

FOR SALE

1749 Russell Cave Road - 4 Acres

1749 RUSSELL CAVE ROAD | LEXINGTON, KY 40505



UK Coldstream Research Campus

Griffin State

Publix



TD TireDiscounters

New Development
Kroger

amazon

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

THE WILLOWS AT CITATION

SVN
STONE COMMERCIAL REAL ESTATE
4 Acres for SALE

INTERSTATE 64

Lexmark

Walmart

PRESENTED BY:
TRAVIS ROSE, MBA
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SVN
STONE COMMERCIAL REAL ESTATE

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 4 Acres
- Zoned R-1E
- City Plans to Extend Citation Blvd to Russell Cave Rd, benefiting this property
- All Utilities on Site
- Behind the newly proposed Kroger on Citation Blvd
- Prime for apartment rezoning and development

OFFERING SUMMARY

SALE PRICE:	\$1,100,000
LOT SIZE:	4 Acres

TRAVIS ROSE, MBA

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PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is pleased to present a prime residential development opportunity in Lexington, Kentucky. This 4-acre parcel, located at 1749 Russell Cave Road, is zoned R-1E with all utilities available on site.

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 apartment site with utilities subject to rezone offers an excellent opportunity to meet Lexington's growing demand for housing.

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.

PROPERTY AERIAL



TRAVIS ROSE, MBA

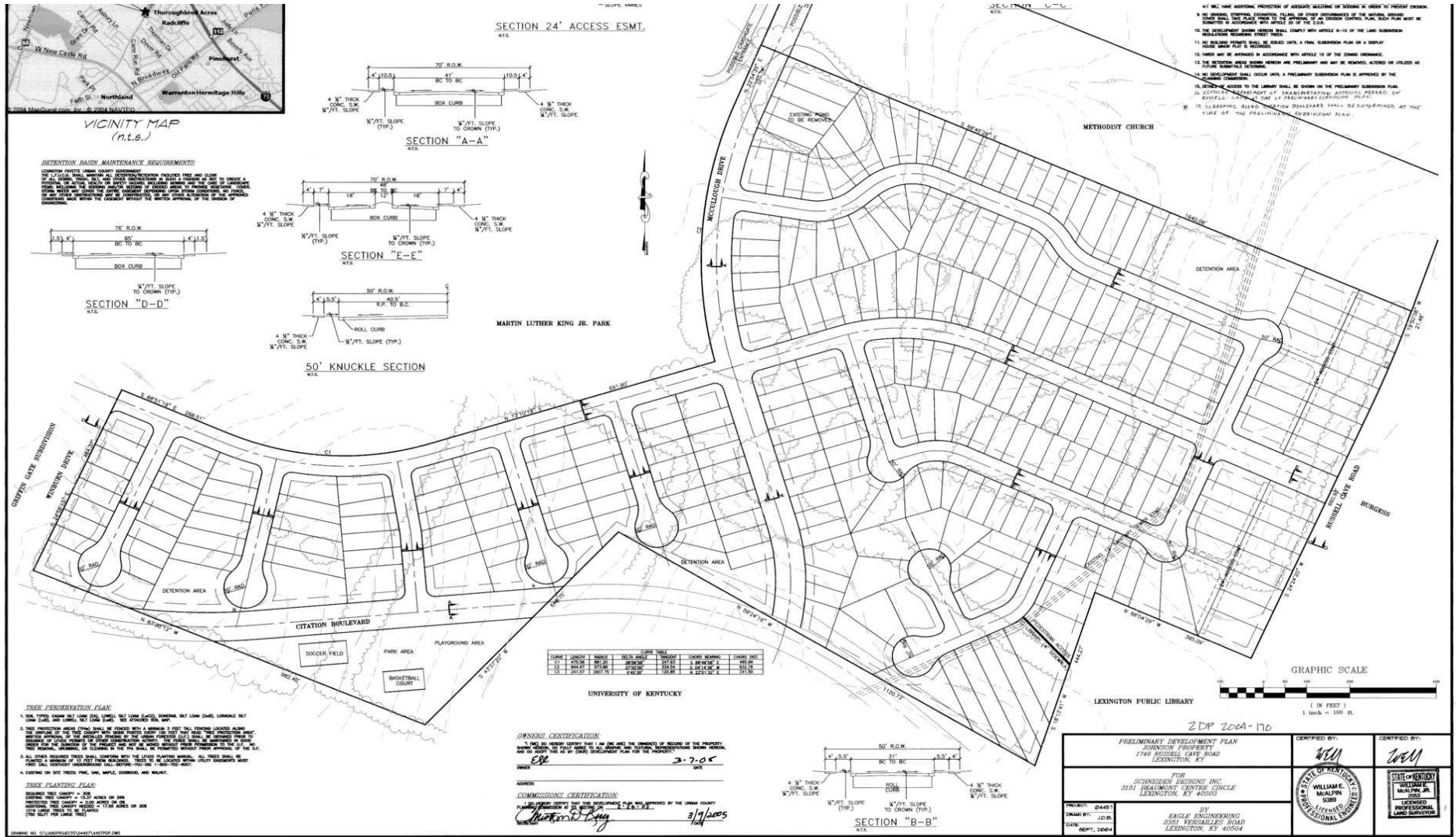
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SITE PLAN

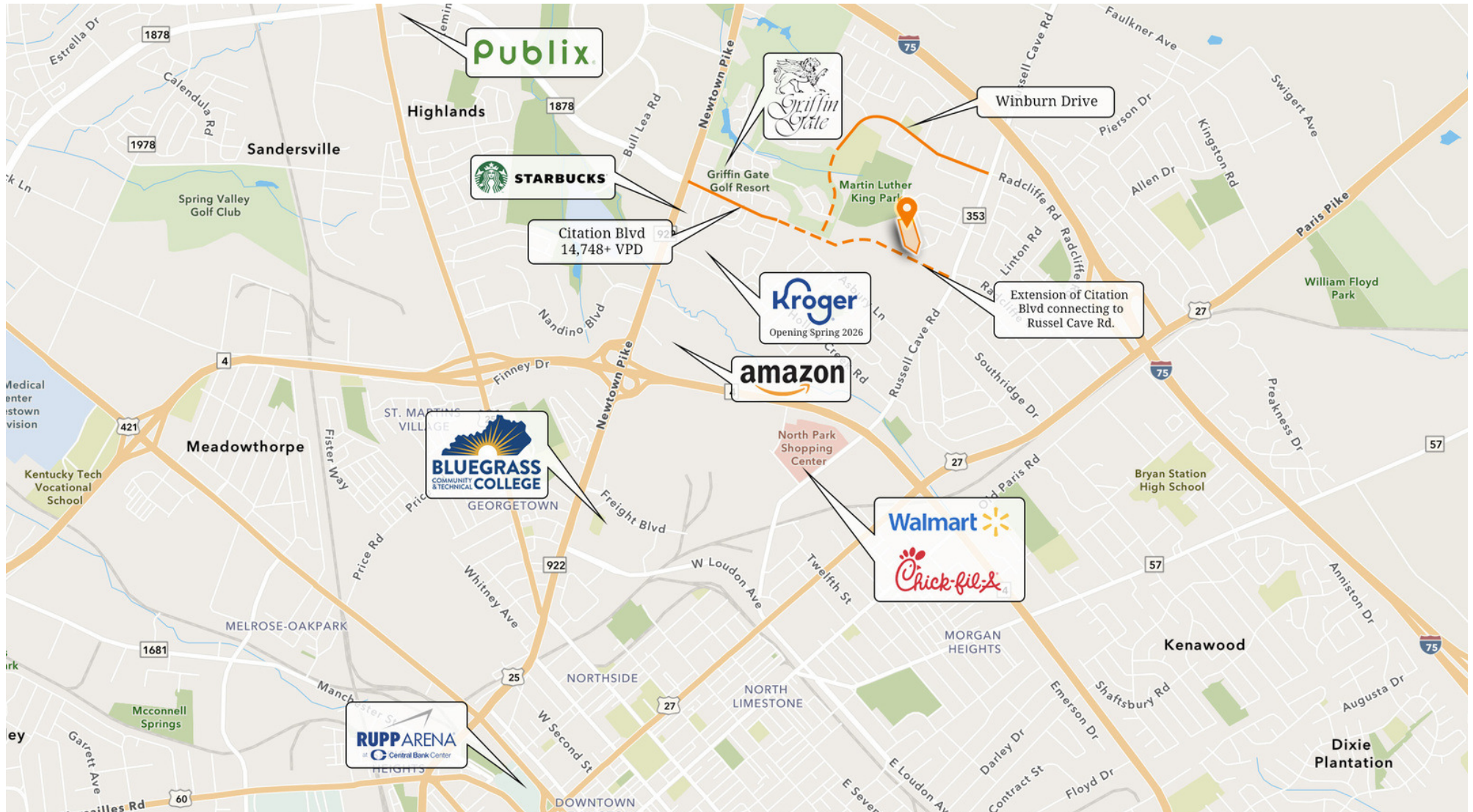


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ADDITIONAL PHOTOS



TRAVIS ROSE, MBA

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ADVISOR BIO



TRAVIS ROSE, MBA

Advisor

Travis.rose@svn.com

Office: **859.306.0598** | Cell: **859.806.1591**

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 EKU 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 two 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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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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