

FOR SALE

# MIDWAY, KY I-64 INDUSTRIAL LAND

711 MCKINNEY AVE

Midway, KY 40347

PRESENTED BY:

JOHN SOPER

C: 859.608.0256

john.soper@svn.com

KYLE JOHNSON

C: 859.619.1982

kyle.johnson@svn.com

MATT STONE, CCIM, SIOR, MBA

C: 859.351.5444

matt.stone@svn.com





## PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to present 84.61 Acres in Midway, KY. This I-1 land is well located Interstate land at Exit 65 on I-64 in Midway, is primed for development. Over 41,000 vehicles per day drive by on I-64. Located at Exit 65 and adjacent to the Midway Station industrial park with primary access from McKinney Ave within Midway Station. The property is well suited for a large single user as the site could accommodate a building in excess of 1 million square feet. All utilities including natural gas are at the property boundary. Midway has ample water and sewer capacity to accommodate most any user. This property is well suited for distribution or light manufacturing. Both Midway and Woodford County will participate in Kentucky industrial incentives. Midway's location is an easy commute for most of Central Kentucky. American HOWA of Kentucky [80 employees] and Lakeshore Learning [300 employees and 100 more coming soon] are on site. McDonald's, Subway, and Speedway at the same exit. Woodford County and the town of Midway are desiring to create more jobs in their community. Multiple signature distilleries are nestled within 20 miles of Midway & Versailles, KY, including Woodford County's signature Woodford Reserve. Beautiful horse country surrounding and the home of Triple Crown winners Justify and American Pharoah, don't let this opportunity "pass you by."

Cabinet of Economic Development - <https://www.thinkkentucky.com/>  
 Woodford County Economic Development - <http://woodfordeda.com/>  
 Woodford County Chamber of Commerce - <https://www.woodfordcountyinfo.com/>

For more details please contact John Soper at [john.soper@svn.com](mailto:john.soper@svn.com) | 859.608.0256 or Kyle Johnson at [kyle.johnson@svn.com](mailto:kyle.johnson@svn.com) | 859.619.1982.

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<a href="mailto:john.soper@svn.com">john.soper@svn.com</a>	<a href="mailto:kyle.johnson@svn.com">kyle.johnson@svn.com</a>	<a href="mailto:matt.stone@svn.com">matt.stone@svn.com</a>

## OFFERING SUMMARY

<b>LOT SIZE:</b>	84.61 Acres
<b>*LOTS CAN BE SUBDIVIDED</b>	
<b>ZONING:</b>	I-1
<b>PRICE</b>	\$95,000 per acre



## LOCATION INFORMATION

<b>BUILDING NAME</b>	Midway, KY I-64 Industrial Land
<b>STREET ADDRESS</b>	711 McKinney Ave
<b>CITY, STATE, ZIP</b>	Midway, KY 40347
<b>COUNTY</b>	Woodford

## PROPERTY HIGHLIGHTS

- 84.61 Acres of I-1 Land
- \$95,000 per acre
- Can be subdivided
- 41,000 + VPD
- All utilities including natural gas are at property boundary.
- Ample water and sewer capacity
- Situated at I-64 at Exit 65
- HOWA, Lakeshore Learning, McDonald's, Shell, Subway at Exit 65
- Lakeshore Learning 500,000 current expansion adding +/- 100 jobs
- Multiple signature distilleries within 20 miles
- Downtown Lexington within 15 miles
- Frankfort 13 miles
- Georgetown Toyota Plant 13 miles
- Horse Capital of the World

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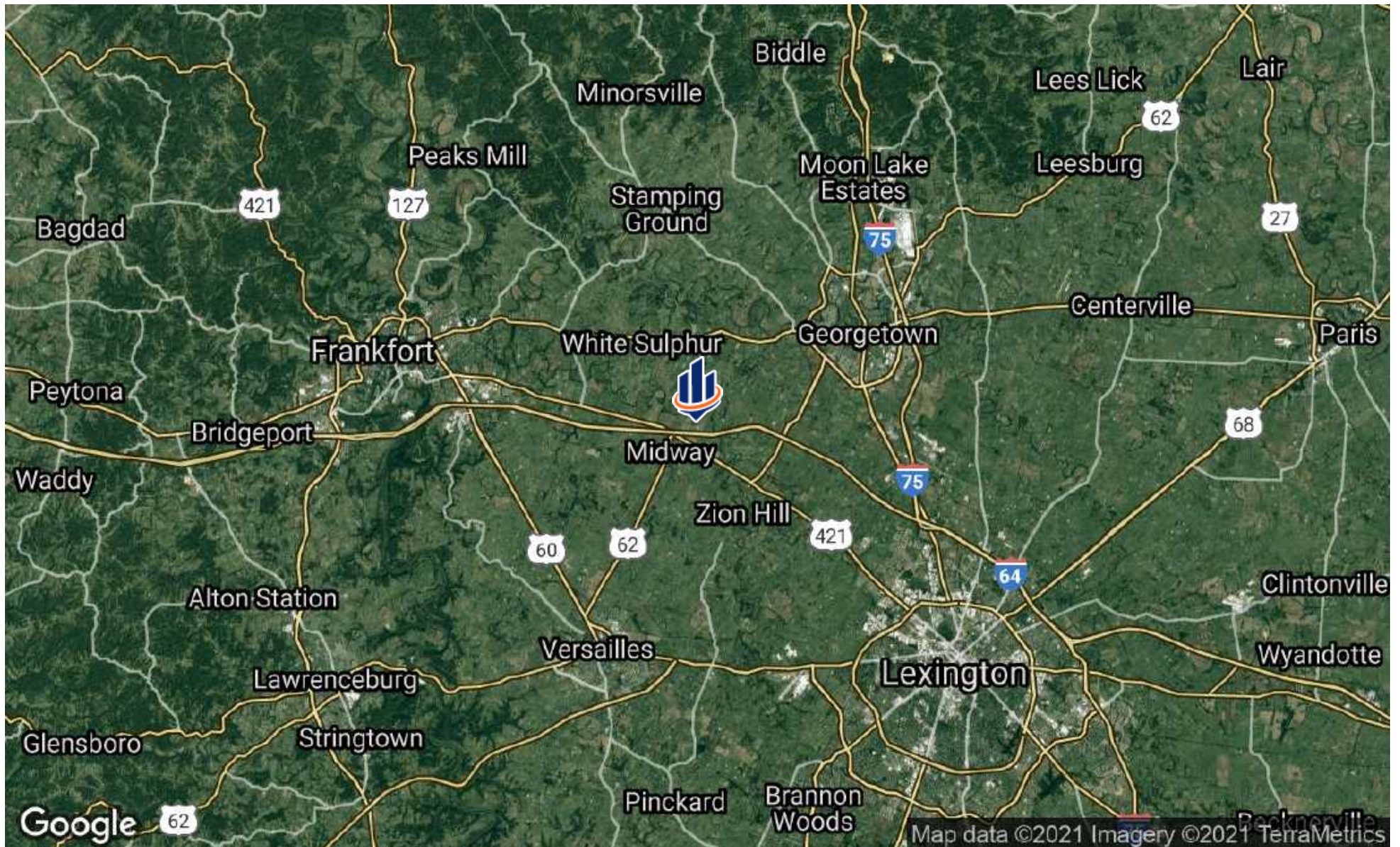
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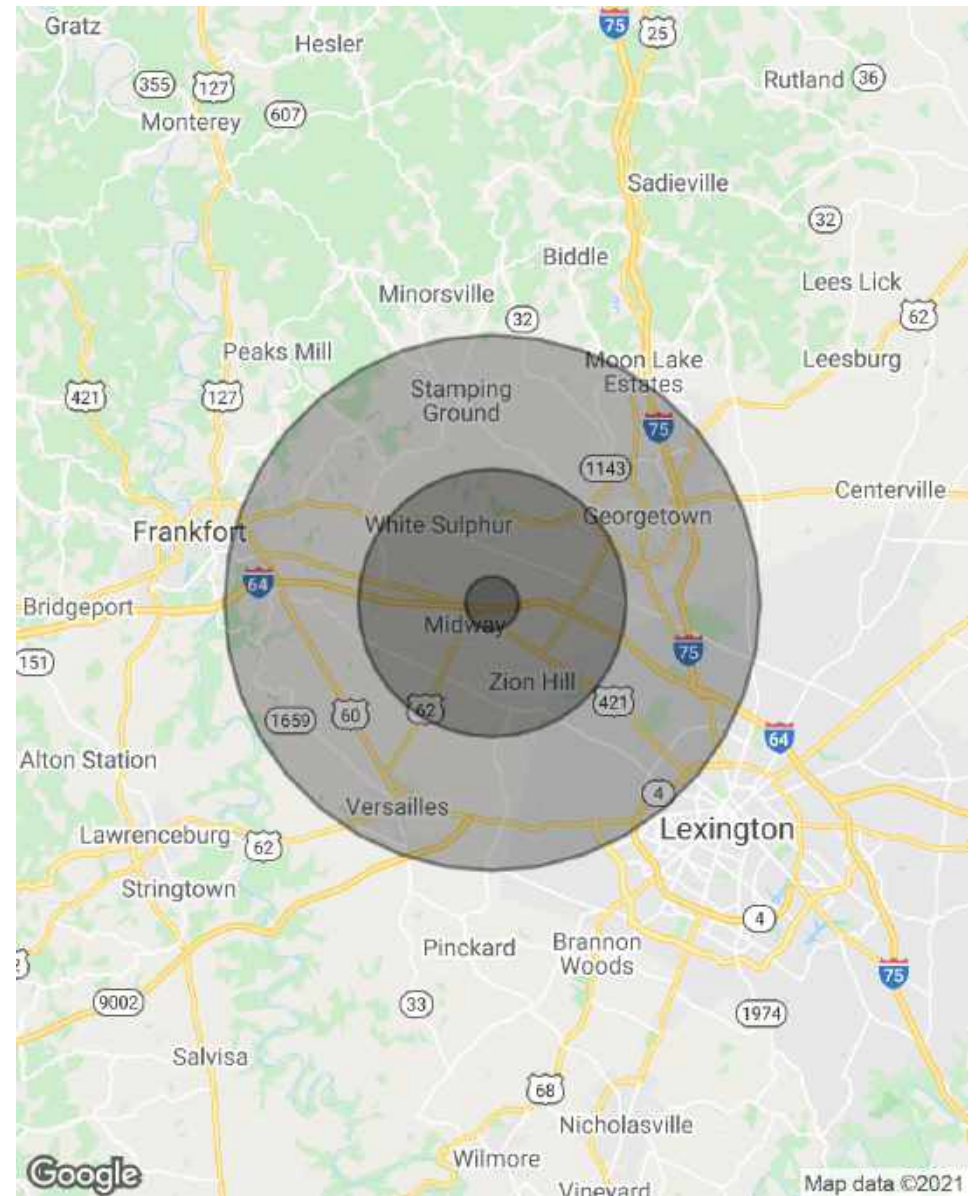
## POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	253	6,628	79,152
AVERAGE AGE	41.5	40.9	36.5
AVERAGE AGE (MALE)	40.4	40.0	36.3
AVERAGE AGE (FEMALE)	42.4	42.2	37.6

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	106	2,557	30,151
# OF PERSONS PER HH	2.4	2.6	2.6
AVERAGE HH INCOME	\$72,141	\$94,036	\$71,678
AVERAGE HOUSE VALUE		\$276,382	\$196,097

\* Demographic data derived from 2010 US Census



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