

INTERSTATE 75 DEVELOPMENT LAND ATHENS BOONESBORO LEXINGTON, KY

5354 ATHENS BOONESBORO RD
5380 ATHENS BOONESBORO RD
151 DOE RUN TRAIL
LEXINGTON, KY

Matt Stone, CCIM, SIOR, MBA
Managing Director
859.351.5444
matt.stone@svn.com

Justin Ryder
Advisor
859.447.3285
justin.ryder@svn.com



For marketing purposes only,
exact locations not warranted



Property Summary



OFFERING SUMMARY

Sale Price:	\$5,100,000
Lot Size:	154.817 Acres
Price / Acre:	\$32,942
Zoning:	B-5P & A-R
Market:	Lexington, KY

PROPERTY HIGHLIGHTS

- 154.8168 acres for development on interstate
- Situated at I-75 Exit 104 in Lexington, KY
- 69.3298 acres currently zoned B-5P and 85.487 acres zoned A-R
- Utilities on site | Sewer Pump with potential for future capacity already in place
- 24,000+ VPD on Athens Boonesboro and 68,000+ on I-75

PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to present this incredibly well located Interstate land at Exit 104 on I-75 in Lexington, Kentucky. Exit 104 is the first exit coming into Lexington from I-75 South, and over 92,000 vehicles per day drive by the site. This land is a development opportunity at I-75 and Athens Boonesboro/Richmond Road which turns into Main Street and is a major thoroughfare to the heart of Lexington. This 154.8168 acre tract has 69.3298 acres currently zoned B-5P and 85.487 acres zoned A-R.

Utilities are to the site and sewer pump is in place with potential up-sizing possible for future capacity available. 24,000+ VPD for Athens Boonesboro Rd & 68,000+ VPD on I-75. Development land includes 5354 Athens Boonesboro Rd, 5380 Athens Boonesboro Rd, & 151 Doe Run Trail.

Gateway property to the epicenter of dynamic Lexington, home of the Kentucky Wildcats [University of Kentucky], Lexmark, Valvoline, Keeneland Select Thoroughbred Sales, Big Ass Fans, Temper Sealy HQ, and A&W Restaurants HQ. Lexington is ranked #3 Best City to Raise a Family, #3 Safest City in America, #4 Best Run City in America, #4 Top U.S. Business Climate, #6 Lowest Startup Costs, and #9 City with Most Diverse Industries.

Please contact Matt Stone at matt.stone@svn.com // 859.351.5444 or Justin Ryder at justin.ryder@svn.com // 859.447.3285 for additional information.



Richmond Rd Proximity Aerial



Lexington, I-75 / I-64 Aerial

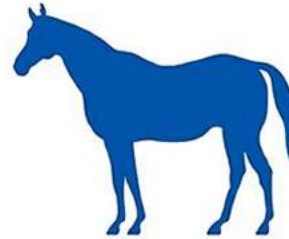


Additional Photos



Lexington, Kentucky

Lexington, Kentucky is located in Central Kentucky and is the second largest city in Kentucky. Lexington is ideally located along Interstate 75 and is in close proximity to Louisville, KY and Cincinnati, OH. Lexington is well known for its southern hospitality, exquisite bourbon, Kentucky Basketball, and being “Horse Capital of the World”. The main economic driver of Lexington is the University of Kentucky and its affiliated medical centers.



LEXINGTON

Population: Lexington has an estimated population of 325,000 residents and an annual growth rate of 1.26%

Housing: Per the Fayette County Housing Demand Study, as of 2015, Fayette County had 139,340 housing units, excluding on-campus dormitories and other types of Group Quarters. Renter occupied units consisted on 48.5% of the total housing units.

Employment: Per the 2014 Census Bureau, there were 1191,977 jobs located in Fayette County; a 16.9% increase from 2002.

Income: The median household income for Fayette County is \$49,778 according to the ACS 5-Year estimates.

Major Regional Employers

- University of Kentucky Healthcare/Education
- Kentucky State Government Government
- Toyota Motor Manufacturing Manufacturing
- Fayette County Public Schools Education
- Lexmark International Inc. World HQ
- KentuckyOne Health Healthcare
- Baptist Health Healthcare
- Amazon.com Distribution
- Lockheed Martin Manufacturing
- Valvoline Headquarters



BAPTIST HEALTH

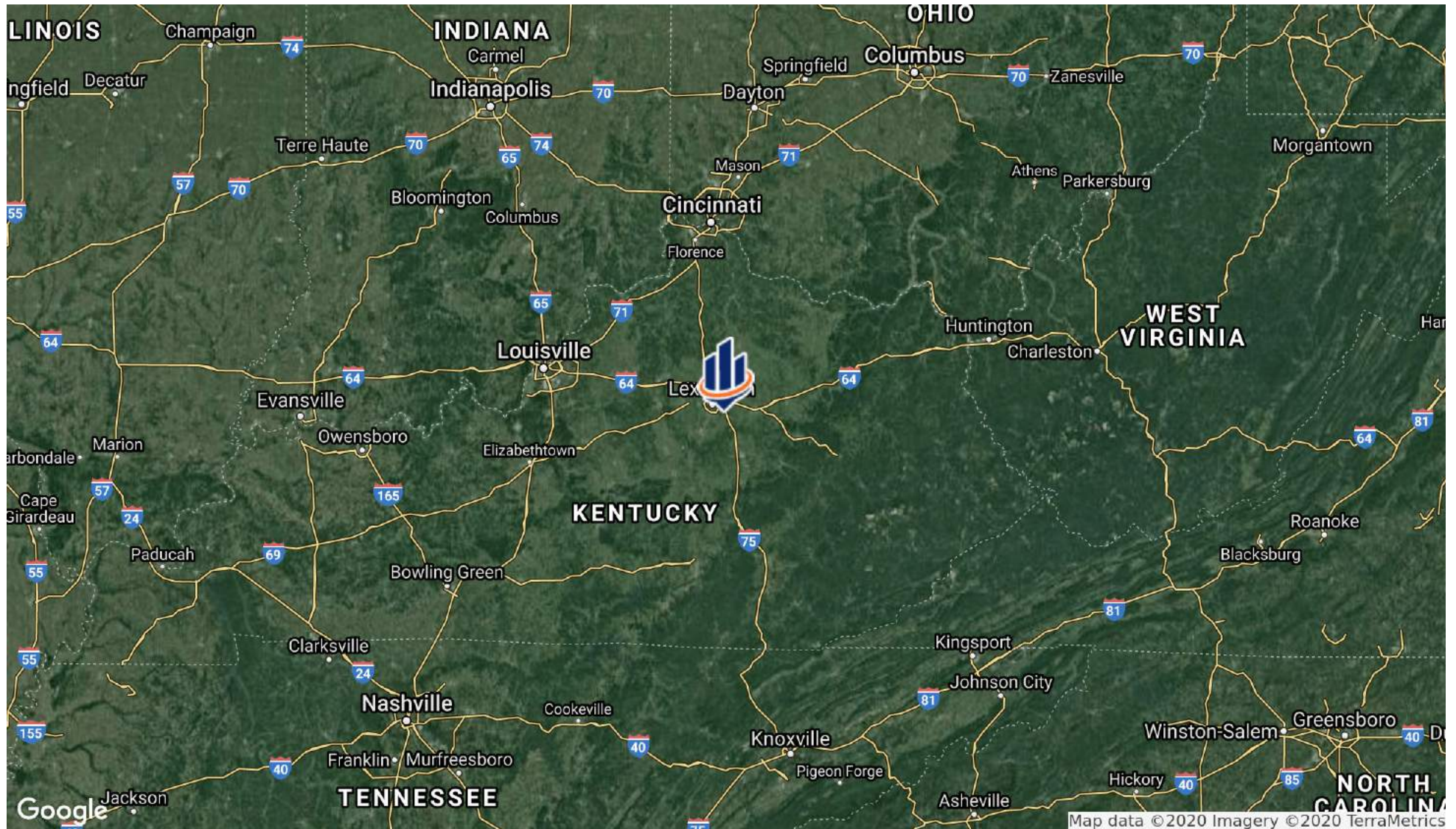


KentuckyOne Health





Location Map



Local & Regional Interstate Maps

LEXINGTON, KENTUCKY, USA

330 East Main Street, Suite 205
Lexington, KY 40507
(859) 254-4447
info@locateinlexington.com

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Lexington, KY 40507
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info@locateinlexington.com



Commerce Lexington
ECONOMIC DEVELOPMENT

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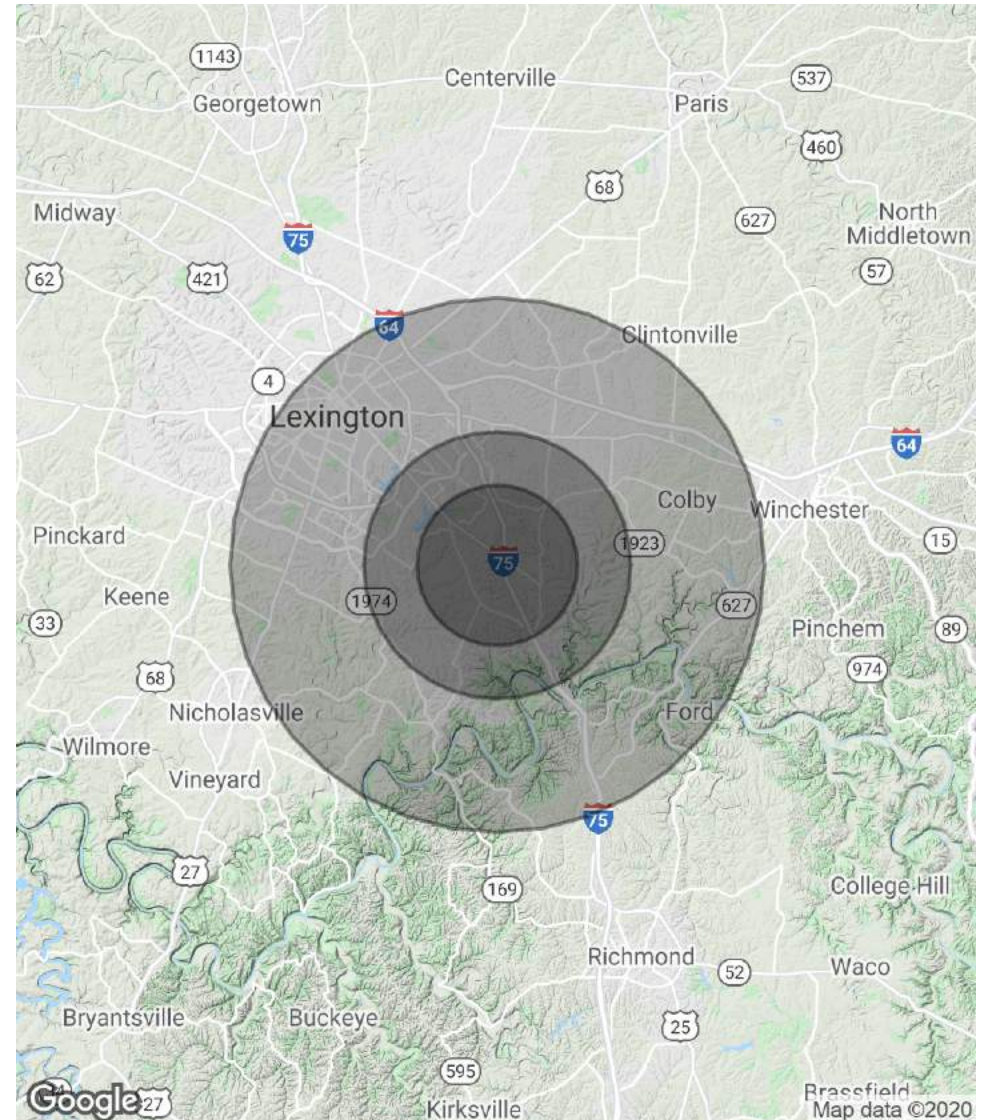
Map Of Drivetimes



Demographics Map & Report

	3 MILES	5 MILES	10 MILES
POPULATION			
Total Population	8,502	45,488	253,711
Average age	34.6	33.4	34.1
Average age (Male)	35.4	33.6	33.5
Average age (Female)	34.5	34.0	35.0
HOUSEHOLDS & INCOME			
Total households	3,141	19,049	109,144
# of persons per HH	2.7	2.4	2.3
Average HH income	\$107,978	\$84,345	\$66,933
Average house value	\$416,683	\$223,224	\$232,409

* Demographic data derived from 2010 US Census



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