



For Sale

Brannon Office Tract 2c Lots 1 & 3

East Brannon Road
Nicholasville, Jessamine County, Kentucky 40356



PROPERTY HIGHLIGHTS

- Tract 2c, Lot 1: +/-1.71 AC for sale at \$600,000
- Tract 2c, Lot 3: +/-2.15 AC for sale at \$645,000
- Both lots have frontage on East Brannon Road, which now extends to Tates Creek Road
- Located adjacent to Clark Legacy Center Funeral Home
- Brannon Crossing is anchored by Kroger, Movie Tavern, Hobby Lobby, Petsmart and Marshalls
- Restaurants include Red Robin Gourmet Hamburgers, Mi Piquena Hacienda, Panera Bread, Bob Evans, McDonald's, Asuka and Drake's
- Office uses include Baptist Health Lexington, Clark Legacy Center and the future home of Family Practice Associates
- Zoned P-1, Professional Office

For More Information:
John P. Miller, Assistant Vice President
+1 859.422.4405 • jpmiller@naiisaac.com



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771 Corporate Drive, Suite 500
Lexington, KY 40503
+1 859 224 2000
naiisaac.com

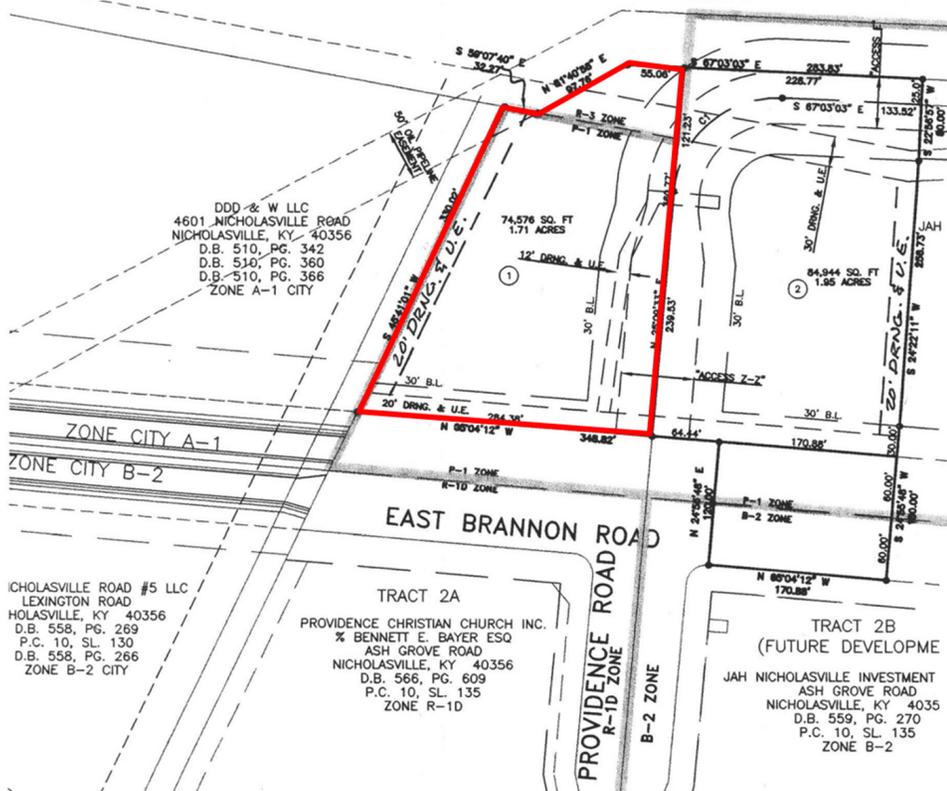


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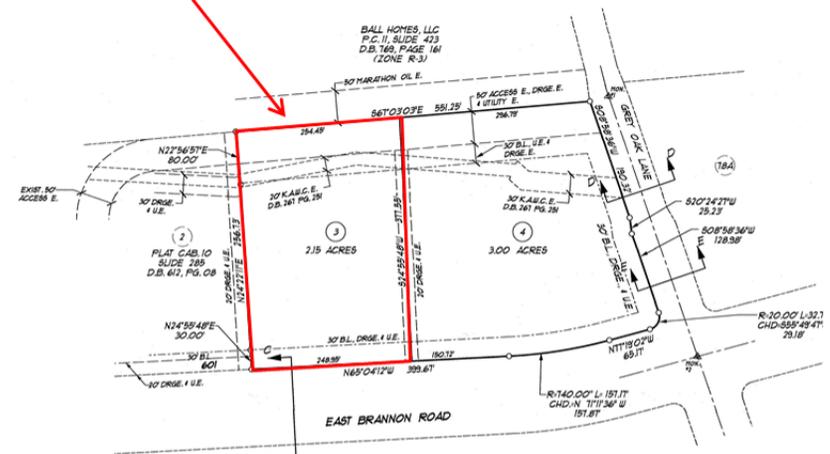
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Additional Photos

Lot 1: ±1.71 AC for \$600,000



Tract 2c, Lot 3 : ±2.15 AC for \$645,000



Nicholasville, Kentucky Zoning Ordinance P-1, Professional Office District

- Site Development Requirements**
- Minimum Lot Size - 6,000 sq. ft.
 - Minimum Lot Width - 60'
 - Minimum Front Yard - 30'
 - Minimum Each Side Yard - 10'
 - Minimum Rear Yard - 20'
 - Maximum Lot Coverage - 40%
 - Maximum Height of Building - 45'

PURPOSE OF PLAT:
 TO CREATE 2 NON-BUILDING LOTS.
 TO EXTEND THE 50' ACCESS EASEMENT.
 TO ADD DRAINAGE (DRNG. E.) AND UTILITY EASEMENTS (U.E.)

*Development of Lot 1 is subject to Declaration of Covenants, Conditions and Restriction for Brannon Crossing Commercial Association, any amendments to said restrictions, and approval by New Construction Committee for Brannon Crossing #2 Commercial and Office Park Association, Inc.



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Lexington, KY 40503
859 224 2000 tel
naiisaac.com

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