



EXCLUSIVE LAND LISTING

Danville, Kentucky · Highway 127

\$9,800,000

Listing Price

133 ± Acres

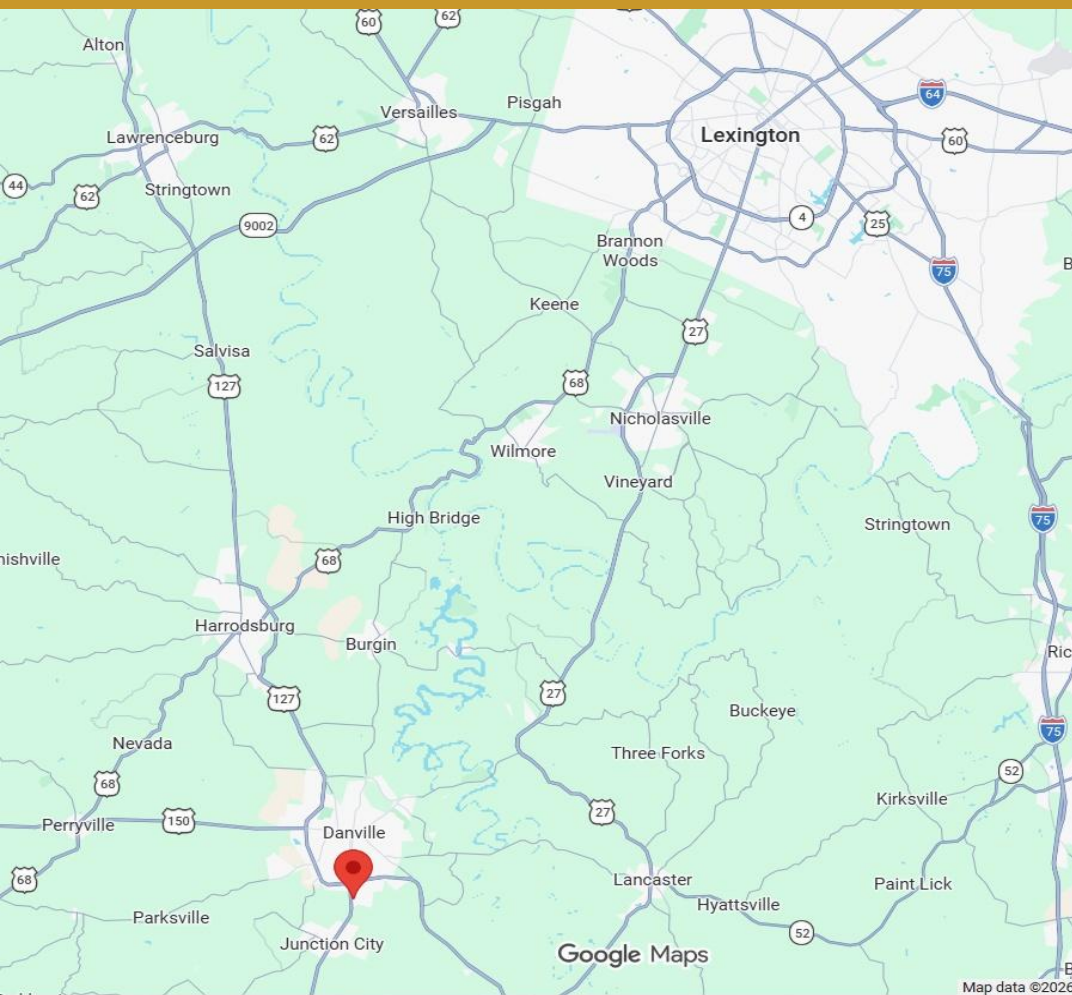
\$73,684 / Acre

Seller willing to divide · HC + R-3 / R-4 Zoning



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COMMERCIAL REAL ESTATE SERVICES



DANVILLE & THE REGION

Danville, Kentucky

County Seat · Boyle County

- Population:** ~30,000 Boyle County; 5-county trade area of ~115,000 residents
- Regional:** ~35 miles south of Lexington via Hwy 127 — strong commuter and retail draw
- Education:** Centre College — nationally ranked private liberal arts college
- Healthcare:** Ephraim McDowell Health — regional medical system and major employer
- Retail Gap:** Undersupplied market for dining, hospitality, services, and price-point multi-family
- Growth:** City of Danville actively recruiting development; infrastructure funding in place



133 ± Acres on Highway 127

Danville, Kentucky · Boyle County · ~35 Miles South of Lexington

■ Highway 127 Frontage & Dual Access

Primary frontage on Hwy 127 — the major north-south corridor between Danville and Junction City — with secondary access via Popplewell Rd / Brenda Ave to the north. High visibility, high traffic counts, and direct connection to Danville's established retail node.

■ Adjacent to a Proven Retail Corridor

Walmart, Kroger, and Lowe's are already pulling traffic to this stretch of Hwy 127. Oak Trace can fill the missing pieces — dining, hospitality, services, and rooftops — in an established, undersupplied trade area.

■ Comp Plan & Zoning Support

Zoned Highway Commercial and R-3 / R-4. The 2025 Boyle County Comprehensive Plan designates the parcel for Village Center, Village Neighborhood, and Garden Neighborhood — providing zoning predictability and regulatory support for any buyer.

■ Scale, Flexibility & Natural Features

Rare 133-acre contiguous parcel with dual access and mixed zoning in place. Two existing ponds, a natural creek, and mature oaks provide a built-in landscape framework. **Buyer can take the full site, phase it, or subdivide.**

■ Municipal Alignment

The City of Danville has incorporated this site into its roadway and utility planning — infrastructure support is already in motion, not contingent on a future ask.



THE SITE

133 ± Acres

Highway 127 · Danville, KY

- ~2,000 LF of Hwy 127 frontage; secondary access via Popplewell Rd (north)
- HC (Highway Commercial) + R-3 / R-4 Residential — development-ready zoning
- City water, sanitary sewer, and natural gas available at or adjacent to the site
- Predominantly cleared, gently rolling terrain — low grading cost
- City Priority Site — roadway and utility extensions in City of Danville CIP



Potential Programs for Oak Trace

Retail & Hospitality

Highway Commercial Program

- Grocery-anchored strip center or lifestyle retail
- QSR and fast-casual restaurant pad sites
- Hotel / extended stay (strong Hwy 127 corridor demand)
- Fuel, convenience, and service commercial
- Big box or junior anchor retail

HC zoning permits immediately — no rezoning required

Multi-Family Residential

R-3 / R-4 Density Program

- Market-rate apartment community (200–400 units)
- Build-to-rent townhome development
- Age-restricted / 55+ community
- Workforce housing serving Danville's employer base
- Student housing adjacent to Centre College

Undersupplied submarket — limited Class A product in Boyle County

Mixed-Use Development

Phased or Master-Planned Program

- Retail / commercial fronting Hwy 127 (HC portion)
- Residential village behind commercial layer
- Medical office or healthcare campus
- Live-work or town center configuration
- Seller open to phased takedown / land banking

Site size and dual zoning support a full mixed-use master plan



Mixed-Use Development Concept

For illustrative purposes only. This rendering represents one possible development scenario and does not constitute a committed development plan.



Dual-Anchor Commercial Concept

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For More Information



SCAN FOR PROPERTY DETAILS

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