amount of recent and proposed new commercial and residential developments
- Close proximity to major retailers and commercial centers including Walmart and Brannon Crossing
- High average daily traffic count of +/-35,153 VPD
- Positioned in an area of significant commercial and residential development
- Ideal for retail, residential (single family and multifamily) and office development
- Versatile land suitable for various commercial and residential uses

Offering Summary

Sale Price:	\$3,135,000 REDUCED!
Lot Size:	52.25 Acres
Zoning:	B-2 & P-1

[VIDEO](#)

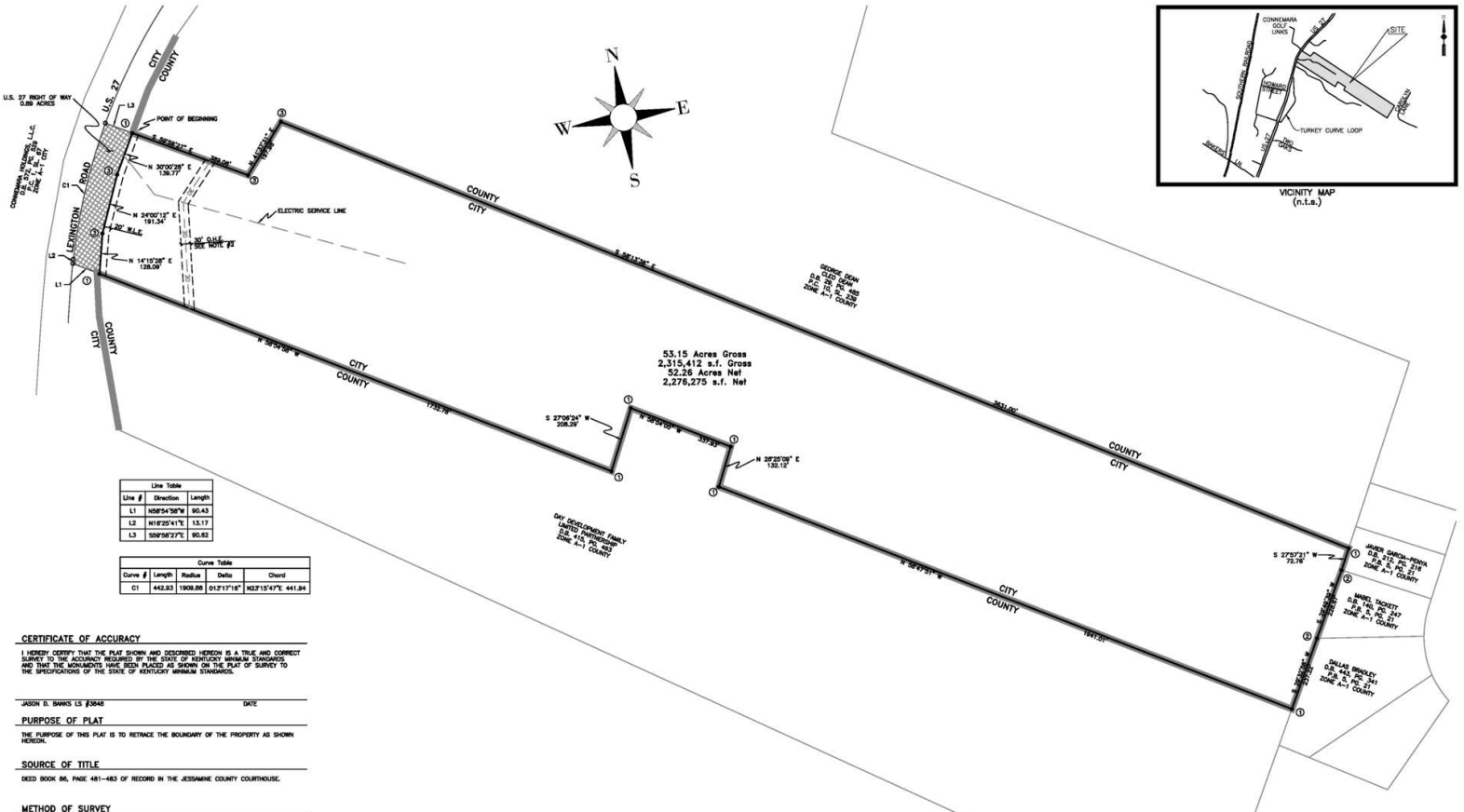
For More Information

Al Isaac

President

O: 859 422 4400

alisaac@naiisaac.com | KY #223721



Line #	Direction	Length
L1	N58°54'58"W	90.43
L2	N18°22'41"E	13.17
L3	S88°58'27"E	90.82

Curve #	Length	Radius	Delta	Chord
C1	442.83	1908.88	013°17'18"	402°15'47" 441.84

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY TO THE ACCURACY REQUIRED BY THE STATE OF KENTUCKY MINIMUM STANDARDS, AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN ON THE PLAT OF SURVEY TO THE SPECIFICATIONS OF THE STATE OF KENTUCKY MINIMUM STANDARDS.

JASON D. BANKS LS #3848 DATE _____

PURPOSE OF PLAT
THE PURPOSE OF THIS PLAT IS TO RETRACE THE BOUNDARY OF THE PROPERTY AS SHOWN HEREON.

SOURCE OF TITLE
DEED BOOK 86, PAGE 481-483 OF RECORD IN THE JESSAMINE COUNTY COURTHOUSE.

METHOD OF SURVEY
THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED BY BANKS ENGINEERING, INC. IN JULY, 2008. THE SURVEY WAS CONDUCTED BY METHOD OF ANCHOR TRACES WITH MEASUREMENTS. THE UNADJUSTED PRECISION RATIO FOR THE TRAVELER WAS 1 TO 48,023 AND WAS NOT ADJUSTED. THE SURVEY AS SHOWN IS A CLASS B SURVEY AND THE ACCURACY AND PRECISION OF SAID SURVEY MEETS ALL THE SPECIFICATIONS OF THIS CLASS.
THE BOUNDARIES SHOWN HEREON ARE BASED ON THE KENTUCKY NORTH STATE PLANE COORDINATE SYSTEM DERIVED FROM A GPS SURVEY.
LOT CORNERS HAVE BEEN MONUMENTED WITH AN IRON PIN (1/2" LENGTH, 5/8" DIAMETER) AND CAP STAMPED BANKS UNLESS OTHERWISE NOTED HEREON.

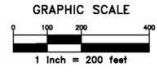
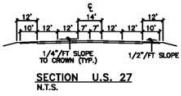
NOTES
1. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD, ALTHOUGH COVENANTS RESEARCH WAS CONDUCTED IN AN ATTEMPT TO LOCATE ALL ENCUMBRANCES, THE SURVEYOR CAN MAKE NO GUARANTEE THAT ALL SUCH RESTRICTIONS ARE HEREBY SHOWN. A DETAILED TITLE SEARCH CONDUCTED BY AN ATTORNEY MAY BE NECESSARY TO DETERMINE THE EXISTENCE OF ALL RESTRICTIONS AND EASEMENTS WHETHER APPARENT OR OF RECORD.
2. 30" WIDE KENTUCKY APPLIED ELECTRIC EASEMENT OF RECORD IN D.B. 48, PG. 495 IN THE JESSAMINE COUNTY COURTHOUSE.

SITE STATISTICS

TOTAL AREA: 53.15 ACRES
AREA IN LOTS: 53.15 ACRES
AREA IN RIGHT OF WAY: 0.89 ACRES
NO. OF LOTS: 1
LENGTH OF STREET: B-2 AND P-1 DATA ZONE

LEGEND

- ① IRON PIN FOUND WITH CAP #2053
- ② BOLT FOUND
- ③ IRON PIN FOUND WITH NO CAP
- W.L.E. WATER LINE EASEMENT
- O.H.E. OVERHEAD ELECTRIC EASEMENT (SEE NOTE #2)



PLAT OF SURVEY
BEAUTY FARM
2310 LEXINGTON ROAD
Nicholasville, Kentucky
for
City of Nicholasville
517 North Main Street
Nicholasville, Kentucky 40356

BANKS
Engineering, Inc.
2365 Harrodsburg Road, Ste. B-175
Lexington, Kentucky 40504
(859) 296-6300 DATE: NOV. 2008

PROJECT: 09014
DRAWN BY: JLS
DATE: NOV. 2008
DRAWING: 8519POLONG

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

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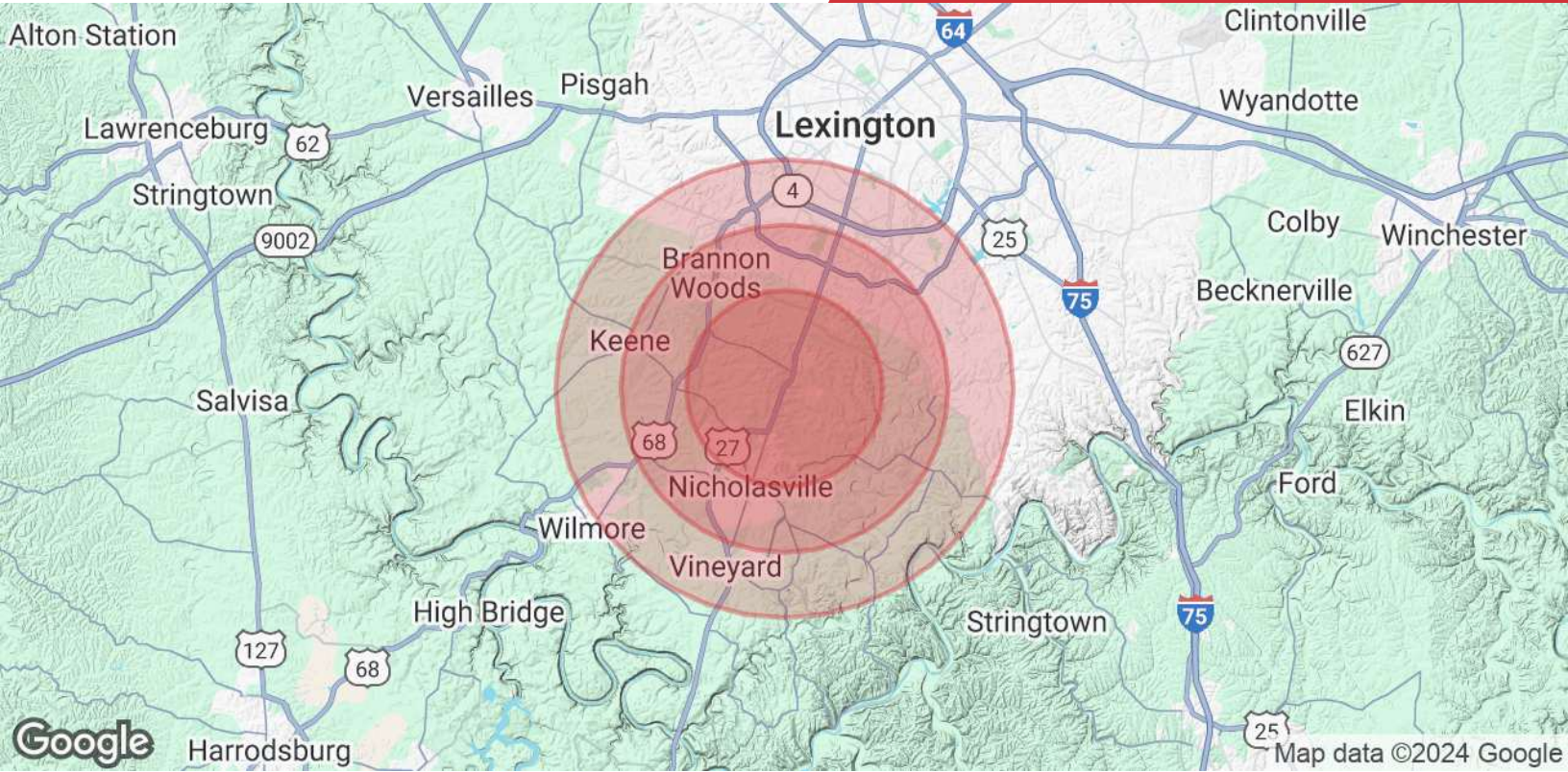
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	3 Miles	5 Miles	7 Miles
Population			
Total Population	17,416	89,435	167,205
Average Age	40	39	40
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0
Households & Income			
Total Households	6,525	35,781	69,023
# of Persons per HH	2.7	2.5	2.4
Average HH Income	\$99,660	\$104,621	\$103,607
Average House Value	\$321,683	\$309,492	\$324,981

Demographics data derived from STDB 2023