

CENTRE ESTATES · DANVILLE, KENTUCKY

Lot Sales & Availability

Master-planned mixed-use development on the US-150 Bypass
— highway commercial and multi-family residential lots for sale.

11

Lots Available

44±

Acres Available

25,000+

Cars / Day



*Where Neighborhood Living
Meets Modern Marketplace*



THE OPPORTUNITY

An Established Mixed-Use Destination

Centre Estates blends highway commercial frontage with planned residential neighborhoods on Danville's US-150 Bypass — already anchored by national hotel brands and proven local businesses open on site today.



US-150 Bypass Frontage

25,000+ vehicles daily with outstanding visibility and dual access.



Commercial + Residential

34± acres Highway Business plus 87± acres of planned residential.



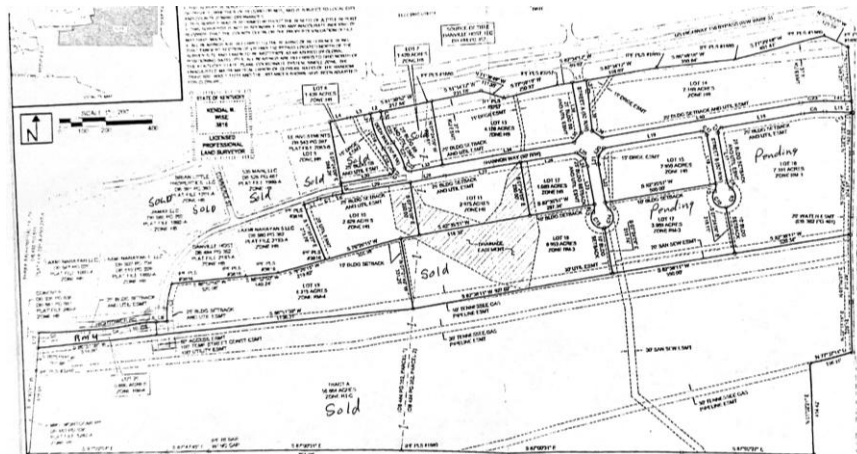
Proven & Occupied

Three hotels now open, including the just-opened Home2 Suites, plus restaurants.



City-Backed Infrastructure

Water, sewer, gas, internet and roads in place; minutes from downtown & Centre College.



Centre Estates recorded subdivision plat · Danville, KY

121± total acres · **11** Lots Available For Sale

DANVILLE & THE REGION

A Growing Bluegrass Market



≈115,000 Trade Area

About 30,000 in Boyle County within a five-county trade area near 115,000.



35 Miles to Lexington

Direct corridor draws regional commuter and retail traffic to Danville.



Centre College

Nationally ranked private liberal arts college anchors the city.



Ephraim McDowell Health

Regional medical system and one of the area's largest employers.



Underserved Retail Market

Demand for dining, hospitality, services and quality multi-family.

WHY DANVILLE

25,000+

vehicles per day on the Bypass

121±

acres master-planned & entitled

Bluegrass

manufacturing, healthcare, bourbon & tourism

ESTABLISHED & GROWING

Who's Already at Centre Estates

National hotel brands, restaurants and a 56-acre single-family tract have already located here — momentum buyers can see on the ground.



Hampton Inn

Open



Holiday Inn Express

Open



Home2 Suites

Just Opened



Cattleman's Roadhouse

Open



Asuka

Open



Wings and Rings

Open



Retail Pads

Sold



Tract A — 56 AC

Sold · Single-Family

AVAILABILITY

Every Lot · Location · Price



LEGEND

- Commercial available (HB)
- Residential available (RM)
- Sale pending
- Sold

11 lots available

2 sales pending

Call for pricing on the remaining land.

PRICING SCHEDULE

Asking Prices by Lot

COMMERCIAL · HIGHWAY BUSINESS (HB)

Lot	Acres	Status	Asking Price
Lot 8	1.033	Available	\$295,000
Lot 10	2.828	Available	\$525,000
Lot 11	2.975	Available	\$395,000
Lot 12	1.689	Available	\$378,000
Lot 13	4.176	Available	\$1,495,000
Lot 14A	4.169	Available	\$1,350,000
Lot 14B	3.000	Available	\$1,250,000
Lot 15	2.850	Available	\$475,000

Lot 14B — geotechnical study complete. Lots 17 & 18 sale pending.
Pricing effective June 2026 and subject to change.

RESIDENTIAL · MULTI-FAMILY (RM-3 / RM-4)

Lot	Acres	Zone	Status	Asking Price
Lot 16	7.391	RM-3	Available	\$1,250,000
Lot 17	3.989	RM-3	PENDING	\$598,000
Lot 18	3.000	RM-3	PENDING	\$525,000
Lot 19	6.247	RM-4	Available	\$795,000
Lot 20	0.690	RM-4	Available	\$225,000

AVAILABLE INVENTORY

11 lots available

Call for the purchase price for the entirety of the remaining land.

Build Commercial or Residential



Highway Business (HB)

Lots: 8 · 10 · 11 · 12 · 13 · 14A · 14B · 15

- Grocery-anchored or lifestyle retail
- QSR & fast-casual pad sites
- Hotel / extended stay
- Fuel, convenience & service commercial
- Medical office or junior anchor



Water, sewer, gas and internet are all in place.



Multi-Family (RM-3 / RM-4)

Lots: 16 · 17 · 18 · 19 · 20

- Market-rate apartment community
- Build-to-rent townhomes
- Age-restricted / 55+ living
- Workforce & employer housing
- Student housing near Centre College



Roads, water, sewer, gas and internet all in place.



FOR MORE INFORMATION

Let's talk about Centre Estates

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Scan for property details

www.centre-estates.com