

FOR SALE

Nicholasville, KY Development Land

US-27 (DANVILLE ROAD) & HOOVER PIKE | NICHOLASVILLE, KY 40356

For marketing purposes only;
exact locations not warranted



Danville Road | 19,489+ VPD

Nicholasville Bypass

SVN
STONE COMMERCIAL REAL ESTATE
11 Acres
Under
Contract

SVN
STONE COMMERCIAL REAL ESTATE
10 Acres
SOLD

SVN
STONE COMMERCIAL REAL ESTATE
17.15 Acres
FOR SALE

PRESENTED BY:

JUSTIN RYDER

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TRAVIS ROSE

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SVN
STONE COMMERCIAL REAL ESTATE

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 17.15 acres zoned B-2 for commercial use
- \$45,000 per Acre
- Additional 2-acre parcel available
- Prime frontage along US-27 (Danville Rd)
- Strategic corner location with strong traffic exposure
- Rapid residential growth nearby driving demand

OFFERING SUMMARY

SALE PRICE:	\$771,750
LOT SIZE:	17.15 Acres

TRAVIS ROSE, MBA
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JUSTIN RYDER, CCIM
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PROPERTY DESCRIPTION

SVN Stone Commercial Real Estate is excited to present 17.15 acres of B-2 zoned land in the rapidly growing Nicholasville, KY market. As residential growth surges on the south end of the bypass, demand for retail and commercial development is set to follow.

This high-visibility property offers prime frontage along Danville Rd (US-27), with ample space for development behind the required setbacks. Additionally, a separate 2-acre parcel just south of the Comfort Inn provides even more potential for expansion or complementary uses.

Strategically positioned with the potential to control the key intersection of US-27 and Hoover Pike, this site is ideal for retail, service businesses, or mixed-use development to serve the growing community.

For further information please contact Justin Ryder, CCIM at (859)447-3285 // justin.ryder@svn.com or Travis Rose at (859)806-1591 // travis.rose@svn.com

AERIAL



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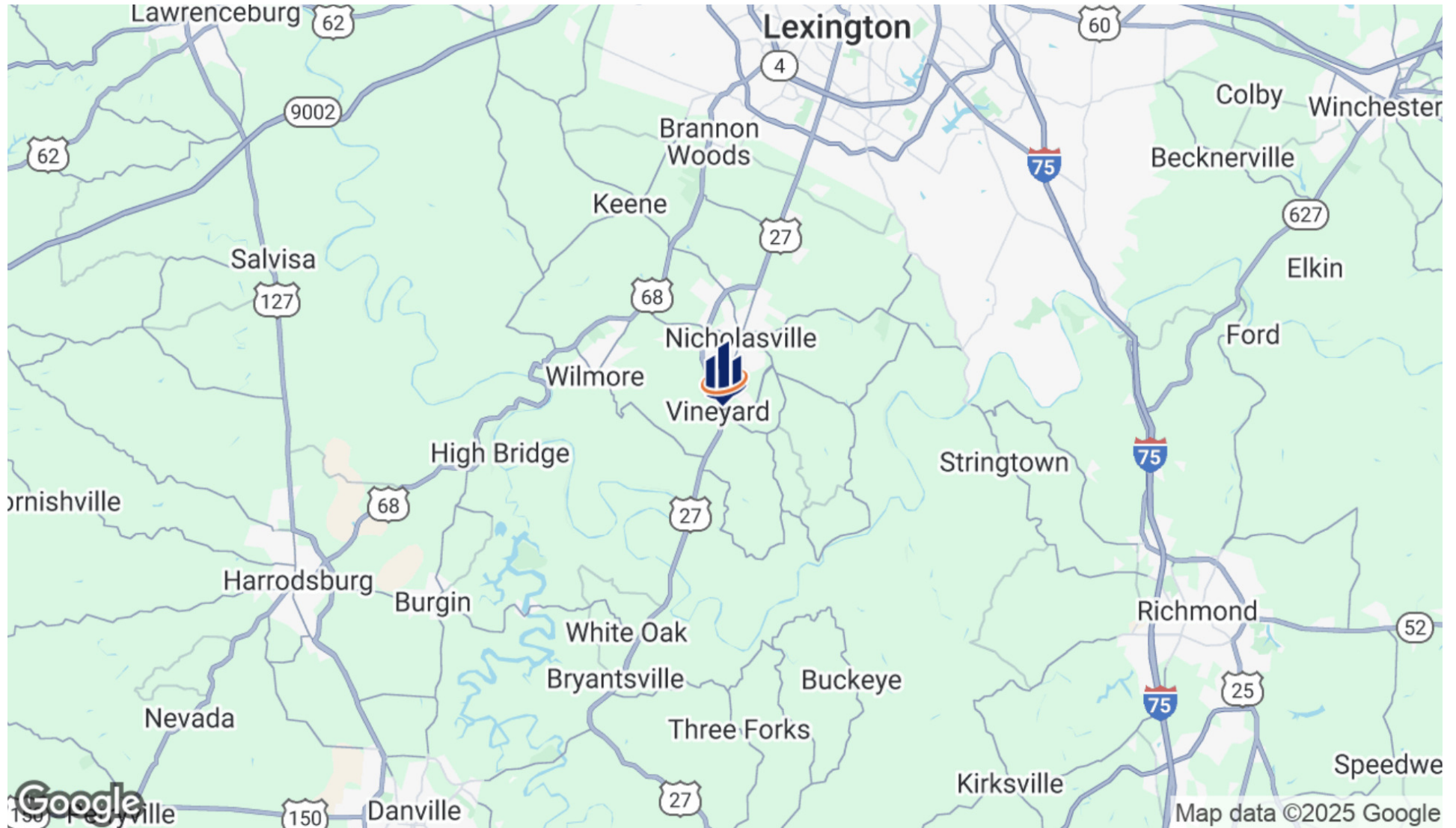
PRELIMINARY SITE PLAN



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LOCATION MAP



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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 assisting clients with the buying, selling, and leasing of investment properties. With a strong commitment to serving others, Travis takes pride in building lasting relationships with his clients, ensuring they receive expert guidance and personalized solutions for their commercial real estate needs. His dedication to the industry and passion for helping others make him a trusted resource in the Central Kentucky market.

Personally, Travis lives in Lexington with his wife, Bitty, and their three wonderful daughters. He values quality time with his family and enjoys playing golf, staying active, and being involved in his church community. A native of Nicholasville, Travis has deep roots in the area. He attended Eastern Kentucky University, where he played on the golf team, and later earned his MBA from Murray State University. His background in athletics and business has shaped his disciplined, goal-oriented approach to serving clients and fostering meaningful connections in both his professional and personal life.

SVN | Stone Commercial Real Estate

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Lexington, KY 40508
859.264.0888

ADVISOR BIO



JUSTIN RYDER, CCIM

Advisor

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EDUCATION

Bachelor of Arts (B.A.), Business Management from Gatton College of Business and Economics

MEMBERSHIPS AND ASSOCIATIONS

CCIM - Certified Commercial Investment Member



PROFESSIONAL BACKGROUND

Justin Ryder, CCIM is a distinguished Advisor at SVN Stone Commercial Real Estate, specializing in multi-family and auto-related investment sales. With over 184 transactions across Central Kentucky, Justin excels in maximizing property value through exclusive listings and comprehensive project management, including development land and stabilized properties.

A 4-time national award winner for sales volume at SVN, Justin was honored as the company-wide "Influencer of the Year" in 2023 for his impactful presence in commercial real estate media on platforms like LinkedIn, Twitter, and YouTube. He earned his CCIM designation in 2021 and has twice served as President of the Lexington CCIM Chapter. The CCIM designation (Certified Commercial Investment Member) is a globally recognized credential for commercial real estate professionals — signaling expertise in financial analysis, market analysis, investment strategy, and ethical business practices.

In addition to his real estate expertise, Justin is a partner and consultant with Bluegrass Business Advisors, continuing the firm's legacy of business brokerage in Central Kentucky since 1982.

Justin is an avid family man. He and his wife Libby have three wonderful daughters. Justin considers it a privilege to raise them in such a wonderful community. When not with family or working, Justin is an avid cross fitter, reader, UK fan, and Green Egg connoisseur.

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DISCLAIMER

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

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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