

Development Lots

2310 Lexington Road
Nicholasville, Kentucky 40356

Property Highlights

- +/- 1 - 15 AC development lots available
- Direct frontage on Lexington Road (US 27) across from Connemara Golf Course
- Strategically located on the primary thoroughfare between Lexington and Nicholasville
- The US 27 corridor is experiencing a tremendous amount of recent and proposed new commercial and residential developments
- Close proximity to major retailers and commercial centers including Walmart and Brannon Crossing
- High average daily traffic count of +/-35,153 VPD
- Positioned in an area of significant commercial and residential development
- Zoned B-2, Highway Commercial
- Ideal for retail stores, banks, restaurants, car washes, gas stations, auto repair and more

Offering Summary

| | |
|--------------------|-------------------------|
| Sale Price: | \$650,000 / acre |
| Lot Size: | 1 - 15 Acres |
| Zoning: | B-2, Highway Commercial |

For More Information

Al Isaac

President

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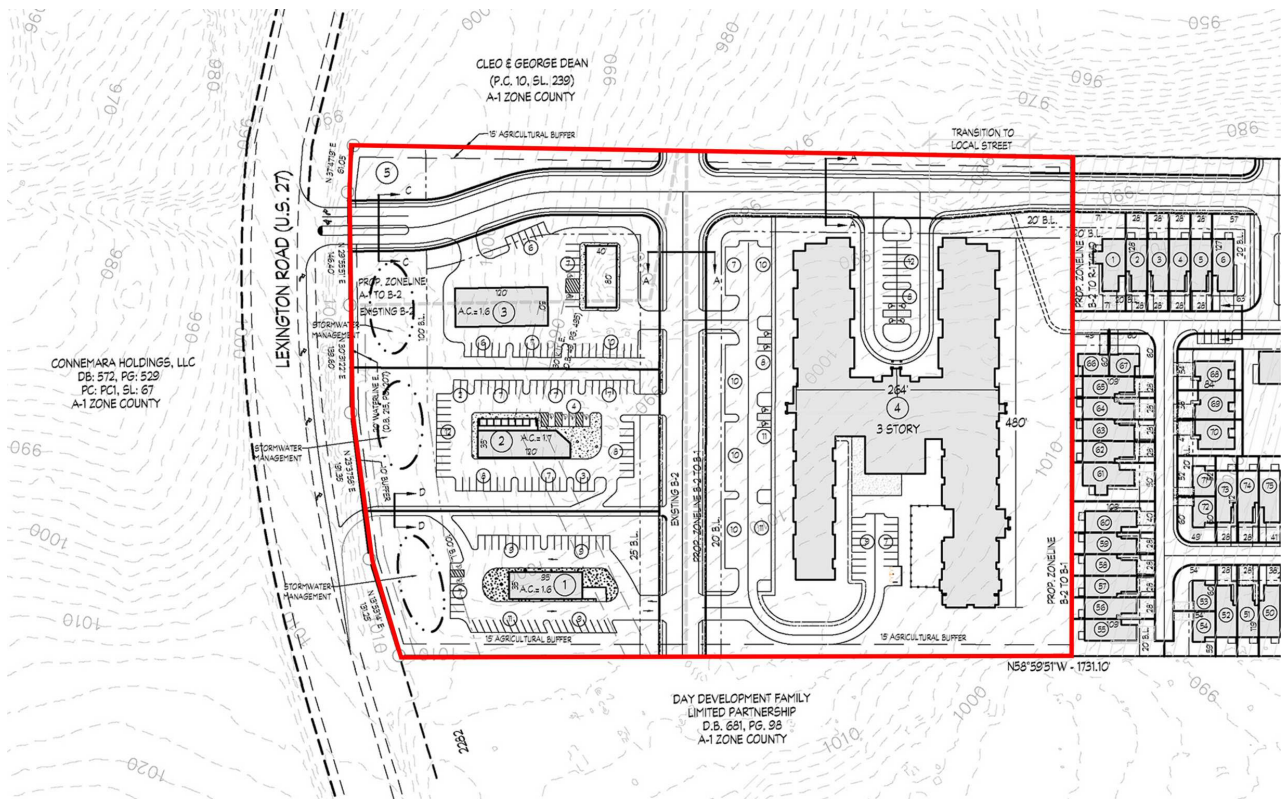
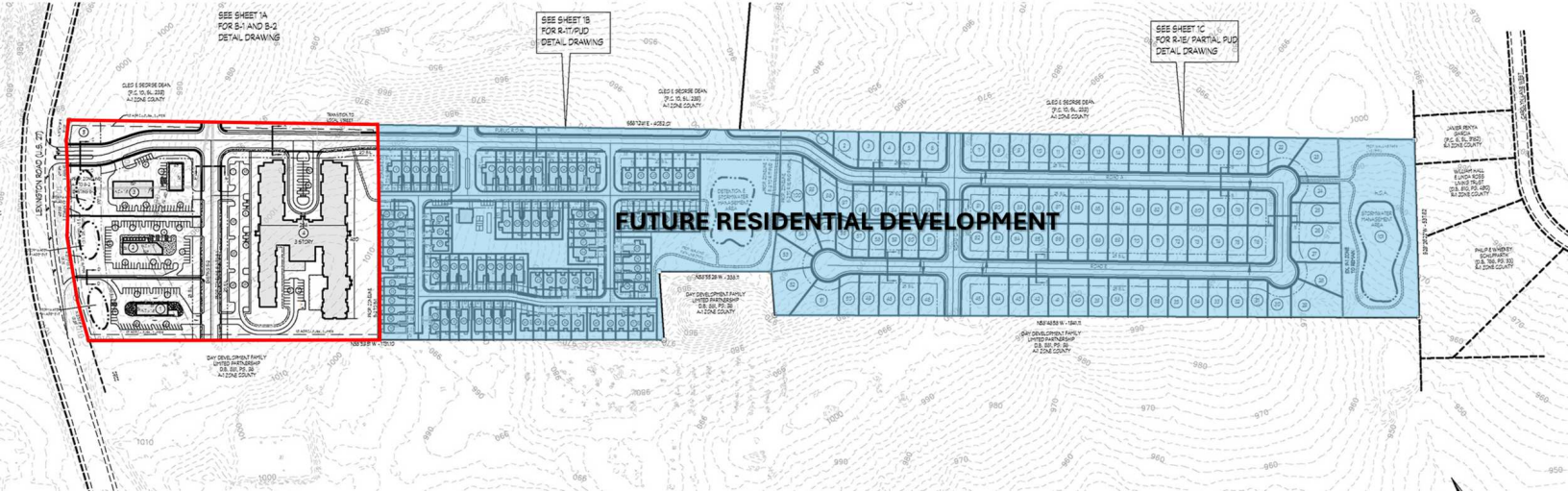
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The image is an aerial photograph of a large tract of land, outlined in red. A major road runs vertically through the center of the tract. To the left of the road, a green line labeled 'Sewer Line' runs parallel to it, with several manholes marked with orange circles and numbered 1-147 through 1-201. To the right of the road, an orange line labeled 'Water Line' runs parallel to it, with manholes marked with orange circles and numbered 1-202 through 1-206. The land is divided into numerous lots, many of which are numbered. The area to the left of the road appears to be a golf course or park area. The area to the right of the road contains several buildings, including a large white multi-story building, and some residential-style houses. The overall terrain is green and appears to be a mix of developed and undeveloped land.

Connemara



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bp

TOYOTA
On Nicholasville

NICHOLASVILLE CDJR

McLANE

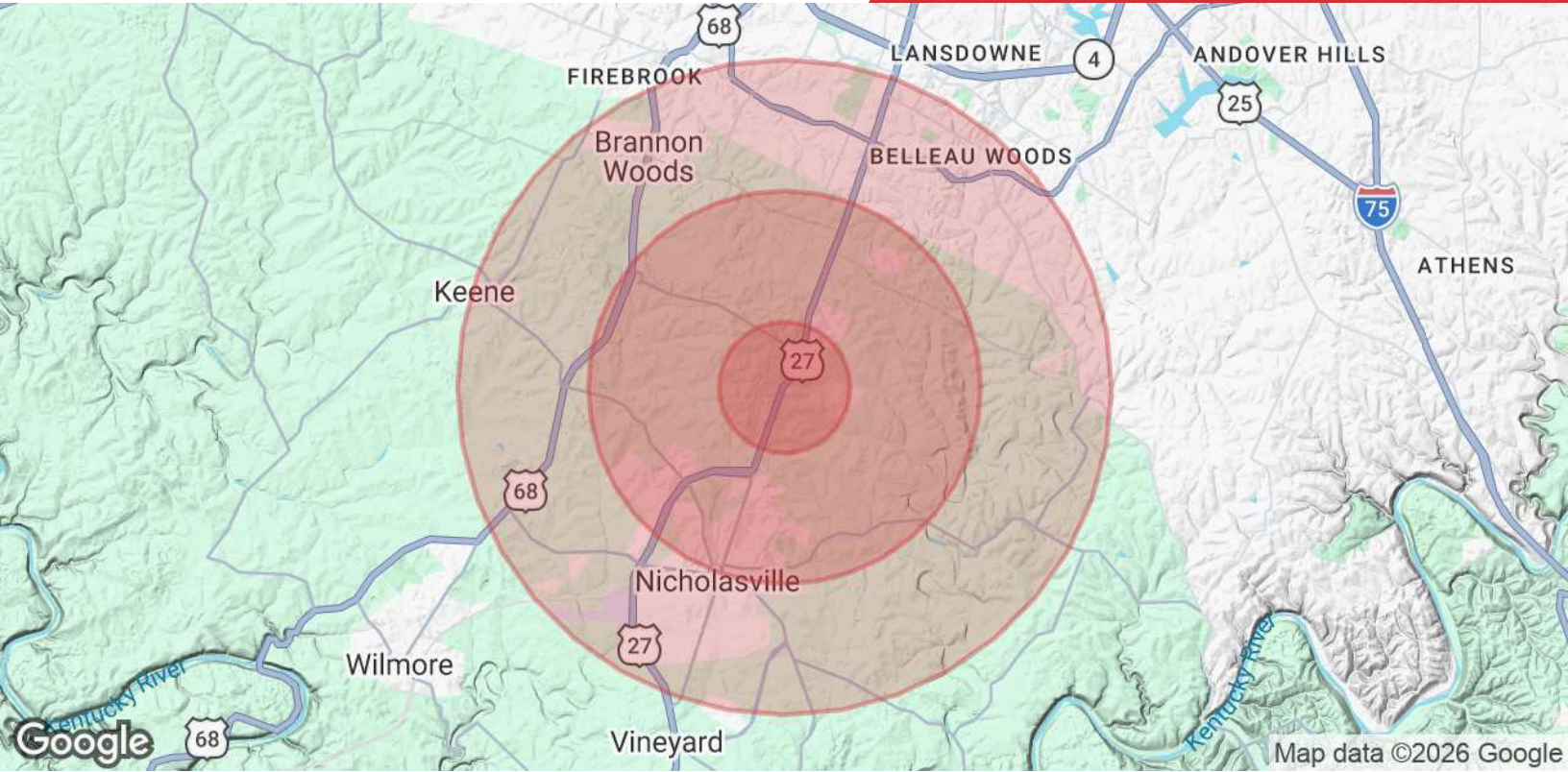
Future Residential Development





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| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------------|-----------|-----------|-----------|
| Population | | | |
| Total Population | 539 | 18,279 | 89,904 |
| Average Age | 44 | 39 | 40 |
| Average Age (Male) | 42 | 37 | 38 |
| Average Age (Female) | 46 | 40 | 41 |
| Households & Income | | | |
| Total Households | 191 | 6,837 | 35,671 |
| # of Persons per HH | 2.8 | 2.7 | 2.5 |
| Average HH Income | \$125,630 | \$92,280 | \$107,239 |
| Average House Value | \$459,120 | \$288,505 | \$315,798 |

Demographics data derived from STDB 2025