

FOR SALE

MULLINS FARM - VACANT LAND



2012 SULPHUR WELL RD.

NICHOLASVILLE, KY 40356



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01: EXECUTIVE SUMMARY

2012 SULPHUR WELL RD.



PROPERTY DESCRIPTION

Block + Lot is proud to introduce the Mullins Farm to market for sale. Located at 2012 Sulphur Well Rd. in a prime location in southeast Nicholasville, KY, this +/- 137 acre tract is ideal for residential development. The property has over a mile of frontage on the west side of the new Nicholasville Bypass. Several retail, restaurant, banking amenities in the immediate and vastly growing Nicholasville trade area.

Located off Sulphur Well Road in between the Nicholasville Bypass and John Watts Drive.

PROPERTY HIGHLIGHTS:

- Great location in fast-growing Nicholasville
- Annexed into the City of Nicholasville
- Ideal for Residential Development
- Over a mile of frontage to Nicholasville Bypass
- Lexington MSA: just 15.8 miles south of Lexington, Kentucky's second largest market



+/- 137 ACRES



\$39,000/ACRE



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 **BLOCK+LOT**

03: LOCATION INSIGHTS



2012 SULPHUR WELL RD.

AREA DEMOGRAPHICS

TOTAL POPULATION

1 MILE: 4,884
3 MILE: 28,150
5 MILE: 39,114



AVERAGE HOUSEHOLD INCOME

1 MILE: \$84,040
3 MILE: \$80,069
5 MILE: \$89,552



NUMBER OF HOUSEHOLDS

1 MILE: 1,725
3 MILE: 10,812
5 MILE: 14,700



