

OFFERING MEMORANDUM

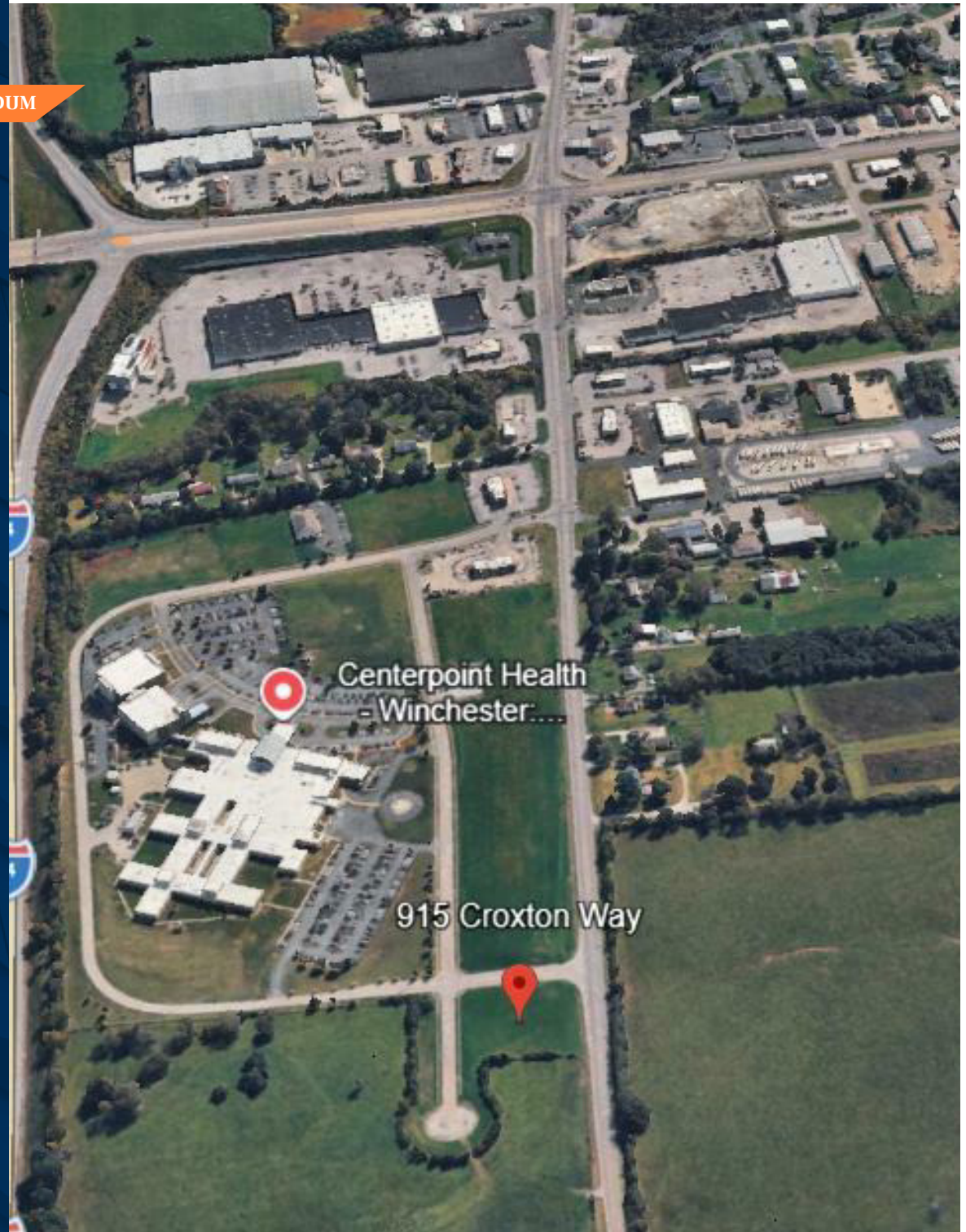
PRIME COMMERCIAL DEVELOPMENT SITE

1.29 ACRES

915 CROXTON WAY WINCHESTER, KY

915 Croxton Way, Winchester, KY 40391

Marcus & Millichap



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Activity ID #ZAH0480068

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OFFERING SUMMARY

915 CROXTON WAY



Listing Price
\$600,000



Lot Size
1.29 Acres



Square Feet
56,192

FINANCIAL

Listing Price	\$600,000
Down Payment	50% / \$300,000
NOI	\$1
Price/Acre	465,116
Offering Conditions	Deed Restriction prohibiting Gas Station Use

OPERATIONAL

Zoning	B-3
Development Type	Land
Lot Size	1.29 Acres (56,192 SF)



PRIME COMMERCIAL DEVELOPMENT SITE / 1.29 AC / 915 CROXTON WAY WINCHESTER, KY

PROPERTY DETAILS

PROPERTY SUMMARY

Assessors Parcel Number	042-0000-01-831
Zoning	B-3
Opportunity Zone	No

SITE DESCRIPTION

Lot Size SF	56,192
Price/SF	\$10
Lot Size Acres	1.29
Price/Acres	\$465,116
Number of Lots	1
Price/Lot	\$600,000
Type of Ownership	Fee Simple

PUBLIC UTILITIES

Sanitary Sewer	Sewer available along the street and serve nearby properties.
Potable Water	Water is available along the street and serve nearby properties.
Gas	Utilities available along the street and serve nearby properties.

PRIME COMMERCIAL DEVELOPMENT SITE / 1.29 AC / 915 CROXTON WAY WINCHESTER, KY

915 Croxton Way, Winchester, KY 40391

INVESTMENT OVERVIEW

915 Croxton Way, is a 1.29-acre commercial development opportunity strategically positioned in Winchester, Kentucky, immediately adjacent to Centerpoint Health with immediate access to I-64.

The property offers exceptional visibility and access with frontage along Croxton Way, Hospital Drive, and West Lexington Avenue, making it well suited for a variety of commercial uses including medical office, quick-service restaurant, retail, professional office, and service-oriented development.

Located approximately 23 miles east of Lexington, the site benefits from strong regional connectivity, growing population trends, and expanding commercial activity throughout the I-64 corridor.

The surrounding retail corridor is anchored by national tenants including Walmart, Kroger, Starbucks, Wendy's, CVS, and TJ Maxx, while the adjacent healthcare campus provides consistent daytime traffic and demand drivers.

Ownership intends to develop a fuel and convenience store operation on nearby property located at 395 Croxton Way. As a condition of sale, Seller will prohibit the development or operation of a gas station, fuel sales, or convenience store with fuel pumps on the subject property through deed restrictions recorded at closing.

INVESTMENT HIGHLIGHTS

1.29-Acre Prime Commercial Land Development Opportunity Offered at \$600,000.

Immediate Access to I-64, and Adjacent to Centerpoint Health Campus. Strong Visibility and Accessibility.

B-3 Zoning Allows For Broad Commercial Use. Suitable for medical, retail, QSR, Office or Service Uses.

The Site is a Cleared Corner Lot with Triple Frontage on Croxton Way, Hospital Drive and W Lexington Ave.

Positioned within an Established Retail Corridor.

51,000 Residents within 10 Miles.

Offering Condition: Seller reserves the right to impose reasonable deed restrictions at closing prohibiting fuel sales and gas station use.

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ZONING: B-3 ZONING - HIGHWAY COMMERCIAL DISTRICT

- The B-3 Highway Commercial District is intended to accommodate a wide range of highway-oriented commercial and retail uses.
- Permitted uses: retail centers, restaurants, drive-through establishments, convenience stores, automotive-related businesses, hotels, professional offices, service businesses, and other general commercial uses.
- Site is well suited for a variety of commercial uses including medical office, quick-service restaurant, retail, professional office, and service-oriented development.
- Offering Condition: Seller reserves the right to impose reasonable deed restrictions at closing for prohibition on fuel sales and gas station use.

SITE READINESS

- Triple Frontage on Croxton Way, Hospital Drive and W Lexington Ave.
- Flat/Cleared Site
- Near Shovel Ready / Development Ready
- Water, Sewer and Utilities on the street for other businesses
- No demolition

STRATEGIC LOCATION

- Immediate access to I-64
- Ideally positioned next to Centerpoint Health
- 23.5 miles from Lexington one of Kentucky's fastest growing Metros
- Positioned within an established retail corridor

TRAFFIC COUNTS

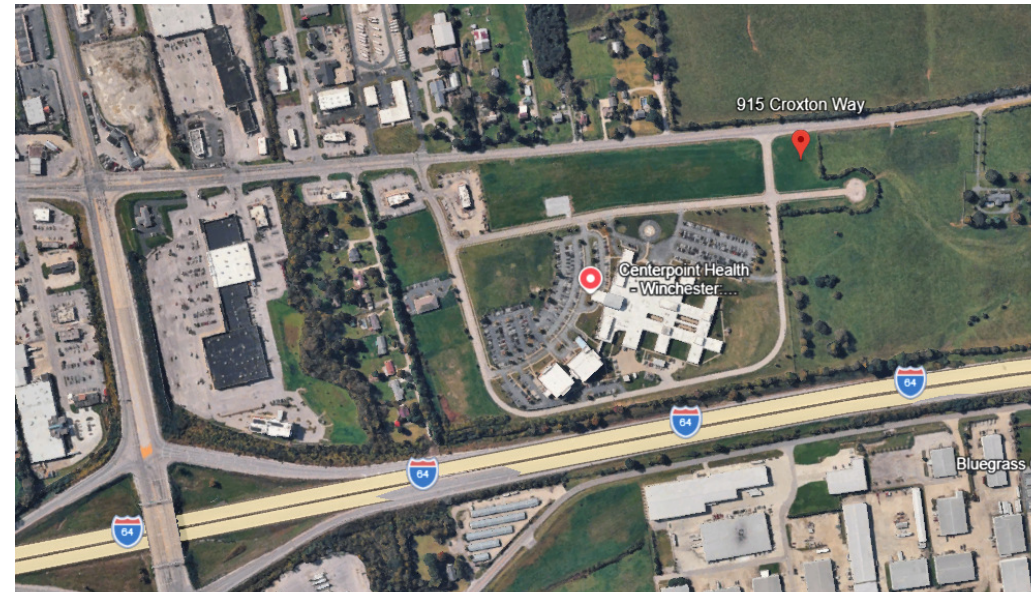
- I-64: approximately 40,000-50,000 VPD
- Bypass Road (exit off I-64): approximately 12,000-18,000 VPD
- W Lexington Road (ingress/egress to Hospital Drive): approximately 10,000-15,000 VPD
- Hospital Drive (ingress/egress to Croxton Way): approximately 4,000-8,000 VPD

PROPOSED USE RESTRICTION / SALE CONDITION

- Ownership intends to develop a fuel and convenience store operation on nearby property located at 395 Croxton Way. As a condition of sale, Seller will prohibit the development or operation of a gas station, fuel sales, or convenience store with fuel pumps on the subject property through deed restrictions recorded at closing. This restriction is intended to preserve the long-term commercial positioning of the surrounding ownership holdings while allowing for a wide variety of alternative commercial development opportunities.



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RETAILER MAP



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MARKET OVERVIEW

LEXINGTON

The Lexington area is known as the horse capital of the world, and it is home to two racetracks and the Kentucky Horse Park. The market is located about 25 miles east of the state capital in Frankfort and about an hour south of Cincinnati. Louisville and the Kentucky Derby are approximately 80 miles to the west. The metro is composed of Bourbon, Clark, Fayette, Jessamine, Scott and Woodford counties, and over the next five years, its population is expected to grow at a faster pace than the national average.

ECONOMY

- The metro has a highly-educated workforce, with more than 40 percent of the population having a bachelor's degree or higher.
- Manufacturing has a strong presence in Lexington. The largest company is Toyota Motor, which employs nearly 10,000 workers at its plant. Other notable manufacturers include Lockheed Martin, Hitachi Astemo Americas and Webasto Roof Systems.
- Lexington is also home to a J.M. Smucker manufacturing plant that produces Jif peanut butter products. The fast-food chain Fazoli's is also headquartered in the metro.

QUICK FACTS



POPULATION
525K
Growth 2024-2029*
1.9%



HOUSEHOLDS
216K
Growth 2024-2029*
2.4%

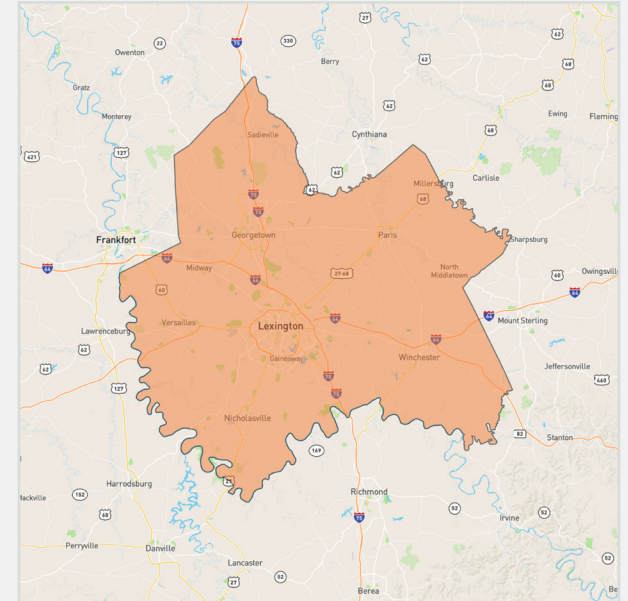


MEDIAN AGE
38.0
U.S. Median:
39.0



MEDIAN HOUSEHOLD INCOME
\$75,900
U.S. Median:
\$76,100

* Forecast



METRO HIGHLIGHTS



MANUFACTURING INDUSTRY

Manufacturing serves an important role in the local economy, with items ranging from composite material to aromatherapy merchandise produced locally.



HIGHER EDUCATION

Major post-secondary institutions in the area include the University of Kentucky, Transylvania University, and Bluegrass Community and Technical College.



CORPORATE PRESENCE

Several corporate headquarters are located in Lexington, such as Lexmark International, Inc., A&W Restaurants and Tempur Sealy International.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

PRIME COMMERCIAL DEVELOPMENT SITE / 1.29 AC / 915 CROXTON WAY WINCHESTER, KY

DEMOGRAPHICS

POPULATION	3 Miles	5 Miles	10 Miles
2030 Projection			
Total Population	21,609	30,996	52,330
2025 Estimate			
Total Population	21,336	30,580	51,218
2020 Census			
Total Population	20,990	30,068	49,672
2010 Census			
Total Population	20,081	29,008	43,440
Daytime Population			
2025 Estimate	23,800	30,346	43,492
HOUSEHOLDS	3 Miles	5 Miles	10 Miles
2030 Projection			
Total Households	9,126	13,000	21,191
2025 Estimate			
Total Households	8,945	12,736	20,641
Average (Mean) Household Size	2.3	2.4	2.5
2020 Census			
Total Households	8,599	12,233	19,590
2010 Census			
Total Households	8,164	11,675	17,206

HOUSEHOLDS BY INCOME	3 Miles	5 Miles	10 Miles
2025 Estimate			
\$250,000 or More	3.5%	3.6%	6.6%
\$200,000-\$249,999	1.6%	1.6%	3.0%
\$150,000-\$199,999	4.7%	5.0%	8.8%
\$125,000-\$149,999	6.0%	6.2%	7.5%
\$100,000-\$124,999	9.3%	9.5%	10.8%
\$75,000-\$99,999	12.3%	13.0%	12.7%
\$50,000-\$74,999	18.5%	18.4%	17.5%
\$35,000-\$49,999	13.1%	12.7%	10.5%
\$25,000-\$34,999	8.2%	7.8%	6.3%
\$15,000-\$24,999	10.9%	10.8%	8.0%
Under \$15,000	11.8%	11.6%	8.4%
Average Household Income	\$78,955	\$80,038	\$102,162
Median Household Income	\$61,012	\$61,834	\$80,215
Per Capita Income	\$33,008	\$33,060	\$40,343

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DEMOGRAPHICS

POPULATION PROFILE	3 Miles	5 Miles	10 Miles
Population By Age			
2025 Estimate	21,336	30,580	51,218
0 to 4 Years	5.9%	6.0%	6.2%
5 to 14 Years	12.2%	12.4%	13.1%
15 to 17 Years	3.8%	3.9%	3.9%
18 to 19 Years	2.1%	2.1%	2.0%
20 to 24 Years	5.9%	5.9%	5.4%
25 to 29 Years	7.0%	6.8%	6.0%
30 to 34 Years	6.9%	6.8%	6.7%
35 to 39 Years	6.4%	6.3%	6.8%
40 to 49 Years	11.8%	11.9%	13.2%
50 to 59 Years	12.7%	13.0%	12.9%
60 to 64 Years	6.4%	6.4%	6.2%
65 to 69 Years	5.4%	5.5%	5.5%
70 to 74 Years	5.0%	4.9%	4.8%
75 to 79 Years	3.9%	3.9%	3.6%
80 to 84 Years	2.4%	2.2%	2.0%
Age 85+	2.3%	2.0%	1.6%
Median Age	40.0	40.0	40.0

POPULATION PROFILE	3 Miles	5 Miles	10 Miles
Population 25+ by Education Level			
2025 Estimate Population Age 25+	14,948	21,290	35,535
Elementary (0-8)	4.9%	4.7%	3.6%
Some High School (9-11)	6.6%	7.1%	5.7%
High School Graduate (12)	33.5%	35.2%	28.9%
Some College (13-15)	23.2%	22.3%	20.0%
Associate Degree Only	8.9%	9.3%	9.2%
Bachelor's Degree Only	15.2%	14.3%	19.7%
Graduate Degree	7.7%	7.2%	12.8%
HOUSING UNITS			
Occupied Units			
2030 Projection	9,846	14,039	22,826
2025 Estimate	9,650	13,752	22,231
Owner Occupied	5,537	8,027	14,311
Renter Occupied	3,462	4,736	6,314
Vacant	705	1,017	1,590
Persons in Units			
2025 Estimate Total Occupied Units	8,945	12,736	20,641
1 Person Units	33.5%	31.6%	27.4%
2 Person Units	31.3%	32.1%	33.6%
3 Person Units	17.0%	17.3%	17.7%
4 Person Units	11.2%	11.7%	13.0%
5 Person Units	4.7%	4.8%	5.4%
6+ Person Units	2.4%	2.5%	2.9%

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DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 51,218. The population has changed by 17.91 percent since 2010. It is estimated that the population in your area will be 52,330 five years from now, which represents a change of 2.2 percent from the current year. The current population is 49.1 percent male and 50.9 percent female. The median age of the population in your area is 40.0, compared with the U.S. average, which is 40.0. The population density in your area is 163 people per square mile.



HOUSEHOLDS

There are currently 20,641 households in your selected geography. The number of households has changed by 19.96 percent since 2010. It is estimated that the number of households in your area will be 21,191 five years from now, which represents a change of 2.7 percent from the current year. The average household size in your area is 2.5 people.



INCOME

In 2025, the median household income for your selected geography is \$80,215, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 59.82 percent since 2010. It is estimated that the median household income in your area will be \$92,014 five years from now, which represents a change of 14.7 percent from the current year.

The current year per capita income in your area is \$40,343, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$102,162, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 23,844 people in your selected area were employed. The 2010 Census revealed that 63.1 percent of employees are in white-collar occupations in this geography, and 20.6 percent are in blue-collar occupations. In 2025, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 24.00 minutes.



HOUSING

The median housing value in your area was \$282,392 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 11,967.00 owner-occupied housing units and 5,239.00 renter-occupied housing units in your area.



EDUCATION

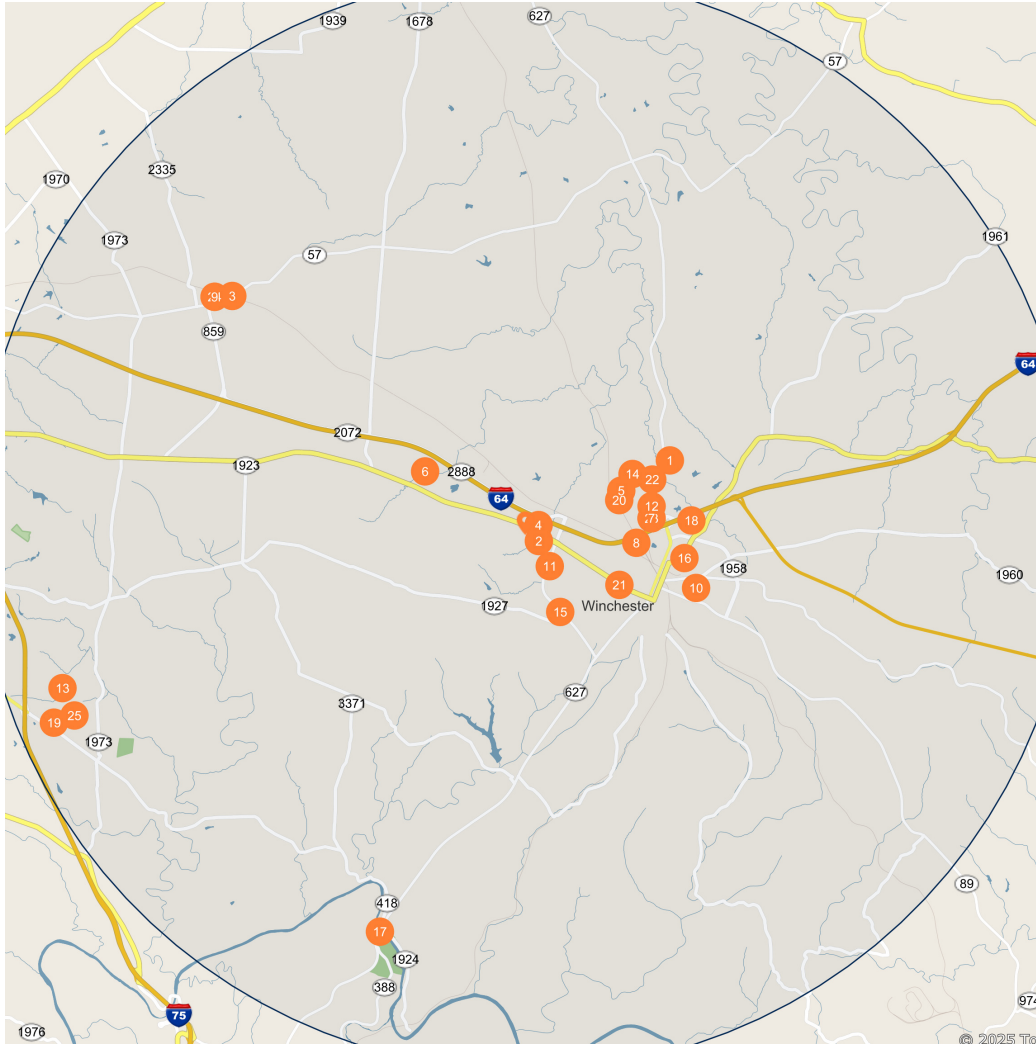
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 31.0 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 9.2 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 13.3 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.1 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 35.7 percent in the selected area compared with the 19.6 percent in the U.S.

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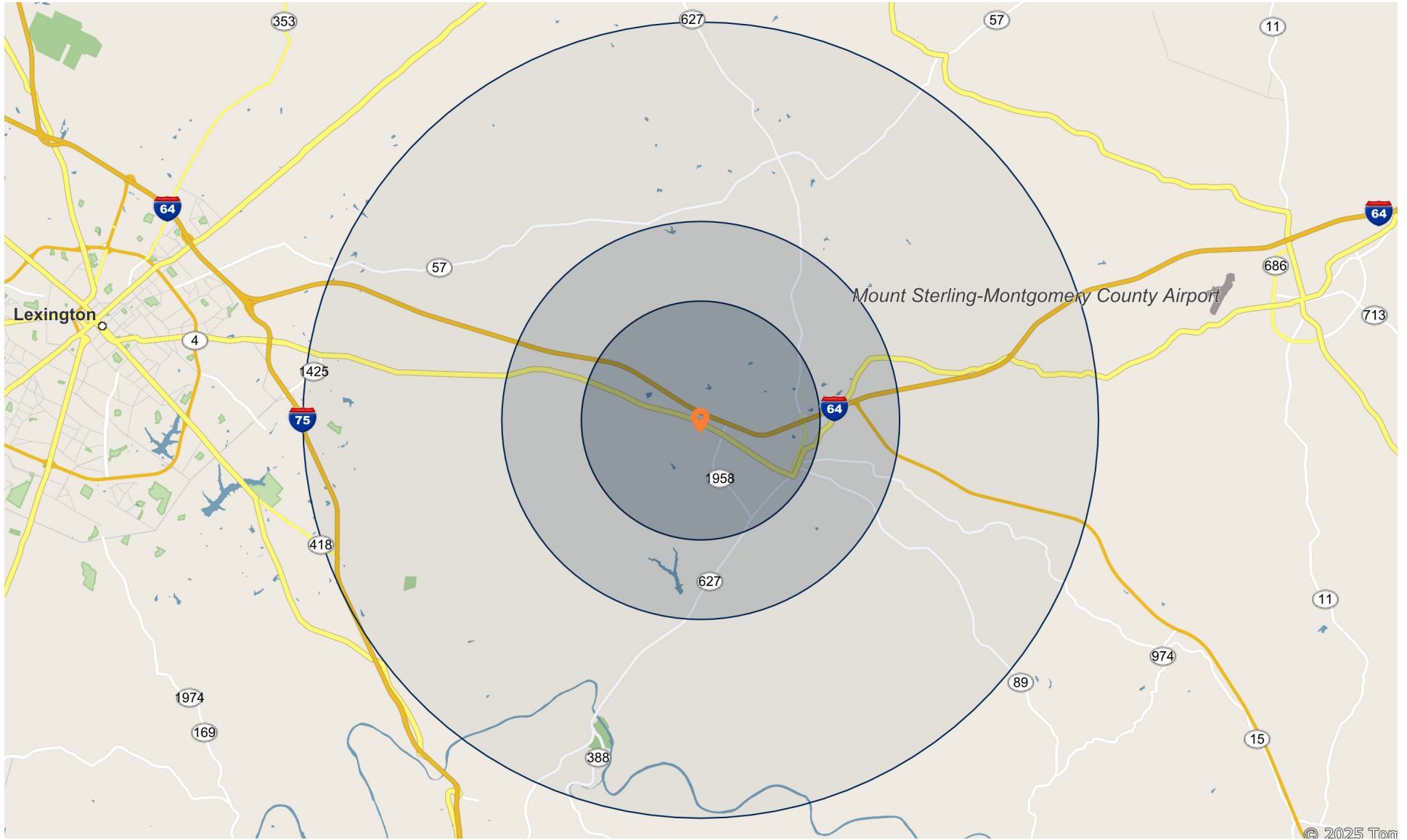
DEMOGRAPHICS



Major Employers		Employees
1	Basic American Medical Inc-Graham Field	2,198
2	Clark County Board Education-	600
3	Lockheed Martin Corporation-Lockhd/Glbal Trining Logistics	458
4	Kentucky Hospital LLC-LIFEPOINT HEALTH	337
5	Moran Foods LLC-Save A Lot Dist Winchester	300
6	East Kentucky Power Coop Inc-Ekp Cooperative	279
7	Martek Biosciences Corporation-Martek	262
8	Freeman Corporation-Freeman	250
9	Prestress Services Inds LLC-Prestress Services Trnsp	250
10	Leggett & Platt Incorporated-Leggett & Platt 0002	209
11	McMahan Co Inc-Coldwell Banker	206
12	Catalent Pharma Solutions Inc-	200
13	Davis H Elliot Cnstr Co Inc-	168
14	Univance Inc-	159
15	Walmart Inc-Walmart	150
16	Adient US LLC-	142
17	Allen Company Inc-	141
18	Poc Investors LLC-Apollo Oil	140
19	Adesa of Lexington Inc-Adesa Auctions Lexington	140
20	Saint Label Liquidation Corp-	123
21	Snohomish County Public Transp-	119
22	Infiltrator Water Tech LLC-	115
23	DSM Nutritional Products LLC-	113
24	Prestress Services Inc-	110
25	Senninger Plumbing Co Inc-	105

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DEMOGRAPHICS



915 CROXTON WAY

BROKER OF RECORD

GRANT FITZGERALD

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Louisville, KY 40222

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License: Kentucky #286261


Marcus & Millichap

915 CROXTON WAY

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