



# Offering Memorandum



## Industrial Facility With Approved Self-Storage Plan For Sale

707 JEWELL RD, WILMORE, KY 40356

### PRESENTED BY:

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## PROPERTY SUMMARY

### INDUSTRIAL READY JESSAMINE COUNTY LAND FOR SALE

707 JEWELL RD  
WILMORE, KY 40356

#### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$775,000
<b>SIZE:</b>	2.75 AC

## PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present for sale 707 Jewell Road in Wilmore, Kentucky — a versatile, industrial facility situated on 2.75 acres in Jessamine County. Zoned I-1 (Light Industrial), this ±8,880 SF multi-building property has significant upside through an approved self-storage development plan.

The property consists of three buildings totaling 8,880 SF: a 3,379 SF equipment shed, a 2,201 SF office building, and a 3,300 SF warehouse. The expansive 2.75-acre lot provides a large, secure outdoor yard suitable for vehicle storage, equipment staging, or materials laydown. The site's gravel yard and industrial zoning make it an ideal fit for contractors, trucking and logistics operators, equipment rental companies, or owner-users seeking a flexible Central Kentucky base of operations.

Adding exceptional investment value, the property comes with an approved development plan for 115 self-storage units totaling approximately 15,100 SF — designed to complement the existing buildings and maximize the usable footprint of the site. This turn-key entitlement gives a buyer the rare ability to generate passive income alongside their primary business operations, or to pursue a pure self-storage investment with built-in infrastructure already in place.

Located just ±5 miles from Nicholasville, ±20 miles from Lexington, and ±18 miles from Danville, the property offers convenient access to the region's major employment, retail, and transportation corridors.



## PROPERTY HIGHLIGHTS

- 3,379 SF equipment shed  
2,201 SF office  
3,300 SF warehouse
- Zoned I-1 (Light Industrial)
- Approved development plan for 115 self-storage units ( $\pm 15,100$  SF), designed around existing buildings
- Self-storage entitlement provides immediate development opportunity or passive income potential
- Located  $\pm 5$  miles to Nicholasville,  $\pm 20$  miles to Lexington,  $\pm 18$  miles to Danville
- Gravel yard
- Suitable for contractors, logistics operators, equipment, or companies.



**$\pm 8,880$  SF Across  
Three Buildings**

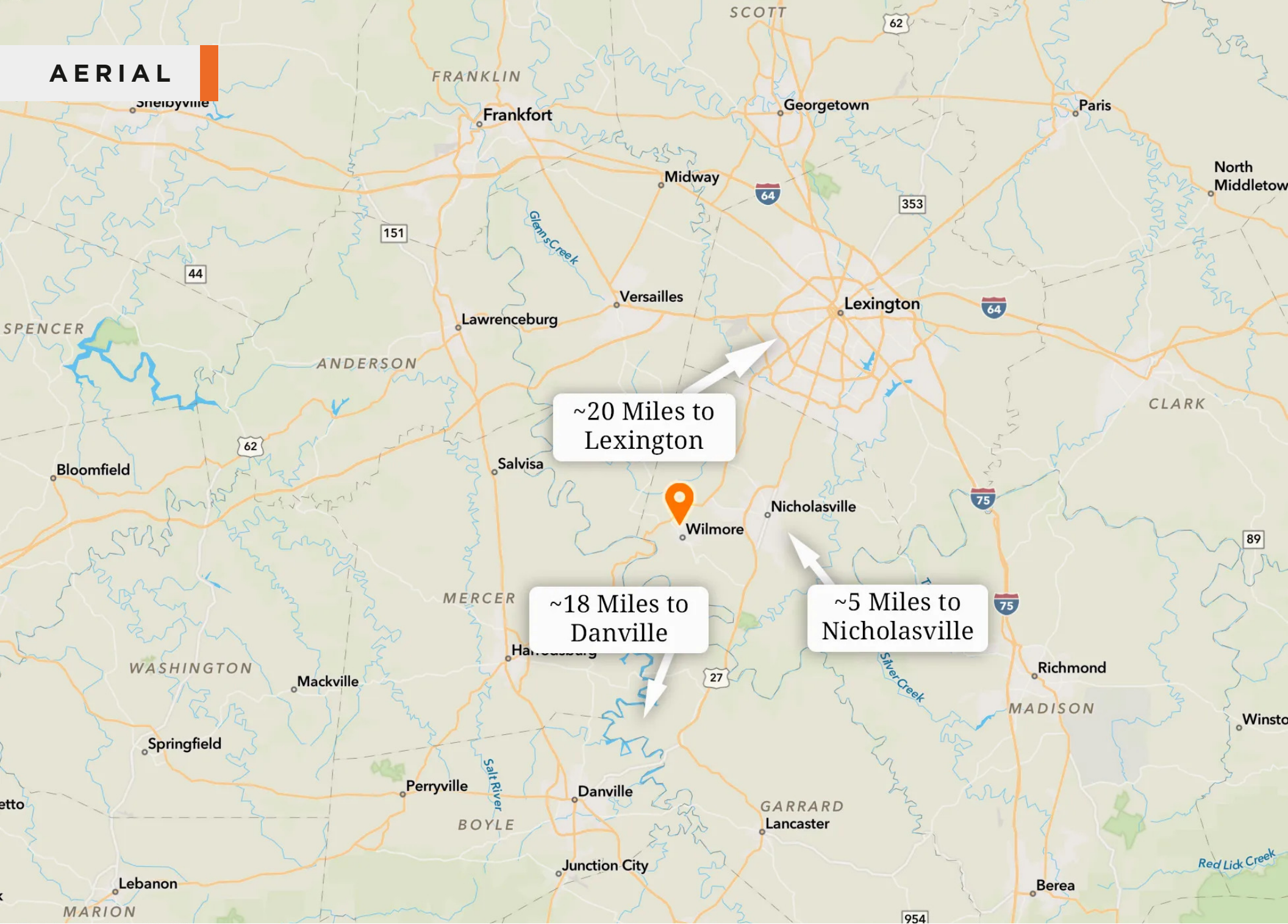


**2.75-Acre Secure  
Outdoor Yard**



**Approved 115-Unit  
Self-Storage Plan**

# AERIAL



# LOT PHOTOS



# OFFICE PHOTOS



# WAREHOUSE PHOTOS



## ADVISOR BIO



### TRAVIS ROSE, MBA

Associate Advisor

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### PROFESSIONAL BACKGROUND

Travis Rose serves as an Advisor at SVN Stone Commercial Real Estate, where he specializes in the acquisition and sale 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 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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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.