

FOR SALE

One of the last vacant parcels in Downtown Lexington

MIDLAND & SHORT

LEXINGTON, KY 40508

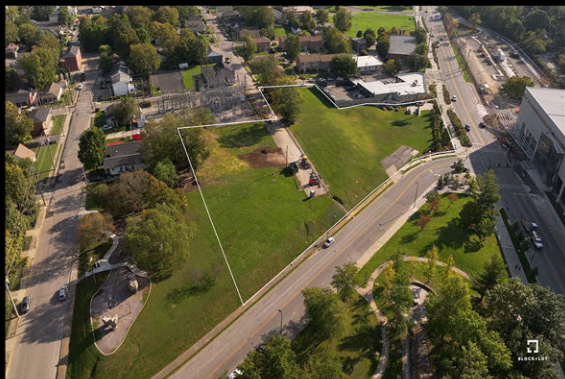
 BLOCK+LOT

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01: EXECUTIVE SUMMARY

MIDLAND & SHORT



PROPERTY DESCRIPTION

One of the last vacant sites available in Downtown Lexington, KY. 2.38 Acres of prominently elevated parcels overlooking Thoroughbred Park and the Downtown cityscape. This is truly a unique opportunity in a prime location where buildable land is scarce.

Zoning is B-2B, which allows Multi-Family, Retail, Hospitality, Senior Housing, or Professional Office uses and the site was recently approved for dense residential development. Two-way streets and several curb cuts make this location ideal for development.

Midland & Short is located in an Opportunity Zone and the Downtown Lexington Management District.

PARCEL ADDRESSES:

133, 135, 141, 143, 149, 153, 163, 142, 144, 146, 148, 150, 152, 154, 156, and 164 Race Street; 495 and 501 E. Short Street; 143 and 155 Midland Avenue.



**± 2.38 AC
OF VACANT
LAND**



\$3,150,000



**ZONED
B-2B**

02: PROPERTY OVERVIEW

MIDLAND & SHORT

PROPERTY HIGHLIGHTS

RARE PARCEL

This 2.38-acre parcel is one of the last undeveloped pieces of land in Downtown Lexington, ripe for development.

ZONING

The property is in the Opportunity Zone, and with flexible B-2B zoning, is conducive to a multitude of uses.

ACCESSIBILITY

The location offers excellent visibility and accessibility, with a corner location, multiple curb cuts, and two-way streets.

TOWN BRANCH COMMONS

The property is located along the rapidly growing Town Branch Commons, a lush pathway following the Downtown streets that goes alongside Phoenix Park, Rupp Arena, Gatton Park on the Town Branch, and more.

DOWNTOWN

Located adjacent to Thoroughbred Park and within walking distance to an abundance of retail, restaurants, financial institutions, entertainment, and more.



03: LOCATION INSIGHTS

MIDLAND & SHORT

LOCATION DESCRIPTION

The site sits on the corner of Midland Ave. and Short St. overlooking Thoroughbred Park and across the street from the new Fayette County Public Schools Career and Technical Education Building. The site has excellent proximity to Lexington's emerging entertainment districts, the Central Business District, the UK Medical Center, and local arts and Downtown park features. The site also enjoys easy access to the events at the Convention Center, Rupp Arena, and the University of Kentucky, and the thriving East End of Downtown. The newly constructed Town Branch Commons makes the intersection of Midland and Short pedestrian friendly and presents itself as an entrance to Downtown Lexington.



AREA DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 21,232
3 MILE: 110,540
5 MILE: 240,388



AVERAGE HOUSEHOLD INCOME

1 MILE: \$82,812
3 MILE: \$83,805
5 MILE: \$89,758



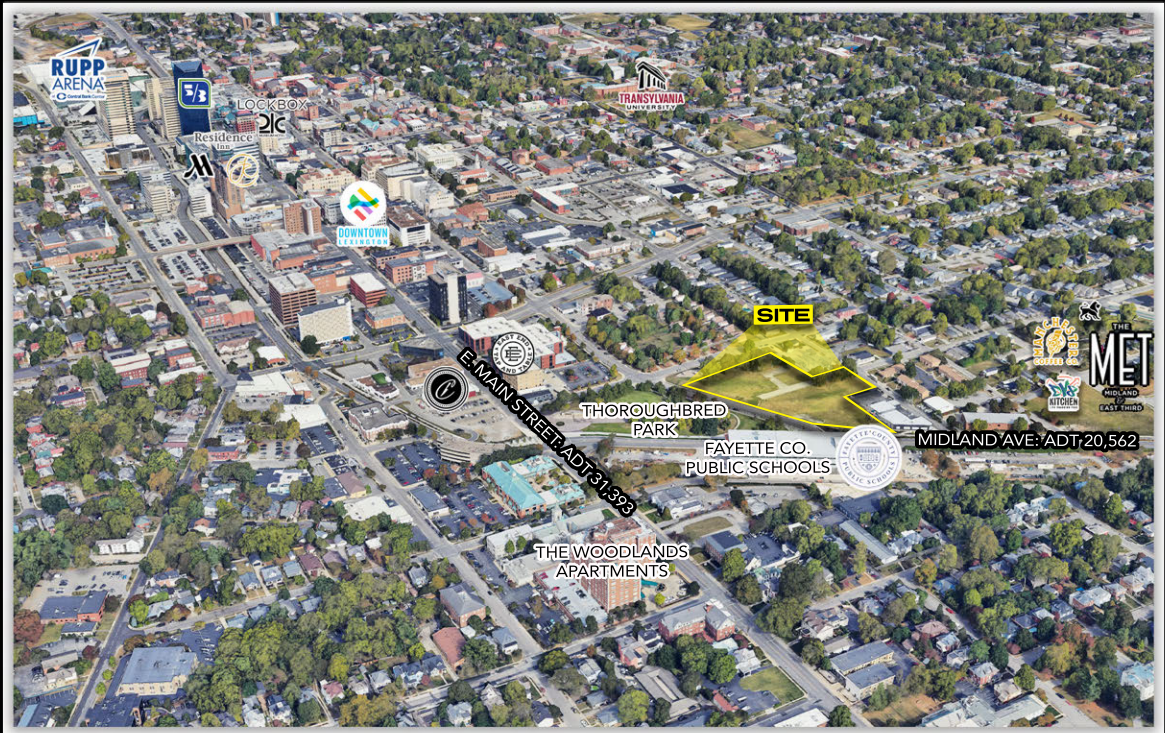
NUMBER OF HOUSEHOLDS

1 MILE: 9,079
3 MILE: 47,781
5 MILE: 10,202



03: LOCATION INSIGHTS

AERIAL
MIDLAND & SHORT



03: LOCATION INSIGHTS

MIDLAND & SHORT TOWN BRANCH COMMONS



Town Branch Fund
Overseeing Town Branch Park fundraising & implementation



LFUCG
-Overseeing completion of Town Branch Trail including portion through the Town Branch Commons Corridor, and adjacent Legacy Trail & Legacy Trail Spur.

04: MARKET REPORT

LEXINGTON, KENTUCKY

#4 SMALL CITY IN THE US

#2 TOP 14 WALKABLE US CITIES

#3 SAFEST CITY IN AMERICA

#3 US CITY BEST WORK-LIFE BALANCE

MIDLAND & SHORT

Situated in the heart of the Bluegrass Region, Lexington, KY combines cultural richness with historical charm. Known as the "Horse Capital of the World," it features scenic thoroughbred farms and vibrant equestrian events. The city's spirited sports culture revolves around the University of Kentucky wildcats, whose basketball legacy is celebrated by fans nationwide. Lexington is also a key player in the bourbon industry, with numerous distilleries offering tours and tastings that showcase Kentucky's renowned craftsmanship.

Lexington's cost of living index is 94.5, below the national average of 100, with housing costs 20% lower. The city offers affordable housing, low crime rates, and excellent healthcare, making it attractive for businesses and residents. Compared to cities like New York (148.2) and San Francisco (179.5), Lexington is significantly cheaper. Its economy is diverse, growing at 2.5% annually, supported by healthcare, education, manufacturing, and technology sectors. Lexington provides a favorable business climate with incentives, a vibrant startup ecosystem, excellent amenities, recreational opportunities, a vibrant cultural scene, and top-rated healthcare.

Strategically positioned at the intersection of I-65 and I-75, Lexington is within a 600-mile radius of 70% of the U.S. population, making it a prime location for logistics and distribution centers. The city boasts excellent connectivity via I-75, I-64, and Bluegrass Parkway, while Blue Grass Airport serves as a key regional hub with direct flights to major cities. Additionally, access to major freight rail lines supports industrial growth.

Lexington's population has grown by 1.2% annually over the past decade, with a workforce participation rate of 67%, higher than the national average. The city has a highly educated population, with 42% of residents holding a bachelor's degree or higher. The University of Kentucky significantly contributes to the local talent pool with over 30,000 students, and numerous vocational and technical schools support various industries.