

HAMBURG DEVELOPMENT OPPORTUNITY



DISCLOSURE, CONFIDENTIALITY & DISCLAIMER

The information within this Offering Memorandum will set forth an understanding regarding the relationship between the Recipient of this package (the "Recipient") and Schrader Commercial Properties, LLC and the confidentiality of the investment information to be supplied to you and your organization for use in considering, evaluating, and/or purchasing this property (the "Property"). The recipient acknowledges that all financial, contractual, marketing, and informational materials including but not limited to lease information, occupancy information, financial information, projections, data information, and any other similar information provided by Schrader Commercial Properties, LLC which relates to the Property (collectively, the "Confidential Information"), whether said information was transmitted orally, in print, in writing, or by electronic media is confidential in nature and that severe monetary damage could result from dissemination of that information to unauthorized individuals. The Recipient shall limit access to the Confidential Information to those individuals in the Recipient's organization with a "need to know" and shall take all precautions reasonably necessary to protect the confidentiality of the Confidential Information. The Recipient acknowledges and agrees that the Confidential Information and any copies thereof are the property of Schrader Commercial Properties, LLC and that all such information will be returned to Schrader Commercial Properties, LLC upon written request. Any offers or inquiries from Recipient in connection with this investment proposal shall be forwarded, confidentially, to Schrader Commercial Properties, LLC. Other than Schrader Commercial Properties, LLC, recipient agrees that neither Recipient nor Schrader Commercial Properties, LLC shall be obligated to pay any procuring broker fees in connection with this investment unless a separate written Brokerage Agreement is entered into and written acknowledgement of any procuring Brokerage Agreement is received from all parties to the investment transaction. Procuring brokers must provide written introduction of potential investors and receive written acknowledgement from Schrader Commercial Properties, LLC for representation to be recognized. This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

The Memorandum contains selected information pertaining to the property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property, to be all-inclusive, or to contain all or part of the information which perspective Recipients may require to evaluate the purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the owner or Schrader Commercial Properties, LLC. All references disclosed herein related to acreage, square footages, and/or other measurements may be approximations and the best information available. The summaries of information included herein do not purport to be complete not necessarily accurate descriptions of the full agreements referenced. Photos herein are the Property of respective owners, and use of these images without the express writing consent of the owner is prohibited.

The owner and Schrader Commercial Properties, LLC expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or terminate discussion with any entity and any time with or without notice which may arise as a result of review of this Memorandum.

Neither the owner or Schrader Commercial Properties, LLC, not any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or its contents; and you are to rely solely on your investigators and inspections of the property in evaluating a possible purchase of the Property. The information contained in this document has been obtained from sources deemed to be reliable. While Schrader Commercial Properties, LLC does not doubt its accuracy, Schrader Commercial Properties, LLC has not verified it and makes no guarantee, warranty, or representation about it. It is your responsibility to independently confirm the accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the Property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors.

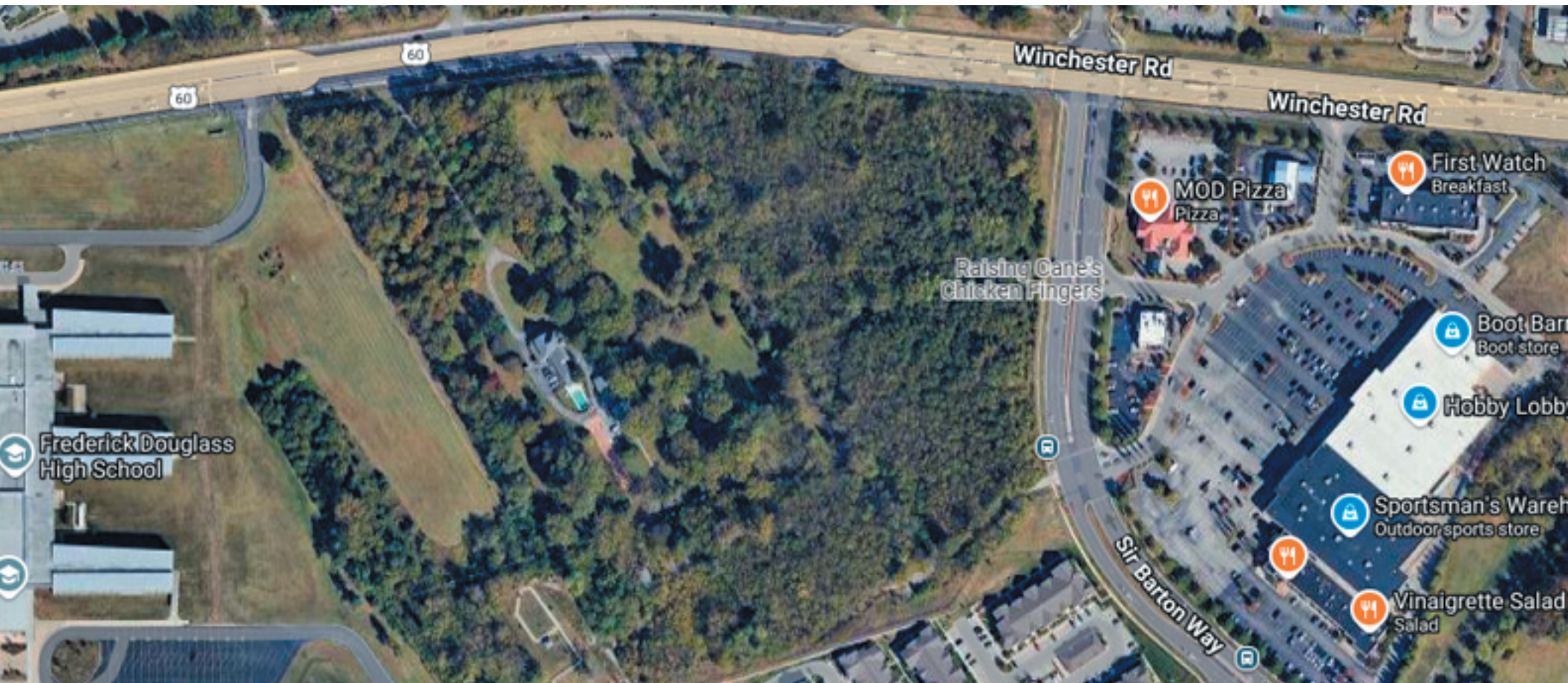
OFFERING SUMMARY

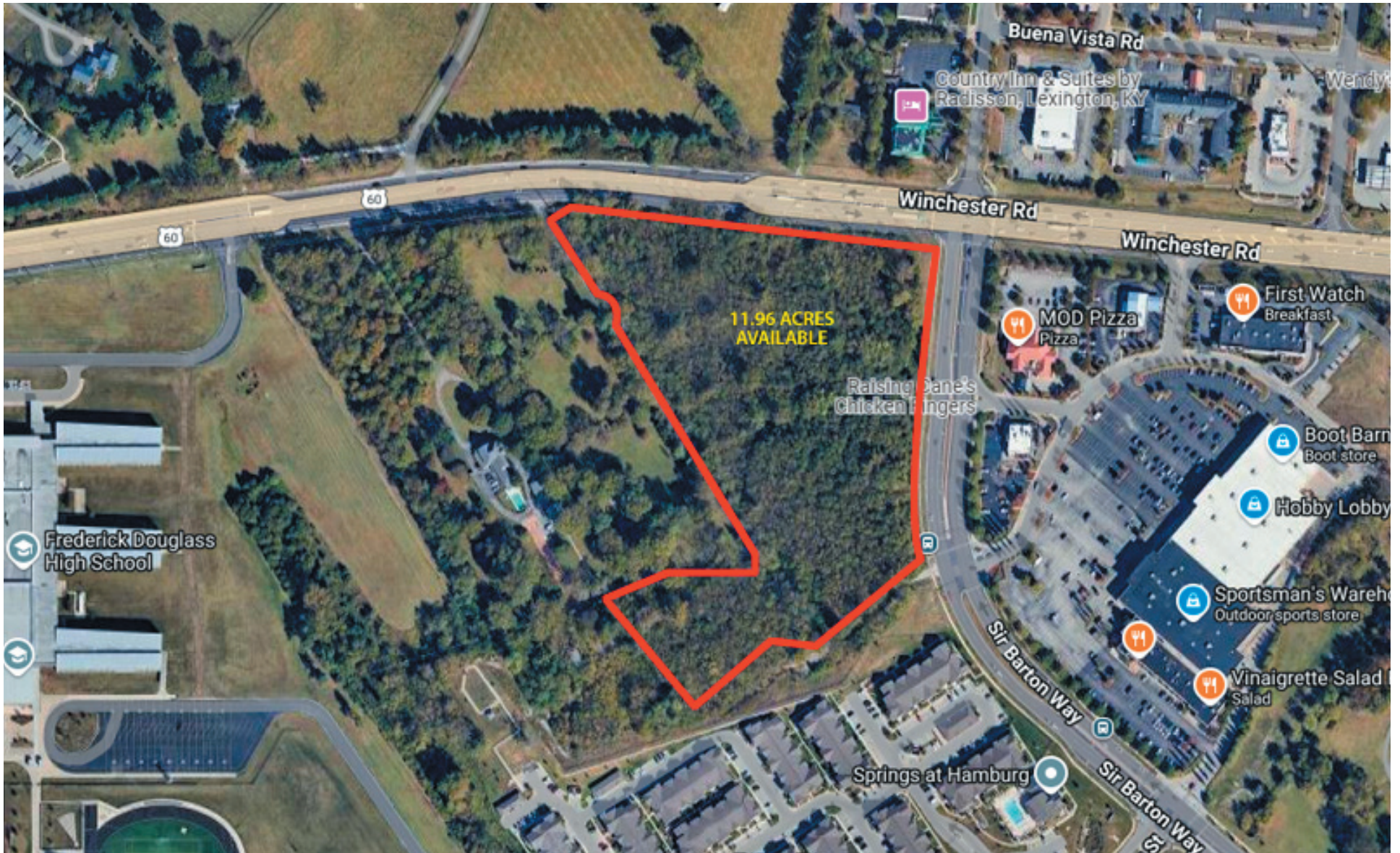
Property Information

- Asking Price: \$4,600,000
- Tract: 11.96 acres
- Zoning: R-3 Planned Residential
- Zoned for single family but allows for multi-family developments such as assisted living, townhouses, and community residences.

Investment Highlights

- Large undeveloped parcel inside Urban Services Boundary
- Part of the desirable Hamburg residential/retail area
- Easy access to interstates 75/64
- Close to the new public high school
- Surrounded by high end residential neighborhoods
- Close to restaurants, retail, banks, healthcare





MARKET OVERVIEW

Lexington Location Overview

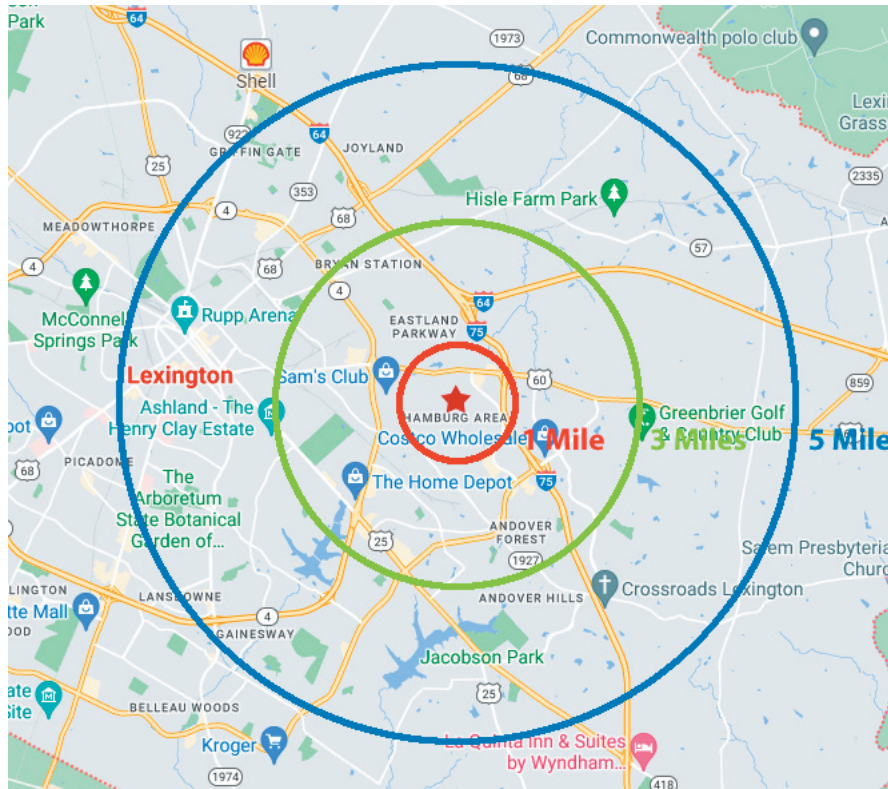
Lexington is located in Central Kentucky, in the heart of the Bluegrass region, approximately 75 miles east of Louisville, 85 miles south of Cincinnati, and 214 miles north of Nashville. Serving as the county seat of Fayette County, Lexington is the 2nd-largest city by population in the State of Kentucky and the 61st largest in the United States. Lexington is located at the convergence of two major interstates, I-75 and I-64. I-75 runs from near Williamsburg to Covington by way of Lexington, and I-64 runs from Louisville to Ashland via Lexington. New Circle Road, also known as Kentucky Route 4, is a Kentucky state highway that serves as a city bypass for the city of Lexington, encircling the entire city. The Bluegrass Airport, located on the western edge of the city, offers 18 regular direct flights to cities including Atlanta, Charlotte, Chicago, New York, Newark, Detroit, Houston, Dallas, and Minneapolis.

Economic Overview

Lexington is known for its high quality of life, highly educated population, and stable economy, and has been recognized by publications such as Forbes and Kiplinger for being one of the nation's top 5 cities for business and young professionals. The top employer in Lexington is the University of Kentucky, with 14,000 employees. The University has an annual budget of \$1.4 billion and ranks as the state's 9th largest economic company. Lexington is home to Fortune 500 companies Xerox, Lexmark International, Lockheed-Martin, and IBM, whose total combined employment exceeds 8,000. Other notable corporate headquarters include Tempur Sealy International, Big Ass Solutions, Florida Tile, and the Forcht Group of Kentucky. Amazon, United Parcel Service, and Trane also have large operations in the city, and Toyota Motor Manufacturing is located within the Lexington CSA. Additionally, Fayette County Schools employs 5,374 people and Fayette Urban County Government employees 2,699.



DEMOGRAPHICS



	1 MILE	3 MILE	5 MILE
2023 Total Population	4,809	60,804	157,725
2028 Population	5,028	61,159	157,922
Pop Growth 2023-2028	+ 4.55%	+ 0.58%	+ 0.12%
Average Age	39	38	37
2023 Total Households	2,184	27,329	67,255
HH Growth 2023-2028	+ 4.49%	+ 0.60%	+ 0.10%
Median Household Inc	\$69,360	\$58,678	\$55,011
Avg Household Size	2.20	2.20	2.20
2023 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$174,581	\$191,740	\$231,530
Median Year Built	2005	1986	1977

SCHRADER
COMMERCIAL PROPERTIES, LLC



James M. Schrader
President

C: 859.321.5660
jschrader@schradercommercial.com

444 E. Main Street, Ste 110, Lexington, KY 40507
PO Box 21793, Lexington, KY 40522-1793

www.lexingtondevelopmentland.com