



Nicholasville Development Land For Sale



405 Danville Loop 1 Rd

NICHOLASVILLE, KY 40356

PRESENTED BY:

TRAVIS ROSE, MBA

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PROPERTY SUMMARY

NICHOLASVILLE DEVELOPMENT LAND FOR SALE

405 DANVILLE LOOP 1 RD
NICHOLASVILLE, KY 40356

OFFERING SUMMARY

SALE PRICE:	\$1,318,000
ACRES:	31
PRICE PER ACRE:	\$42,516
ZONING:	B-2
VPD:	19,489+



PROPERTY SUMMARY

SVN Stone Commercial Real Estate is excited to present 31 acres of B-2 zoned land in the rapidly growing Nicholasville, KY market. As residential growth surges on the south end of the bypass, demand for retail and commercial development is set to follow.

This high-visibility property offers prime frontage along Danville Rd (US-27), with ample space for development behind the required setbacks. The property has direct access off US-27 and a second ingress/egress off Danville Loop Rd. This site is ideal for retail, service businesses, or mixed-use development to serve the growing community.

For further information please contact Travis Rose at (859)806-1591 // travis.rose@svn.com

PROPERTY HIGHLIGHTS

- Direct access to US-27 and Danville Loop 1 Rd
- 0.5 miles of prime road frontage on US-27 (Danville Rd), with two main points of ingress and egress
- Potential for residential, retail, and/or industrial development
- Zoned B-2 allowing for general retail development
- Rapidly growing area with strong demand for retail, industrial, and residential development
- 20 miles to Lexington, 5 miles to Nicholasville



**DIRECT ACCESS
TO US-27**



**19,489+
VEHICLES PER DAY**



**IN NICHOLASVILLE
W/ POSSIBLE
UTILITY ACCESS**

AERIAL

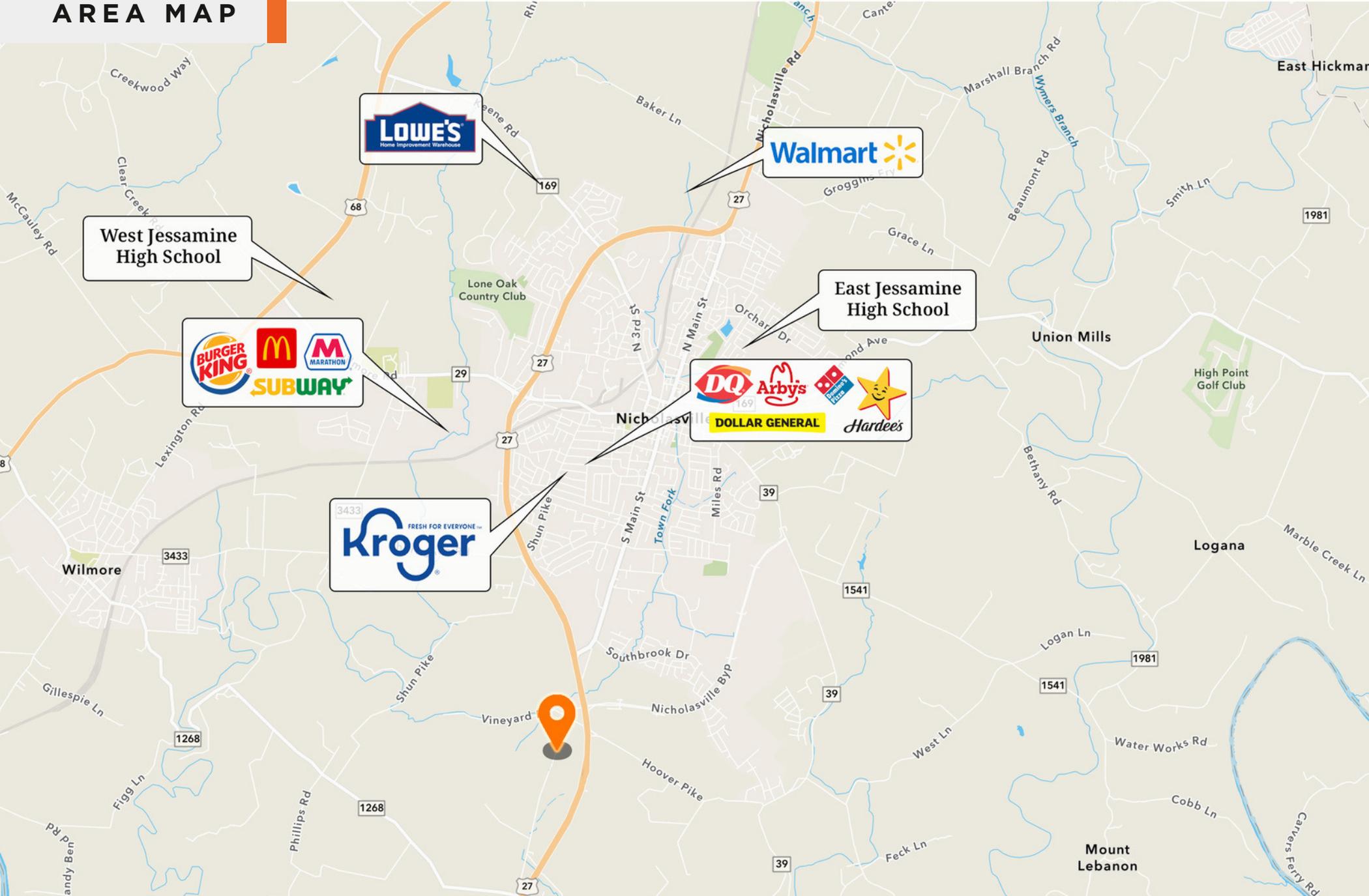


Nicholasville Bypass

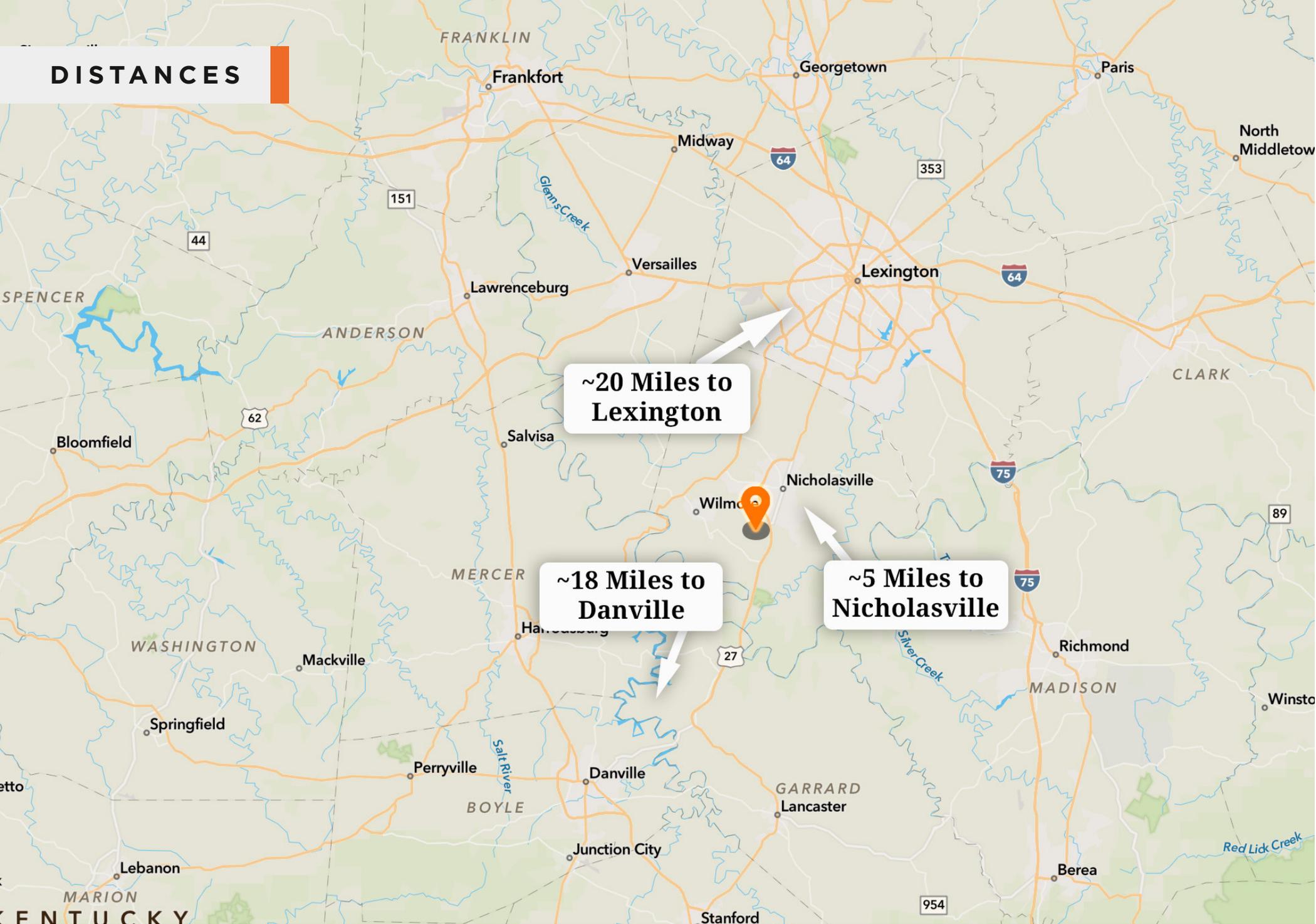
US-27 Danville Road | 19,489+ VPD

SVN[®]
STONE COMMERCIAL REAL ESTATE

AREA MAP



DISTANCES



ADDITIONAL PHOTOS





TRAVIS ROSE, MBA

travis.rose@svn.com

Cell: **859.806.1591**

PROFESSIONAL BACKGROUND

Travis Rose serves as an Advisor at SVN Stone Commercial Real Estate, where he specializes in the acquisition and sale 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 three daughters. He enjoys playing golf, spending time with family, and serving in various roles at his local church.

EDUCATION

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

SVN | Stone Commercial Real Estate
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DISCLAIMER

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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.