

EXCLUSIVE LAND LISTING

Oak Trace

Danville, KY | Hwy 127 Frontage | 133 ± Acres | Commercial + Residential Zoning



ASKING PRICE

\$9,800,000

133 ± Acres

\$73,684 / Acre

133 ±
TOTAL ACRES

HWY 127
PRIMARY FRONTAGE

\$73,684
PER ACRE

HC + R-3 / R-4
EXISTING ZONING

Property Details

- ▶ **Location:** Danville, Boyle County, Kentucky
- ▶ **Total Acreage:** 133 ± acres. **Seller willing to divide**
- ▶ **Hwy 127 Frontage:** Primary corridor between Danville and Junction City
- ▶ **Regional Access:** ~35 mi south of Lexington via Hwy 127
- ▶ **Zoning:** Highway Commercial, R-3 & R-4 (rezoning in process)
- ▶ **Future Land Use:** Multiple big-box, retail, multi-family, 200+ residential units (2025 Comp Plan)
- ▶ **Utilities:** Water + electric at perimeter; sewer extension in City plans
- ▶ **Proposed Master Plan:** 20-year vision designed and available to prospective buyers

Adjacent Trade Area

- ▶ **Walmart** — north
- ▶ **Kroger** — NW
- ▶ **Lowe's Home Improvement** — NW
- ▶ **Cattleman's Roadhouse** — north
- ▶ **Cheddars** — north
- ▶ **City Priority Site:** Roadway + utility extensions are in the City of Danville's plans

About Danville

- ▶ **County Seat:** Boyle County, KY (pop. ~30,000) — regional hub
- ▶ **Centre College:** nationally ranked private liberal arts college
- ▶ **Healthcare Hub:** Ephraim McDowell Health — regional medical system
- ▶ **Trade Area:** 5-county draw of ~115,000 residents (Boyle, Lincoln, Mercer, Garrard, Casey)

Key Value Drivers

■ Hwy 127 Frontage & Dual Access

Primary frontage on Highway 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 immediate 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 fills the missing pieces — dining, hospitality, services, and rooftops — in an established, undersupplied trade area.

■ Entitlements & Comp Plan Support

Site is zoned Highway Commercial and R-3 / R-4, with rezoning in process for the balance. 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 for Any Buyer

Rare 133-acre contiguous parcel with Hwy 127 frontage, dual access, and a mix of commercial and residential zoning already in place. Buyer can take the entire site for a single program, phase it, or subdivide. Two existing ponds, a natural creek, and mature oaks provide a strong landscape framework for any plan.

■ Municipal Alignment

The City of Danville has incorporated this site into its roadway and utility planning. Comprehensive Plan designates the parcel for Village Center / Village Neighborhood — directly supportive of the proposed mixed-use program.

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AERIAL & MASTER PLAN

Oak Trace | Danville, KY | 133 ± Acres | Hwy 127 Frontage

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Aerial View | Adjacent trade area: Walmart, Kroger, Lowe's, Cattleman's Roadhouse



Conceptual Master Plan | Studiomatic Services, Inc. (Marc A. Van Steenlandt, AIA) | Dec 2025

All information believed accurate but not guaranteed. Acreage is approximate (±). Master plan is conceptual; buyer determines final program. Buyer to verify all data via Boyle County PVA. Aerial © Google / Airbus. Master plan © Studiomatic Services. © 2026 The Gibson Company. All rights reserved.

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