

FOR SALE/LEASE

I-2 LAND AVAILABLE

FALLING SPRINGS BUSINESS PARK

1051 TYRONE PIKE

Versailles, KY 40383

PRESENTED BY:

JOHN SOPER

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PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to present two industrial lots for sale in Versailles, Kentucky. Excellent opportunity for light industrial; owner occupied needing some retail exposure; or industrial and storage. Located on US 62 [Tyrone Pike] these lots are less than 3 miles from the Bluegrass Parkway via Falling Springs Boulevard, a four lane divided highway. The site is also across the street from Woodford County's Falling Springs Recreational facility, a multi-use sports facility and community theater.

For more information please contact John Soper at 859.608.0256 // john.soper@svn.com.

OFFERING SUMMARY

SALE PRICE:	Lot #3 \$250,000; Lot #6 \$575,000
LOT SIZE:	6.788 Acres
ZONING	I-2

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PROPERTY HIGHLIGHTS

- Owner will consider land lease
- Owner capable and willing to do a "build to suit"
- Two I-2 industrial lots for sale or lease
- Lot 3 is 1.521 acres for sale at \$250,000
- Lot 6 is 5.267 acres for sale at \$575,000
- Lots sold pad ready with all utility access including natural gas
- Bluegrass Parkway accessible [2.5 miles] by 4 lane highway (Falling Springs Boulevard)



For marketing purposes only
exact location not warranted

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LEDVANCE

Tyrone Pike

LOT 3

Residential Development

LOT 6

Asphalt Bike Trail

Falling Springs Blvd

I-2 Land Available For Sale
Falling Springs Business Park
1051 Tyrone Pk Versailles, KY
Lot 3 - 1.521 Acres
Lot 6 - 5.267 Acres

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SVN
STONE COMMERCIAL REAL ESTATE

JOHN SOPER

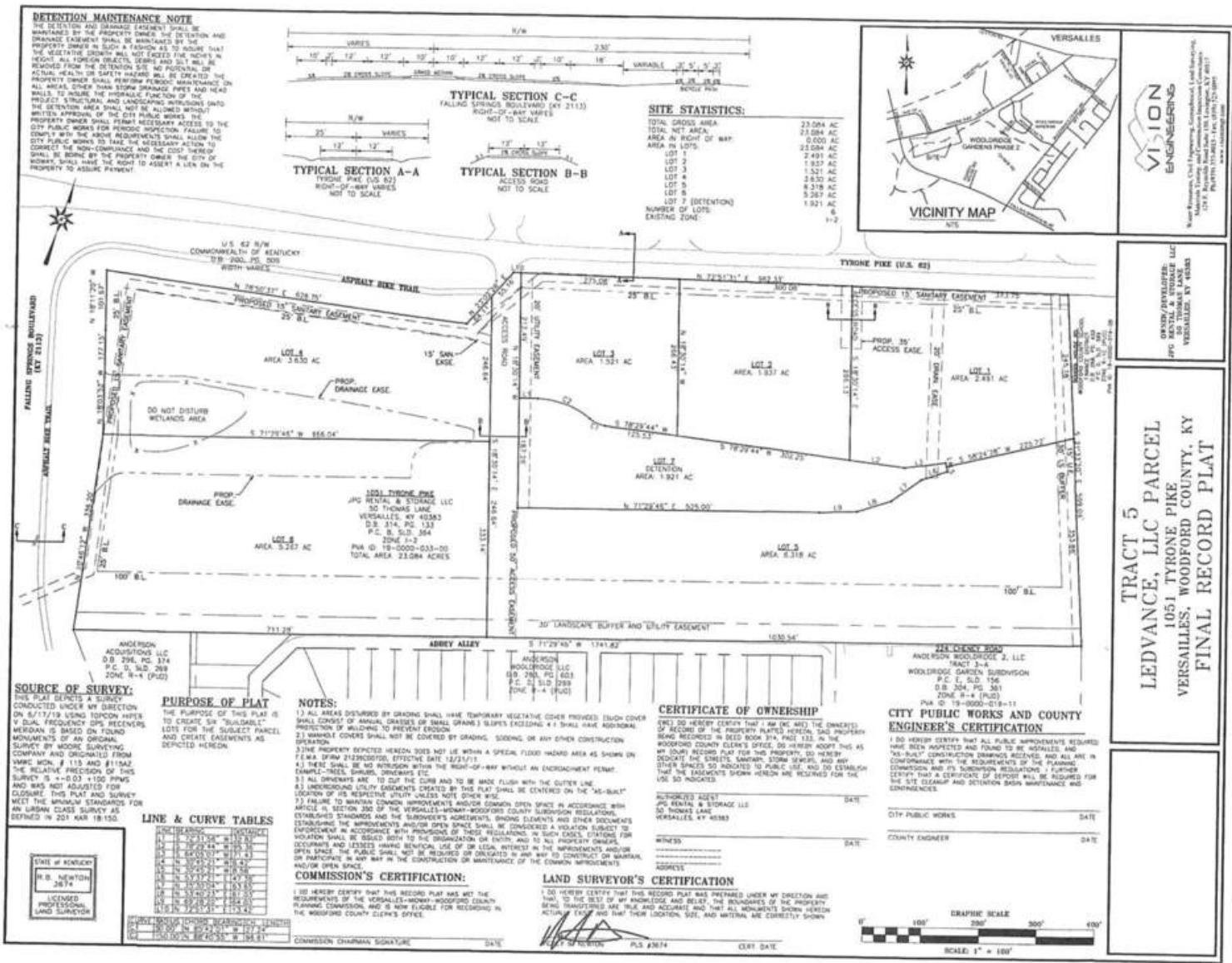
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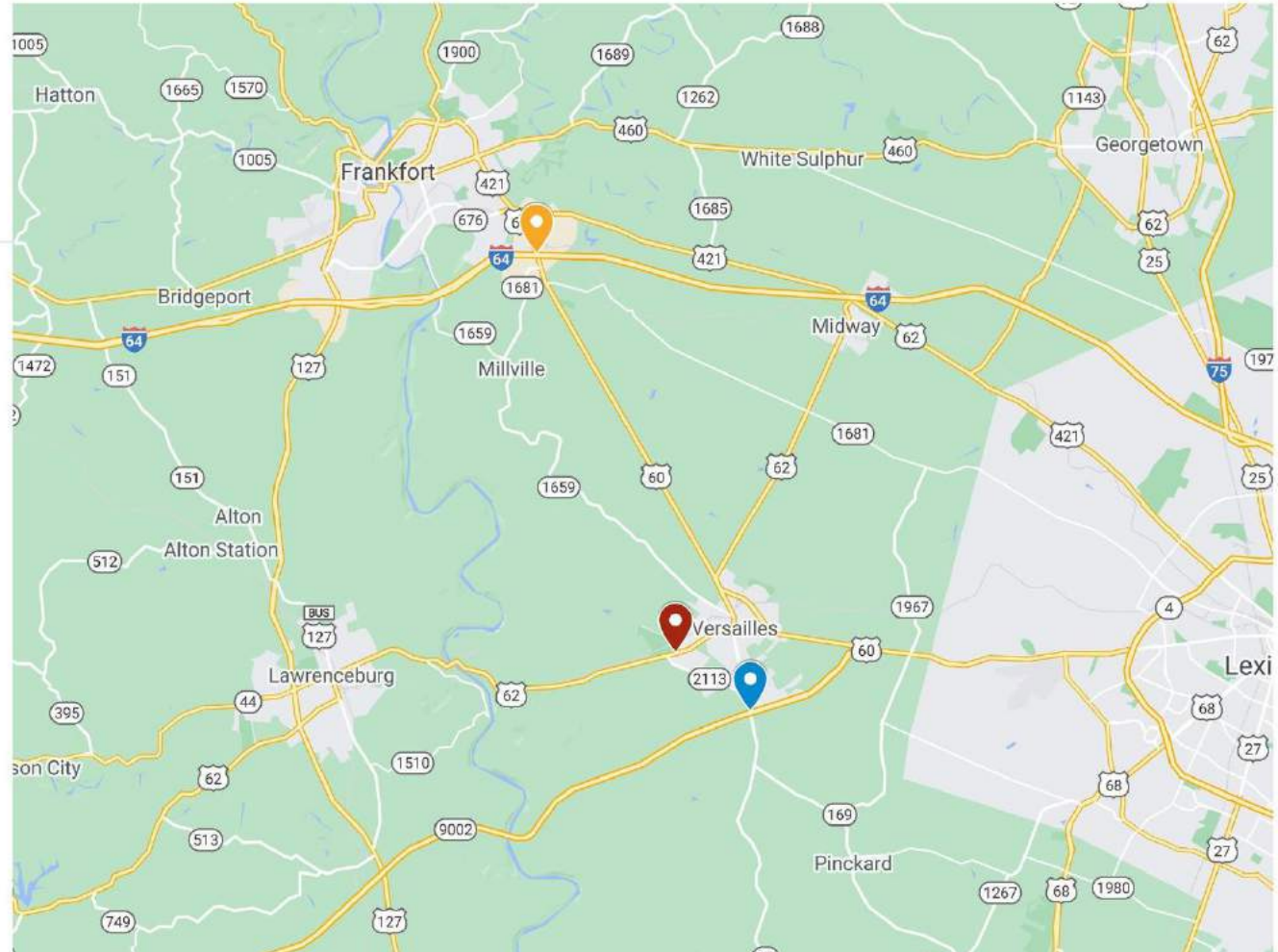
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Proximity to Bluegrass Pkwy and I-64

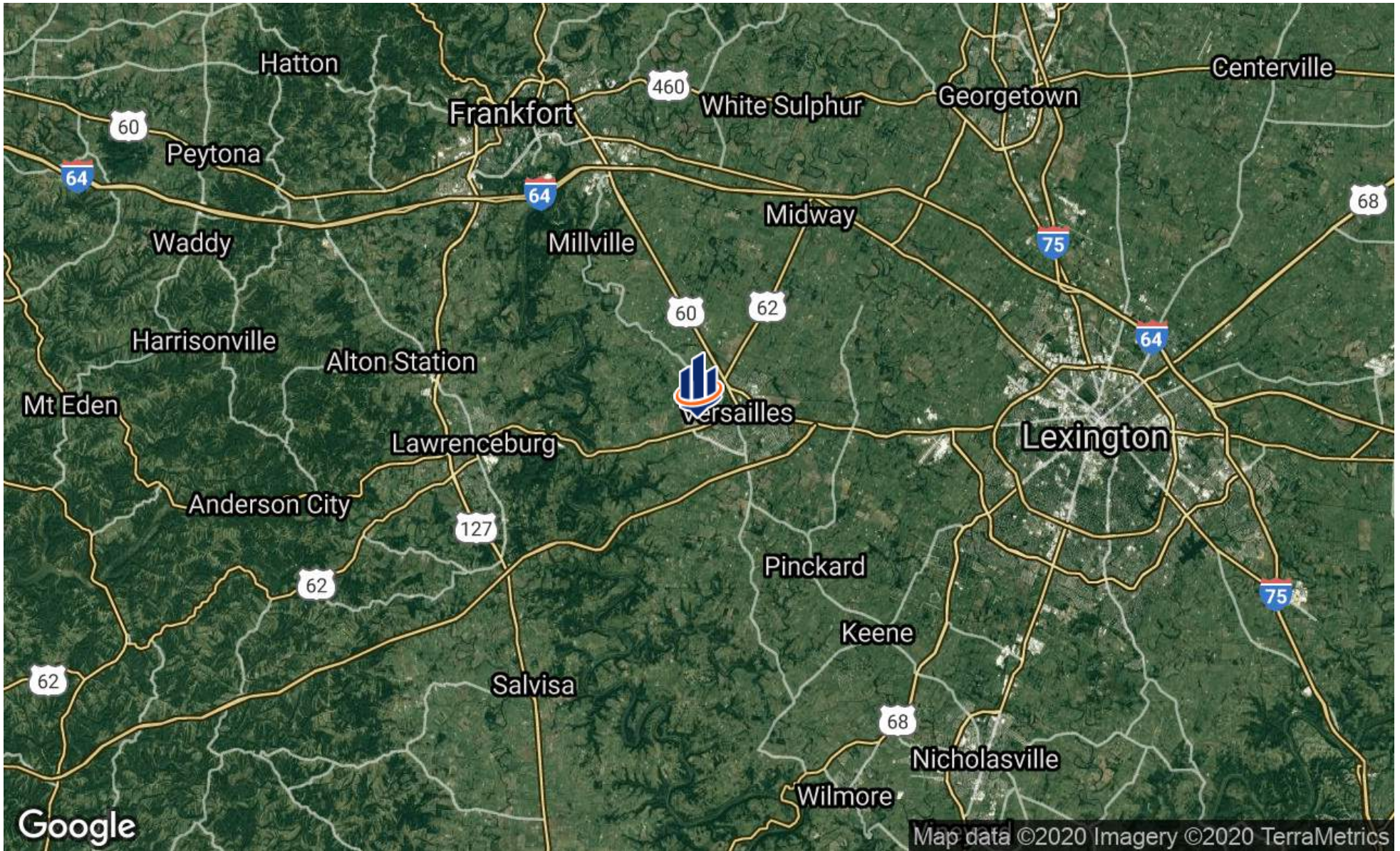
Proximity to Bluegrass Pkwy and I-64

-  1051 Tyrone Pike
-  Bluegrass Parkway
-  I-64



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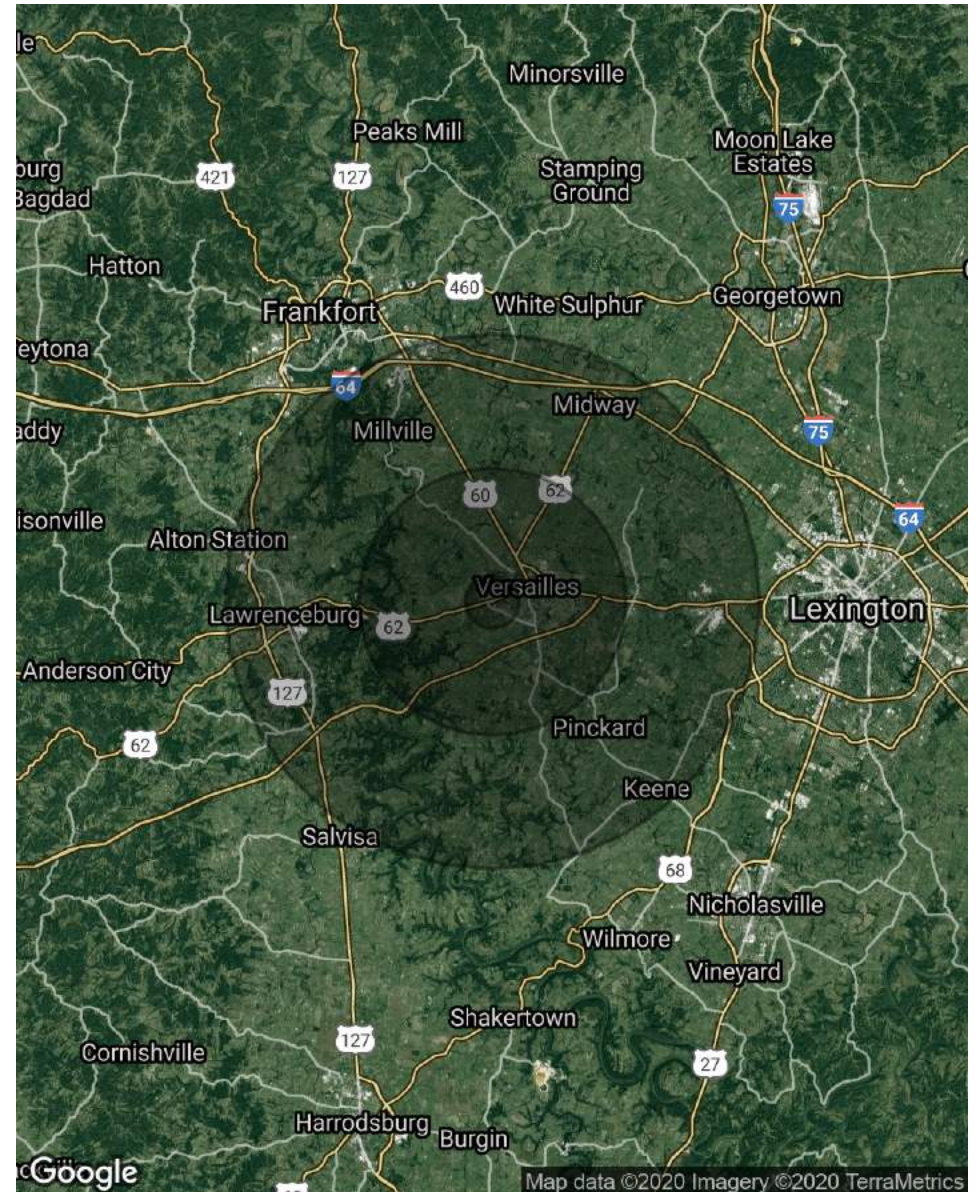
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,175	19,154	47,152
AVERAGE AGE	34.1	39.0	40.1
AVERAGE AGE (MALE)	32.8	38.8	39.5
AVERAGE AGE (FEMALE)	41.0	40.7	41.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	480	7,746	18,725
# OF PERSONS PER HH	2.4	2.5	2.5
AVERAGE HH INCOME	\$54,309	\$68,130	\$74,771
AVERAGE HOUSE VALUE		\$208,681	\$225,409

* Demographic data derived from 2010 US Census



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John Soper

Advisor
SVN | Stone Commercial Real Estate

Prior to joining SVN John served as the Executive Director of the Woodford County Economic Development Authority (EDA) for 5 years and as its Chairman for 10 years. During John's tenure the EDA attracted three major new employers to the County, More Than A Bakery, Lakeshore Learning and American Howa of Kentucky, The EDA also resurrected a failed industrial park, Midway Station, into a productive job producing revenue center.

John grew up in Carlisle on a family farm and started his 42 year banking career while attending Centre College and graduating from the University of Kentucky in 1977. He paid for college by working part time for Kentucky Group Banks and after graduation went on to work in community banks in North Middletown, Nicholasville, Danville, Lexington and Versailles. He served as CEO of Bank of Danville and Citizens Commerce in Versailles.

John has served on the Board of Trustees of both Ephraim McDowell Hospital in Danville and Bluegrass Community Hospital in Versailles and as a member of the Workforce Innovation Board for the 17 county Central Kentucky region.

John is married to Rita, a licensed clinical social worker in private practice. John met Rita while volunteering for United Way and when Rita was the Executive Director of the Florence Crittenton Home. John and Rita live in Versailles and have both been very active in community service. They have one son, Jon Tonqate, who with his wife Amber reside in Lexington.

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Matt Stone, CCIM, SIOR, MBA

Managing Director
SVN | Stone Commercial Real Estate

Matt Stone, CCIM, SIOR, MBA is the Managing Director of SVN Stone Commercial Real Estate. Since 2006, Matt has been the trusted advisor for many clients in transactions within the retail, office, industrial, multi-family, and hospitality product types. Matt personally oversees the day to day operations of the company, brokerage of commercial investment properties and user properties, as well as property management. He has worked with banks, private investors, and as a receiver to help with asset management and evaluation for distressed loan purchasing, workouts, REO disposition, and general opinions of value. Matt and his team continue to perform property management and bookkeeping services for retail, industrial, office, and multi-family properties throughout Central Kentucky.

Matt holds the prestigious Society of Industrial and Office Realtors designation [SIOR] www.sior.com and the Certified Commercial Investment Member [CCIM] www.ccim.com designations. He is currently the Vice President of the Commercial Property Association of Lexington [CPAL], served as the 2015-2016 CCIM President for the Lexington District of the Kentucky CCIM Chapter, the 2016 Co-Chair of the Tennessee/Kentucky Idea Exchange for the International Council of Shopping Centers [ICSC], a board member for National Christian Foundation - Kentucky [NCF], and on the board of Christian Student Fellowship [CSF] at the University of Kentucky. He is also on the Young Life Golf Committee to help raise awareness and funds for Young Life in Lexington every May. In addition to his commercial real estate designations, Matt earned a Masters of Business Administration [MBA] and a Bachelor of Science in Mathematics Education from the University of Kentucky.

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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.

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