



Reed Utilities



I-64 AGRICULTURAL LAND FOR SALE

US HWY 62 AT COACH STATION ROAD
MIDWAY, KY 40347

Georgetown Rd

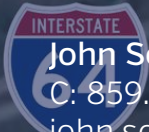
I-64
38,000+ VPD

Lot A
31+ Acres

Lot B
33+ Acres

**I-64
Agricultural
Land For
Sale**

Midway, KY
**67+ Acres Available
Zoned A-1**

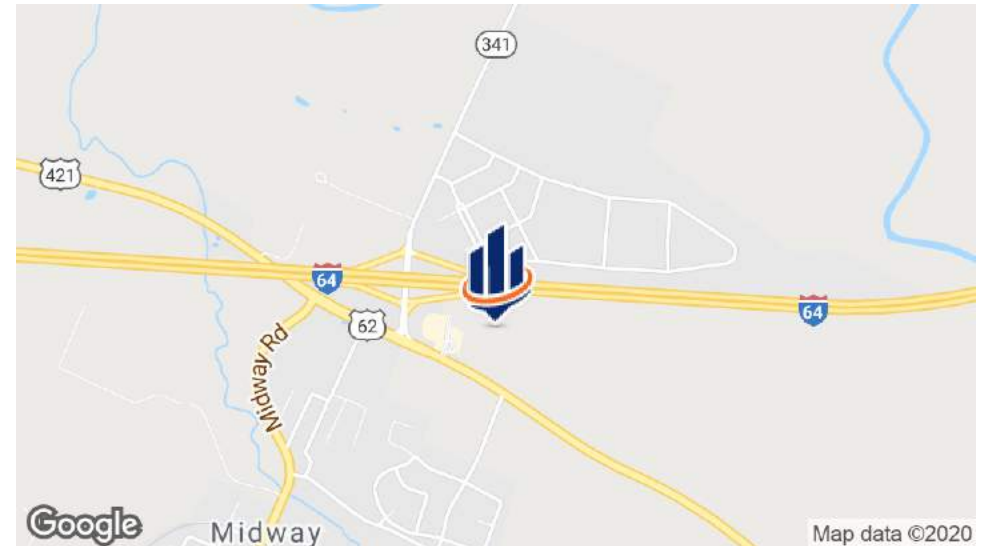


John Soper
C: 859.608.0256
john.soper@svn.com

Matt Stone, CCIM, SIOR, MBA
C: 859.351.5444
matt.stone@svn.com



Property Summary



OFFERING SUMMARY

Sale Price:	\$30,000 - \$45,000 / Acre
Lot Size:	67 Acres
Zoning:	A-1

PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to present 67 +/- Acres in Midway, KY. Consisting of 2 parcels of A-1 land, this 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. There is a multitude of development possibilities including residential, professional office and commercial. Currently zoned agricultural, a successful zone change would require inclusion into the City of Midway urban service boundary. City utility services are adjacent in the Green Gables commercial development. Across I-64 in Midway Station there has been significant job growth starting in 2017 and culminating by the end of 2020 in an estimated 500 new jobs. 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 | 859.608.0256.



LOCATION INFORMATION

Street Address	US Hwy 62 at Coach Station Road
City, State, Zip	Midway, KY 40347
County	Woodford
Signal Intersection	No

PROPERTY HIGHLIGHTS

- Future Development Potential
- \$30,000 - \$45,000 per acre
- 67+/- Acres in Midway, KY
- Zoned A-1
- 41,000 + VPD
- Situated at I-64 at Exit 65
- American HOWA, Lakeshore Learning, McDonald's, Speedway, Subway at Exit 65
- By the end of 2020 an estimated 500 workers will be entering Midway Station Industrial Park daily
- Multiple signature distilleries within 20 miles
- Downtown Lexington within 15 miles
- Toyota Assembly Plant, Georgetown, KY within 16 miles
- Frankfort, KY within 14 miles
- Horse Capital of the World

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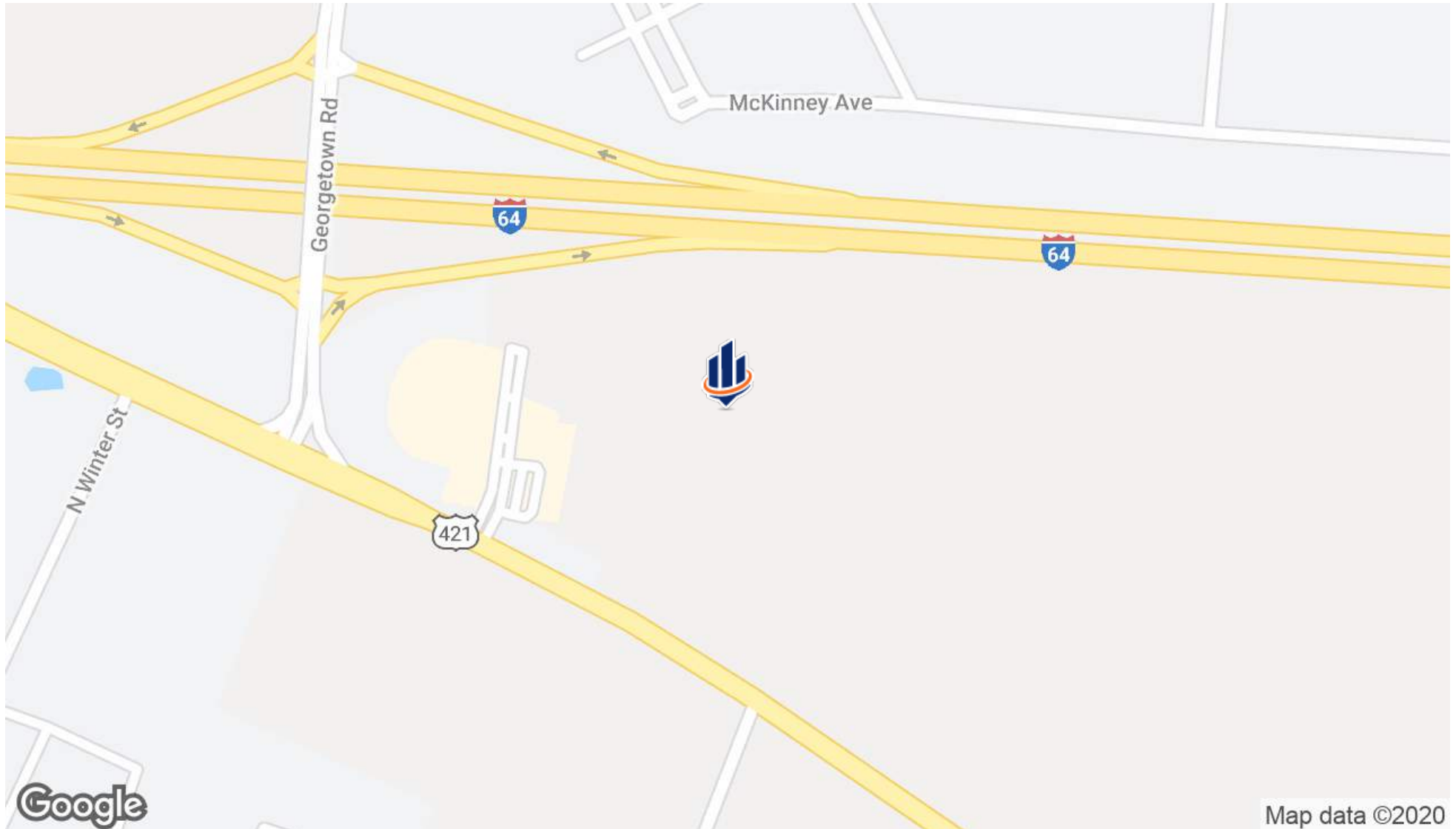
Midway, KY
**67+ Acres Available
Zoned A-1**

HOWA
Lakeshore
Reed Utilities
Epiphany Foam
AST ENVIRONMENTAL, INC.
THE RANVIER GROUP
IMPERIAL Asphalt
Georgetown Rd
INTERSTATE 64
INTERSTATE 64
bp
HOLLY HILL INN
McDonald's
Shell
SUBWAY

For marketing purposes only,
exact locations not warranted

SVN
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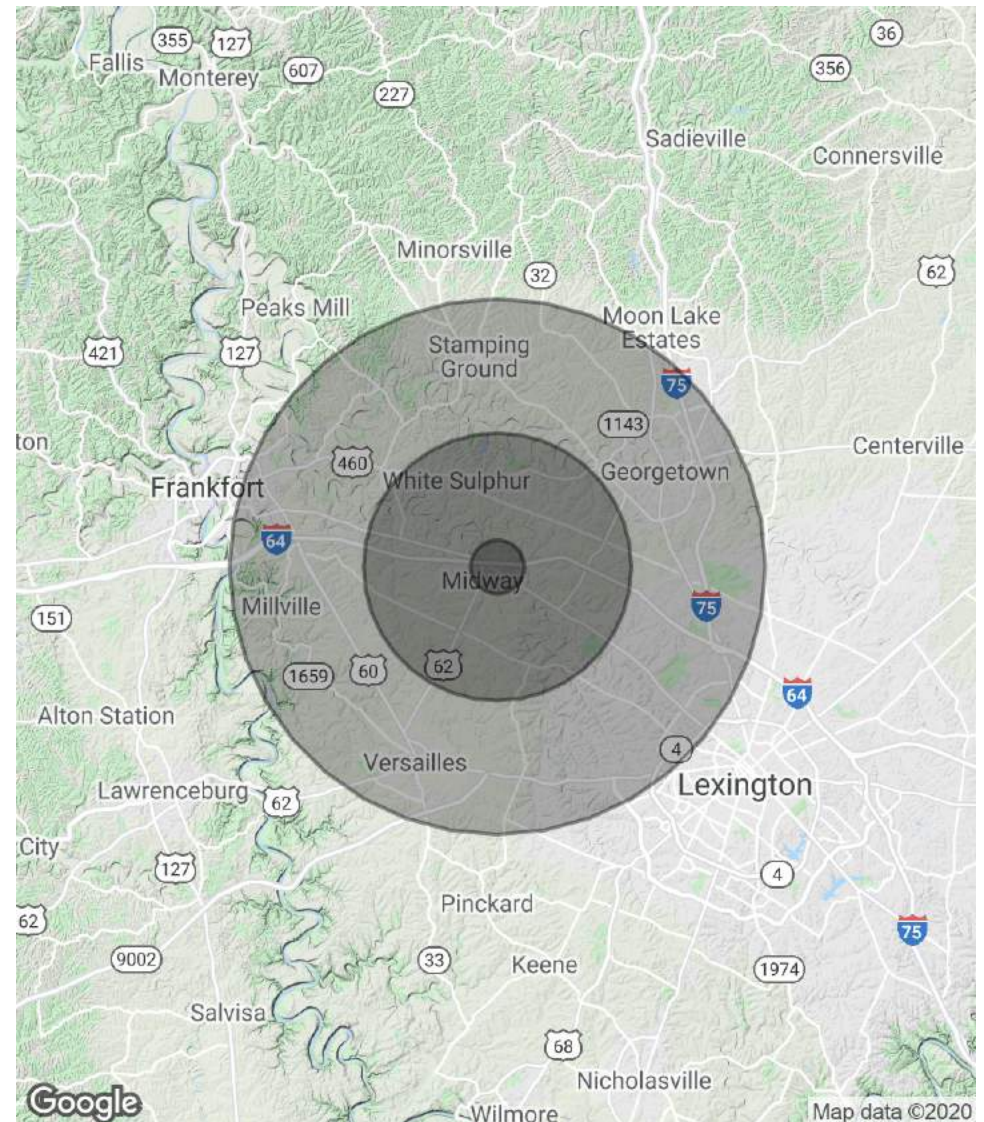
Location Maps



Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	253	6,311	76,662
Average age	41.5	41.3	36.9
Average age (Male)	40.4	40.5	36.7
Average age (Female)	42.3	42.5	38.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	107	2,494	29,233
# of persons per HH	2.4	2.5	2.6
Average HH income	\$68,848	\$91,519	\$72,098
Average house value		\$285,022	\$198,059

* Demographic data derived from 2010 US Census





JOHN SOPER

Advisor

john.soper@svn.com

Direct: 859.264.0888 | Cell: 859.608.0256

PROFESSIONAL BACKGROUND

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 Tongate, who with his wife Amber reside in Lexington.

SVN | Stone Commercial Real Estate

300 E. Main Street, Suite 220

Lexington, KY 40507

859.264.0888

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