



# MIDWAY STATION I-1 & B-5 LOTS FOR SALE

MIDWAY STATION  
MIDWAY, KY 40347

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# Property Summary



## PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to present 20.95 Acres in Midway, KY. Consisting of 16.36 acres of B-5 and 4.59 acres of I-1, 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 possibilities from restaurants, hotels, professional offices, to warehouses and assembly plant. All utilities including gas run to each site as well as each having offsite water retention. 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/>

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## PROPERTY HIGHLIGHTS

- \$65,000-\$200,000 per acre
- 20.95 Acres in Midway, KY
- 16.36 Acres of B-5
- 4.59 Acres of I-1
- 41,000 + VPD
- All utilities to site
- Offsite water retention
- Situated at I-64 at Exit 65
- HOWA, Lakeshore Learning, McDonald's, Speedway, Subway at Exit 65
- Lakeshore Learning 500,000 current expansion adding +/- 100 jobs
- Multiple signature distilleries within 20 miles
- Downtown Lexington within 15 miles
- Horse Capital of the World

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# Lots Available



Lot #	Zoned	Price/Acre	Acreage	Price
#2	B-5	\$200,000	1.63	\$326,000
#5	B-5	\$200,000	1.58	\$316,000
#6	B-5	\$200,000	2.95	\$590,000
#11	B-5	\$100,000	0.5	\$50,000
#12	B-5	\$100,000	0.53	\$53,000
#13	B-5	\$100,000	0.65	\$65,000
#14	B-5	\$100,000	0.57	\$57,000
#15	B-5	\$100,000	0.95	\$95,000
#16	B-5	\$100,000	1.12	\$112,000
#17	B-5	\$150,000	3.12	\$468,000
#18*	B-5	\$100,000	1.47	\$147,000
#19*	B-5	\$100,000	0.92	\$92,000
#20*	B-5	\$100,000	0.98	\$98,000
*We would advise that lots #18, 19, & 20 could potentially be better used as I-1 lots if need be				
<b>Total</b>			<b>16.97</b>	<b>\$2,496,000</b>
#24	I-1	\$65,000	4.58	\$297,700
<del>#25</del>	<del>I-1</del>	<del>\$65,000</del>	<del>3.67</del>	<del>\$238,550</del> <del>SOLD</del>
<del>#26</del>	<del>I-1</del>	<del>\$65,000</del>	<del>3.34</del>	<del>\$217,100</del> <del>SOLD</del>
<del>#27</del>	<del>I-1</del>	<del>\$65,000</del>	<del>3.06</del>	<del>\$198,900</del> <del>SOLD</del>
<del>#29</del>	<del>I-1</del>	<del>\$65,000</del>	<del>3.02</del>	<del>\$196,300</del> <del>SOLD</del>
<del>#30</del>	<del>I-1</del>	<del>\$65,000</del>	<del>2.497</del>	<del>\$0</del> <del>SOLD</del>
<del>#31</del>	<del>I-1</del>	<del>\$65,000</del>	<del>2.91</del>	<del>\$189,150</del> <del>SOLD</del>
#32	I-1	\$65,000	2.42	\$0 (sold)
<b>Total</b>			<b>25.497</b>	<b>\$1,337,700</b>
<b>Total Value</b>				<b>\$3,806,700</b>

**Midway, KY  
Development Opportunity**

*Midway Station  
Woodford County*

**15 LOTS AVAILABLE  
20.95 Acres**

**Zoned B-5 (16.36 Acres) &  
I-1 (4.59 Acres)**

LOT	SIZE	ZONING
2	1.02 Acres	B-5
5	1.58 Acres	B-5
6	2.95 Acres	B-5
11	0.50 Acres	B-5
12	0.53 Acres	B-5
13	0.65 Acres	B-5
14	0.57 Acres	B-5
15	0.95 Acres	B-5
16	1.12 Acres	B-5
17	3.12 Acres	B-5
18	1.47 Acres	B-5
19	0.92 Acres	B-5
20	0.98 Acres	B-5
24	4.59 Acres	I-1
<del>25</del>	<del>3.07 Acres</del>	<del>I-1</del>
<del>26</del>	<del>3.34 Acres</del>	<del>I-1</del>
<del>27</del>	<del>3.00 Acres</del>	<del>I-1</del>
<del>28</del>	<del>3.02 Acres</del>	<del>I-1</del>
<del>29</del>	<del>2.40 Acres</del>	<del>I-1</del>
<del>31</del>	<del>2.90 Acres</del>	<del>I-1</del>



# Current Businesses Or Under Construction At Midway Station



**Lakeshore Learning Expansion**  
500,000 SF expansion with 100+ new employees

**Lakeshore**

**Current Businesses or Under Construction at Midway Station**

- Lakeshore
- HOWA
- AST Environmental, Inc.
- THE RANVIER GROUP
- Reed Utilities
- Epiphany Foam
- TOBACCO ROSE FARM
- IMPERIAL Asphalt
- J

# Zoning Map



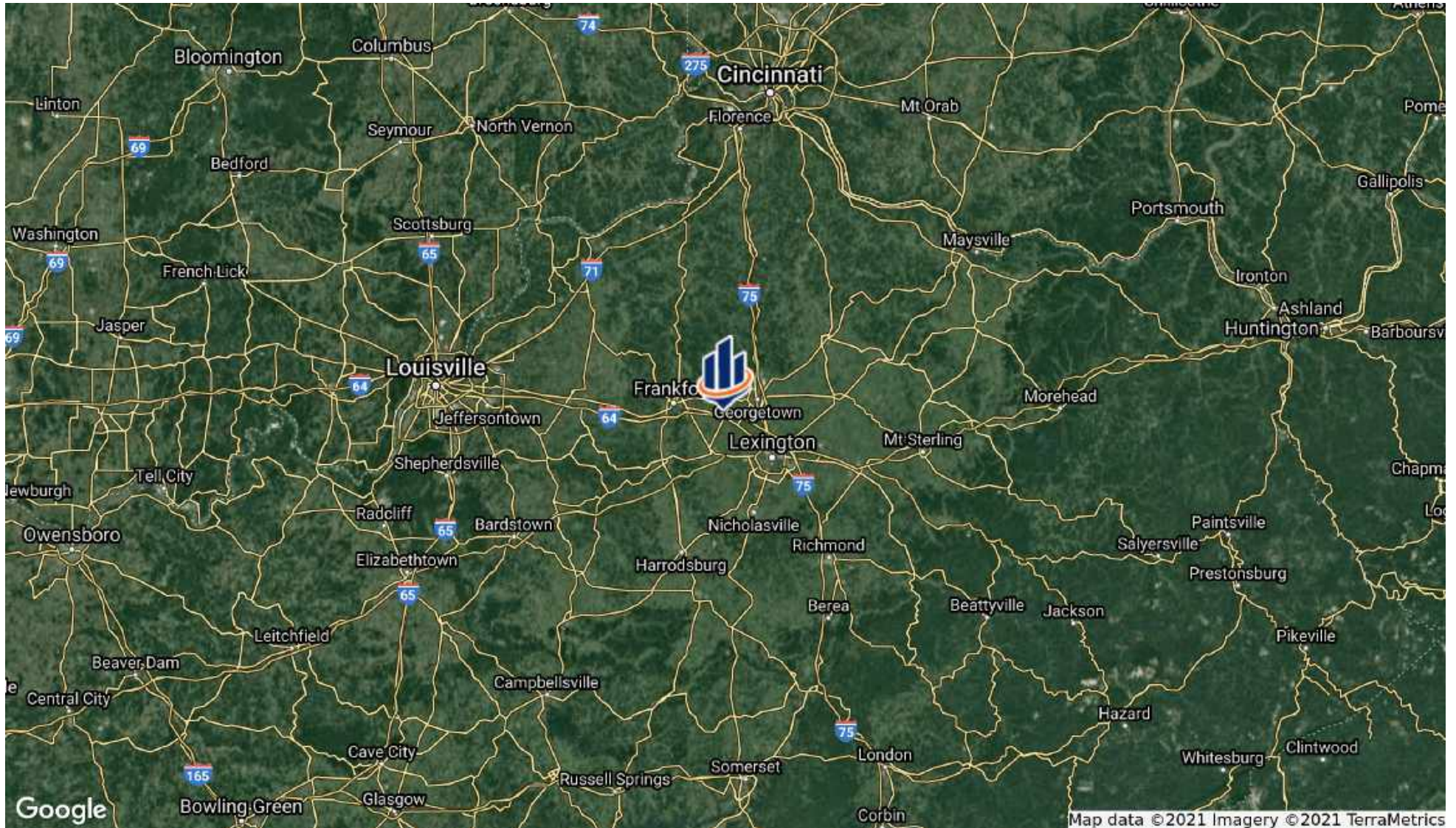
# Additional Photos



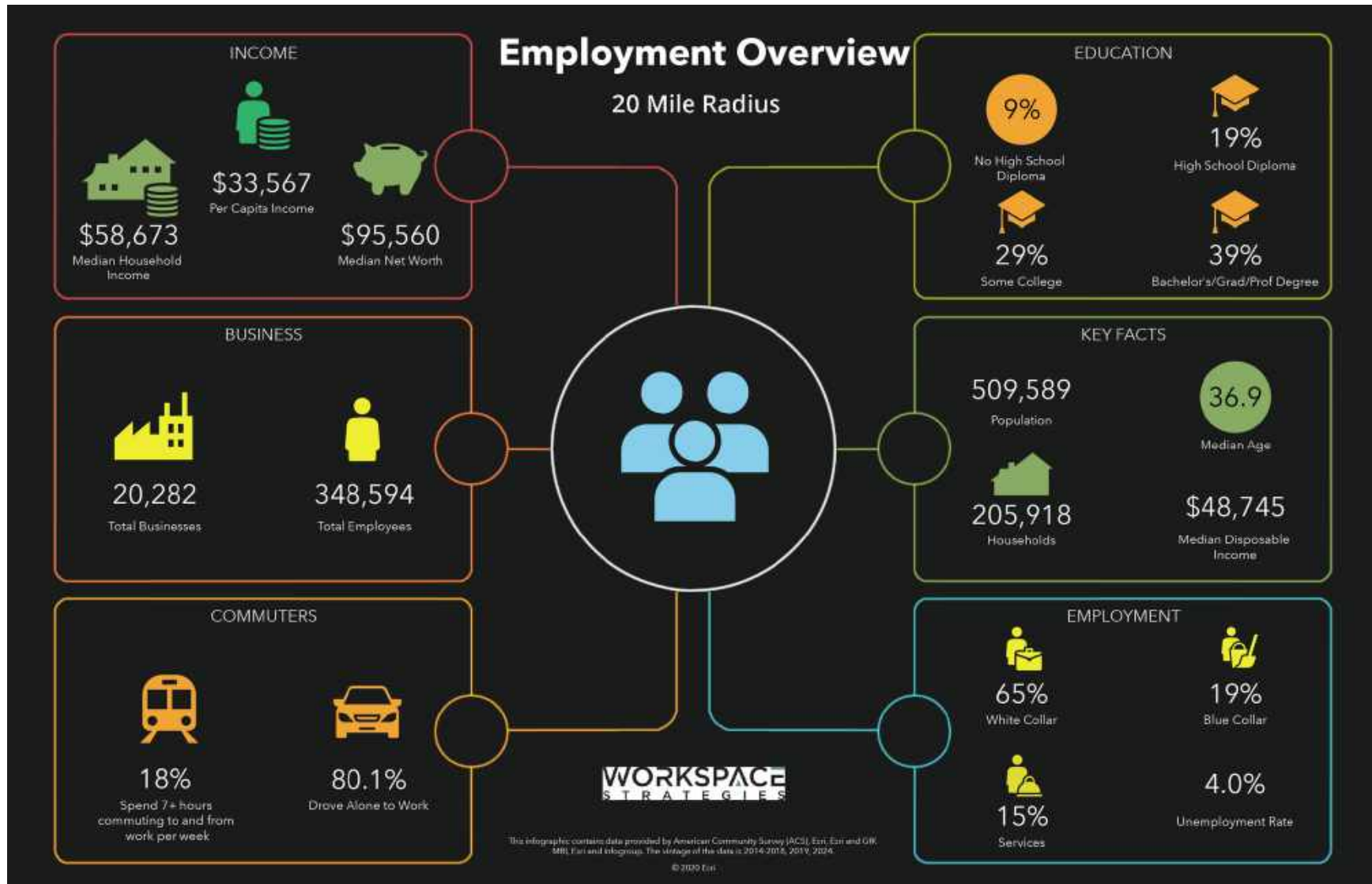
# Additional Photos



# Location Map



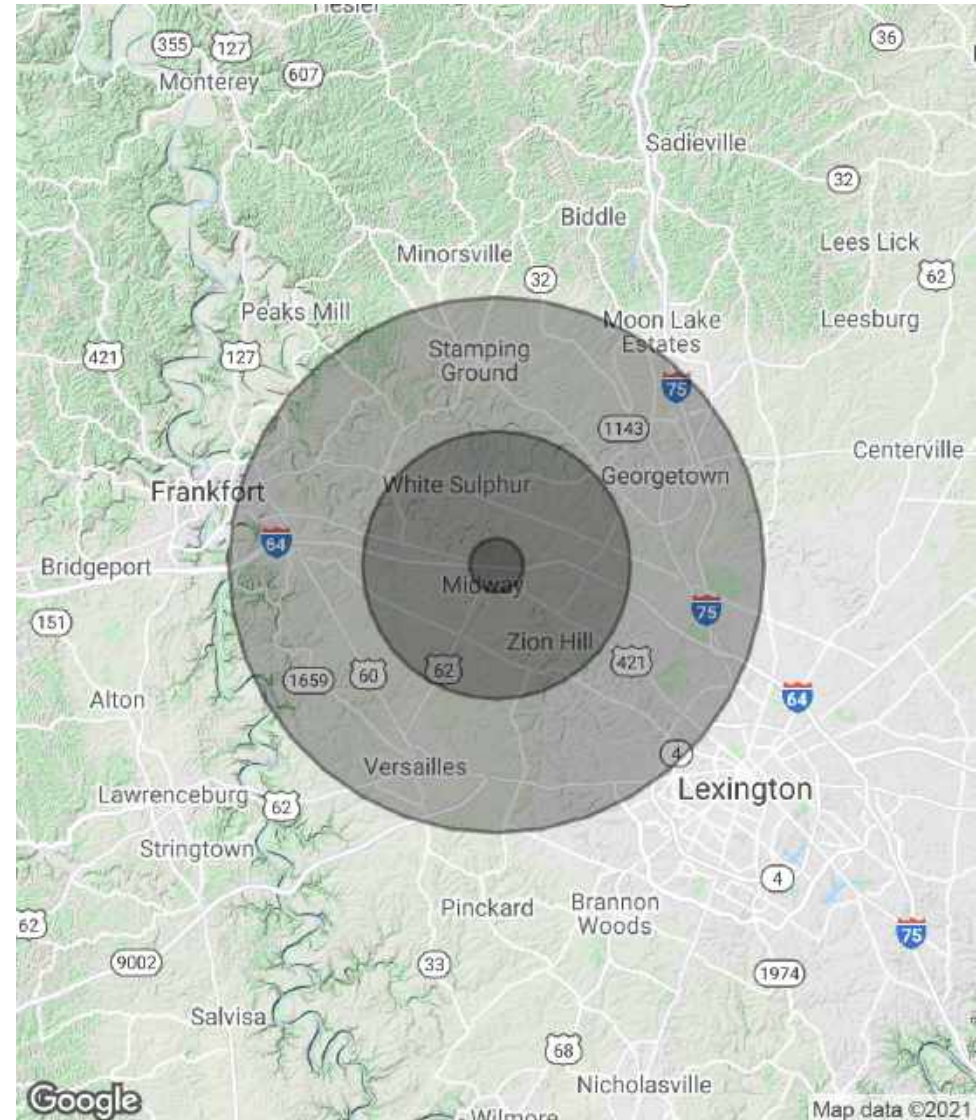
# Employment Overview - 20 Mile Radius



# Demographics Map & Report

<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	254	6,559	74,217
Average age	41.3	41.2	37.0
Average age (Male)	40.2	40.5	36.8
Average age (Female)	42.2	42.3	38.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	107	2,606	28,382
# of persons per HH	2.4	2.5	2.6
Average HH income	\$70,063	\$91,612	\$71,418
Average house value		\$281,809	\$197,683

\* Demographic data derived from 2010 US Census



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