

FOR SALE

Residential Development Opportunity | 7 R-1E Lots

1749 RUSSELL CAVE ROAD | LEXINGTON, KY 40505



UK Coldstream Research Campus

Griffin Gate

Publix



TireDiscounters

New Development Kroger

amazon

Extension of Citation Blvd and Winburn Drive connecting to Russell Cave Rd

THE WILLOWS AT CITATION

SVN For SALE 1.4 Acres

INTERSTATE 64

Lexmark

Walmart

PRESENTED BY: TRAVIS ROSE, MBA C: 859.806.1591 || travis.rose@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$50,000 - \$150,000
LOT 1:	.11 Acres - \$50,000
LOT 2:	.11 Acres - \$50,000
LOTS 3-7:	1.2 Acres - \$150,000

PROPERTY HIGHLIGHTS

- Two 40 foot lots \$50,000 each, road and utilities at the property line
- Five undeveloped lots, road and utilities need to be ran to the lots, (\$150,000 total for all five)
- All 7 lots are zoned R-1E, (All 7 are 40 foot lots)

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PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to present a prime residential development opportunity in Lexington, Kentucky. These 7 parcels combined add up to just over 1.4 acres, with each lot being 40 feet wide and zoned R-1E.

Strategically positioned between Newtown Pike and Russell Cave Road, a major thoroughfare with high traffic volume, the property is surrounded by established residential and commercial developments. With the city's planned extension of Citation Boulevard to connect with Russell Cave Road, the site stands to benefit significantly from improved access and visibility.

This fantastic property offers an excellent opportunity to meet Lexington's growing demand for housing being Zoned R-1E with utilities available.

According to the Kentucky Housing Corporation, Fayette County currently faces a shortage of 22,589 housing units. This development can play a key role in addressing that critical need.

SITE PLAN



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LOT LINES

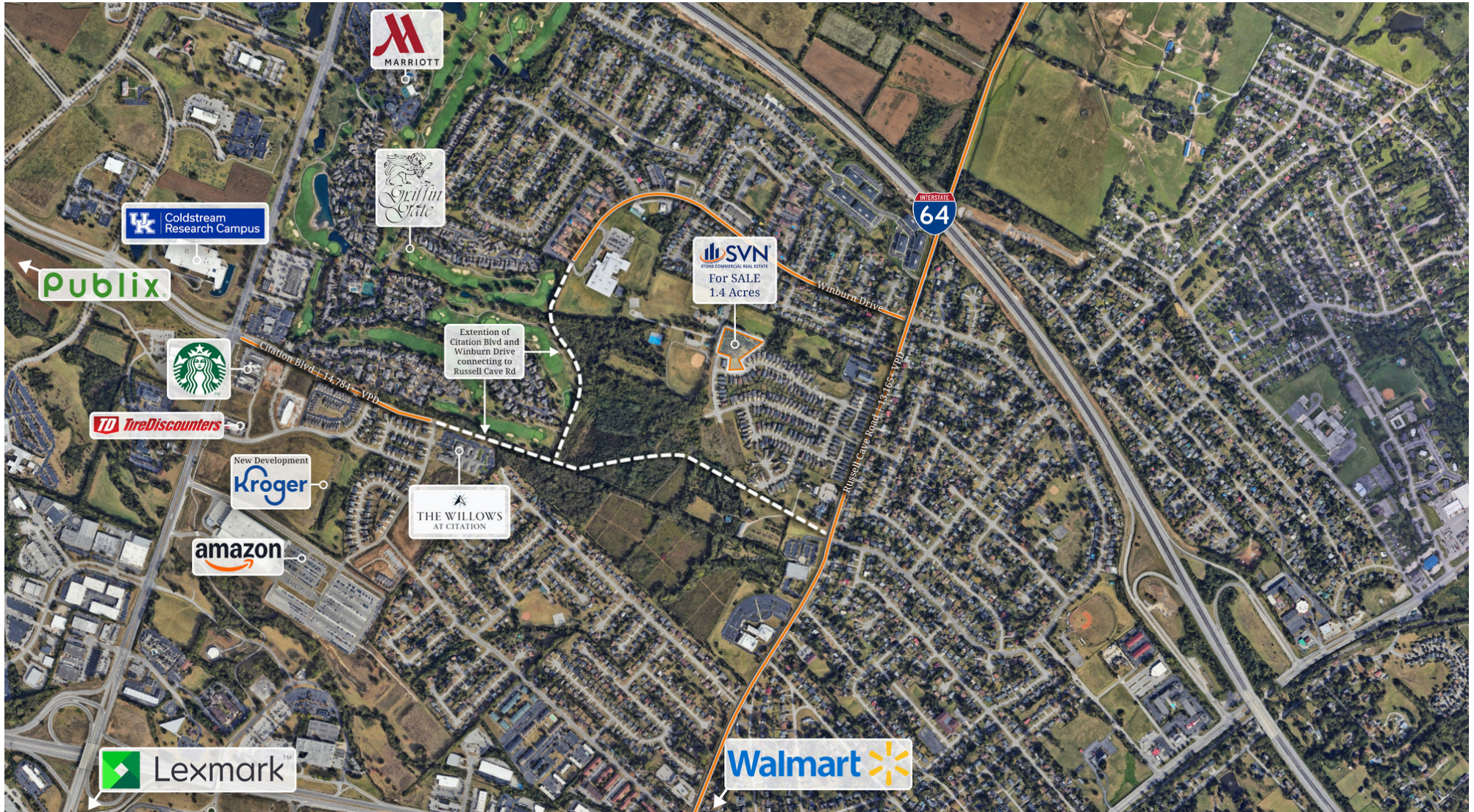


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AERIAL

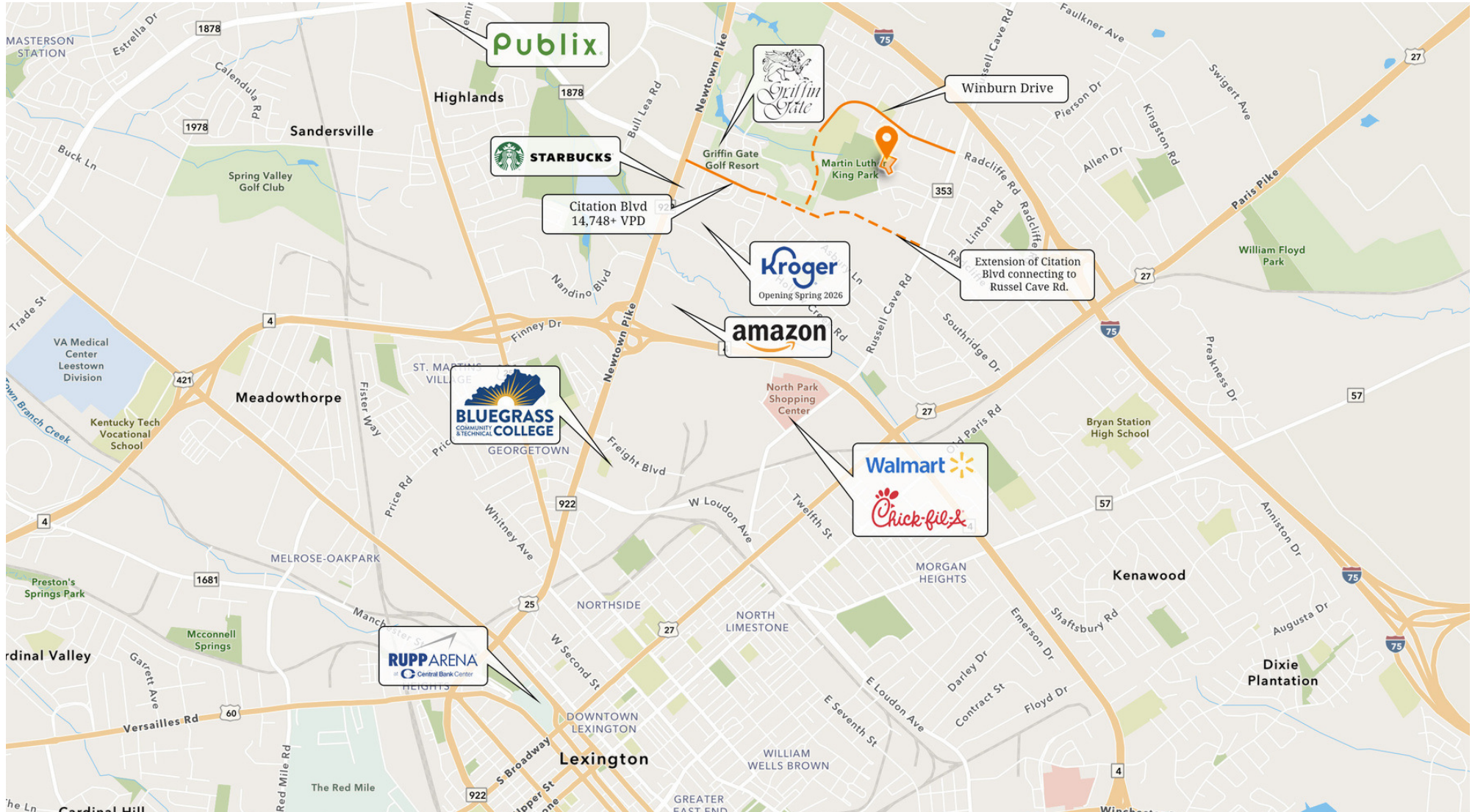


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LOCATION MAP



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ADVISOR BIO



TRAVIS ROSE, MBA

Advisor

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EDUCATION

Bachelors - Eastern Kentucky University (President's List, Golf Team, Academic All-American)

MBA - Murray State University



PROFESSIONAL BACKGROUND

Travis Rose serves as an Advisor at SVN Stone Commercial Real Estate, where he specializes in the acquisition and disposition of large farm, residential, and commercial development tracts across Central Kentucky. In addition to land brokerage, Travis also assists clients with the buying, selling, and leasing of investment properties, offering market insight and tailored strategies to meet each client's goals.

A native of Nicholasville, Travis brings a deep understanding of Kentucky's land and investment landscape. His relational approach to brokerage is rooted in trust, service, and a commitment to long-term client success. In 2024, he was recognized with the SVN Achievers Award, a national production honor awarded to top-performing advisors based on annual sales volume.

Travis earned his Bachelor's degree from Eastern Kentucky University, where he was a member of the ECU golf team, named to the President's List, and honored as an Academic All-American. He later completed his MBA at Murray State University, further sharpening his financial and strategic expertise.

Outside of real estate, Travis resides in Lexington with his wife, Bitty, and their three daughters. He enjoys playing golf, spending time with family, and serving in various roles at his local church.

SVN | Stone Commercial Real Estate

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DISCLAIMER

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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