

Davis Park Development

525 De Roode Street & 325 Oliver Lewis Way, Lexington, KY 40508



✓ Curb Cuts on High Street & Oliver Lewis Way

✓ Close Proximity to UK, Rupp Arena, Town Branch Distillery

✓ Rare Development Opportunity in Downtown Lexington

Lot 30

Lot 27

Oliver Lewis Way

W. High Street

Contact:

Clay Angelucci
O: 859.309.0099 x223
C: 859.338.8800
Clay@BALrealestate.com

Colleen Barr, MBA, CCIM
O: 859.309.0099 x230
C: 859.489.6133
Colleen@BALrealestate.com



BLOCK+LOT

Lot #27: \$85,000/Acre/Year
Lot #30: \$75,000/Acre/Year

Ground Lease:
1.75-4.80 Acres

Lot #27: B-3
Lot #30: MU-2



Property Description

Yes, there is actually land available for development in downtown Lexington near the newly expanded Convention Center, Historic Distillery District, Town Branch Distillery, and Central Business District! The Davis Park development has Two premiere lots totaling 4.80 Acres available for Ground Lease at outstanding locations. 325 Oliver Lewis Way (Lot #27) is appx 1.75 acres zoned B-3 on the corner of Oliver Lewis Way & W High Street with ingress and egress on each street. This location is growing fast and surrounded by development and ideal for retail. 525 De Roode St. (Lot #30) is appx 3.1 Acres zoned MU-2 and also sits on a corner of Oliver Lewis Way and Scott St. Oliver Lewis was recently completed and serves as a convenient connector from downtown to the University of Kentucky. This lot is ideal for a multitude of uses such as retail, office, or flex! All utilities are available to the site. This development is planned to have 60+ apartments, a brand new public park, and Community Center, and more. Fayette county is limited on land opportunities such as this, especially with access to entertainment, shopping, and dining on all sides!

Davis Park Development

Aerial, Location Description, & Drone Video



DRONE VIDEO:
[CLICK HERE](#)



Location Description:

This is a rare opportunity to lease land between Rupp arena and the University of Kentucky near the future home of Town Branch Park and Town Branch Trail. Property has frontage on Oliver Lewis Way, W. High St., and Scott St.



Davis Park Development

Aerial & Demographics



**DOWNTOWN
LEXINGTON**

Oliver Lewis Way

Lot 27

Lot 30

2021 Demographics:

Daytime Population:

1 Mile: 42,913
3 Miles: 151,357
5 Miles: 220,749

Total Businesses:

1 Mile: 1,951
3 Miles: 7,025
5 Miles: 11,893

Total Residential Population:

1 Mile: 16,000
3 Miles: 105,844
5 Miles: 227,697

Contact:

Clay Angelucci
O: 859.309.0099 x223
C: 859.338.8800
Clay@BALrealestate.com

Colleen Barr, MBA, CCIM
O: 859.309.0099 x230
C: 859.489.6133
Colleen@BALrealestate.com

Davis Park Development Photos



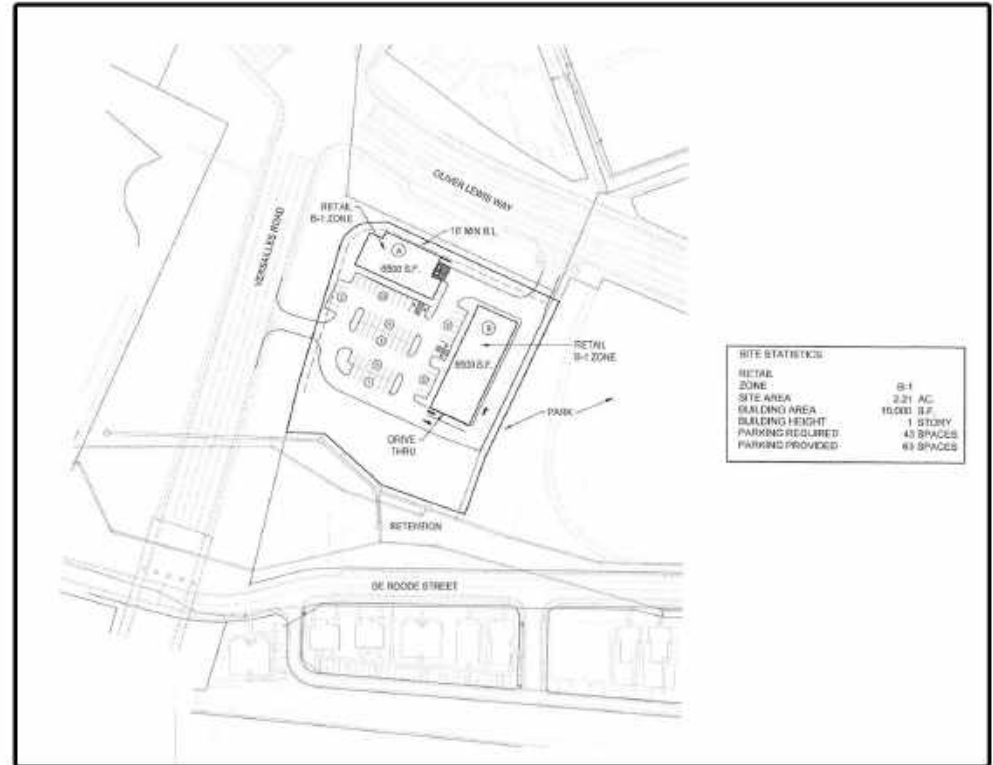
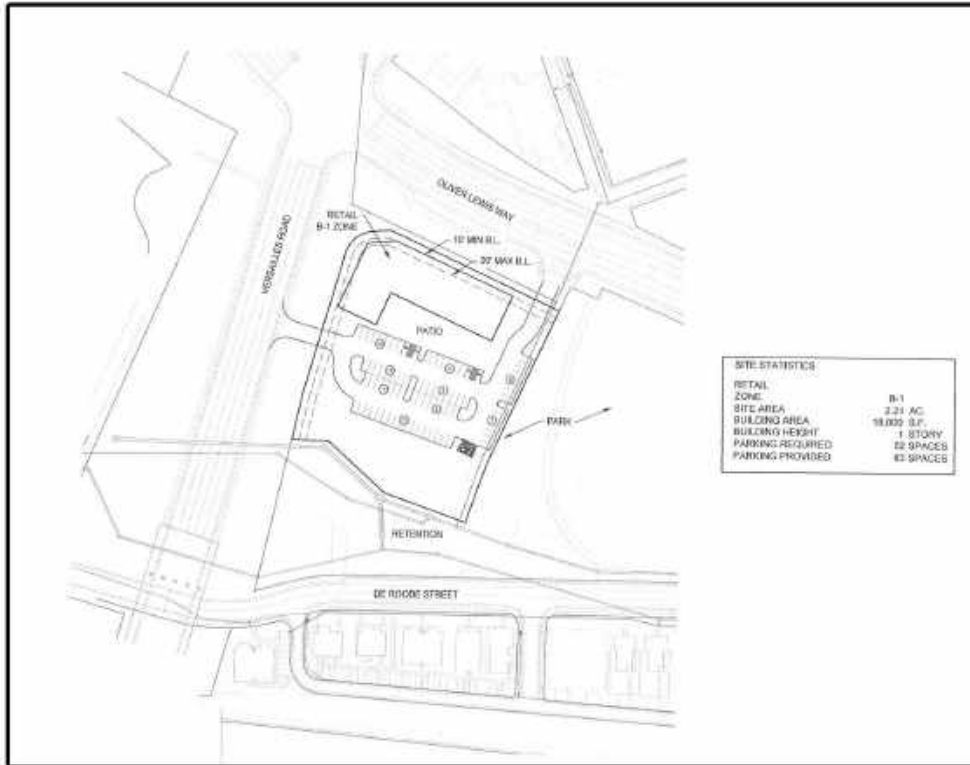
Contact:

Clay Angelucci
O: 859.309.0099 x223
C: 859.338.8800
Clay@BALrealestate.com

Colleen Barr, MBA, CCIM
O: 859.309.0099 x230
C: 859.489.6133
Colleen@BALrealestate.com

Davis Park Development

Conceptual Development Plans Lot 27



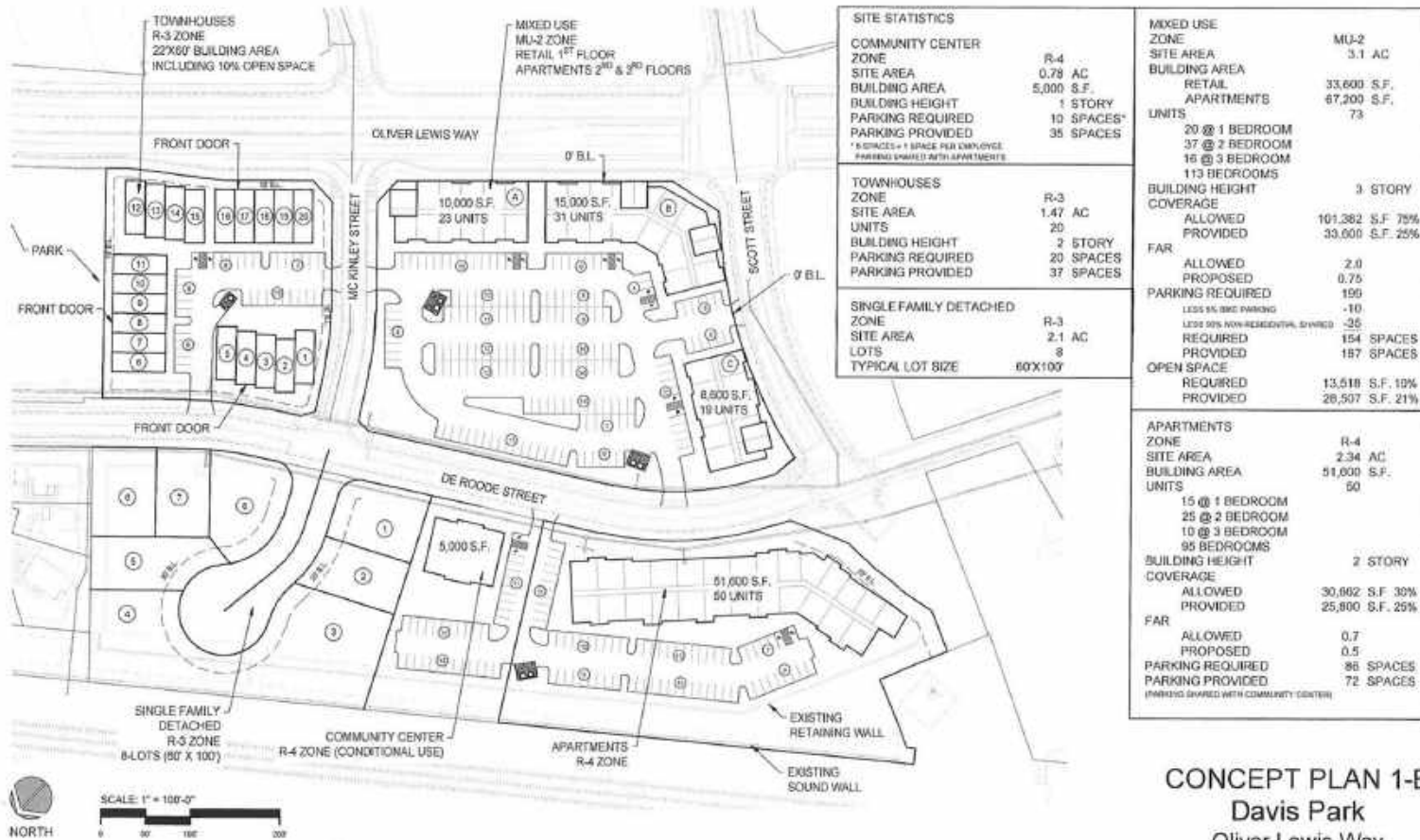
Contact:

Clay Angelucci
 O: 859.309.0099 x223
 C: 859.338.8800
 Clay@BALrealestate.com

Colleen Barr, MBA, CCIM
 O: 859.309.0099 x230
 C: 859.489.6133
 Colleen@BALrealestate.com

Davis Park Development

First Conceptual Development Plan Lot 30



SITE STATISTICS	
COMMUNITY CENTER ZONE	R-4
SITE AREA	0.78 AC
BUILDING AREA	5,000 S.F.
BUILDING HEIGHT	1 STORY
PARKING REQUIRED	10 SPACES*
PARKING PROVIDED	35 SPACES
* 6 SPACES = 1 SPACE FOR EMPLOYEE PARKING SHARED WITH APARTMENTS	
TOWNHOUSES ZONE	R-3
SITE AREA	1.47 AC
UNITS	20
BUILDING HEIGHT	2 STORY
PARKING REQUIRED	20 SPACES
PARKING PROVIDED	37 SPACES
SINGLE FAMILY DETACHED ZONE	R-3
SITE AREA	2.1 AC
LOTS	8
TYPICAL LOT SIZE	60'X100'

MIXED USE ZONE	MU-2
SITE AREA	3.1 AC
BUILDING AREA	
RETAIL	33,600 S.F.
APARTMENTS	67,200 S.F.
UNITS	
20 @ 1 BEDROOM	
37 @ 2 BEDROOM	
16 @ 3 BEDROOM	
113 BEDROOMS	
BUILDING HEIGHT COVERAGE	3 STORY
ALLOWED	101,382 S.F. 75%
PROVIDED	33,000 S.F. 25%
FAR	
ALLOWED	2.0
PROPOSED	0.75
PARKING REQUIRED	199
LESS 50% BIKING PARKING	-10
LESS 50% NON-RESIDENTIAL SHARED	-26
REQUIRED	154 SPACES
PROVIDED	187 SPACES
OPEN SPACE	
REQUIRED	13,518 S.F. 10%
PROVIDED	28,507 S.F. 21%
APARTMENTS ZONE	R-4
SITE AREA	2.34 AC
BUILDING AREA	51,000 S.F.
UNITS	
15 @ 1 BEDROOM	
25 @ 2 BEDROOM	
10 @ 3 BEDROOM	
95 BEDROOMS	
BUILDING HEIGHT COVERAGE	2 STORY
ALLOWED	30,862 S.F. 30%
PROVIDED	25,800 S.F. 25%
FAR	
ALLOWED	0.7
PROPOSED	0.5
PARKING REQUIRED	86 SPACES
PARKING PROVIDED	72 SPACES
(PARKING SHARED WITH COMMUNITY CENTER)	

CONCEPT PLAN 1-B
Davis Park
 Oliver Lewis Way
 Lexington, Kentucky
 January 22, 2021

Contact:

Clay Angelucci
 O: 859.309.0099 x223
 C: 859.338.8800
 Clay@BALrealestate.com

Colleen Barr, MBA, CCIM
 O: 859.309.0099 x230
 C: 859.489.6133
 Colleen@BALrealestate.com



BLOCK+LOT

Davis Park Development

Conceptual Rendering Development Plan



Contact:

Clay Angelucci
O: 859.309.0099 x223
C: 859.338.8800
Clay@BALrealestate.com

Colleen Barr, MBA, CCIM
O: 859.309.0099 x230
C: 859.489.6133
Colleen@BALrealestate.com