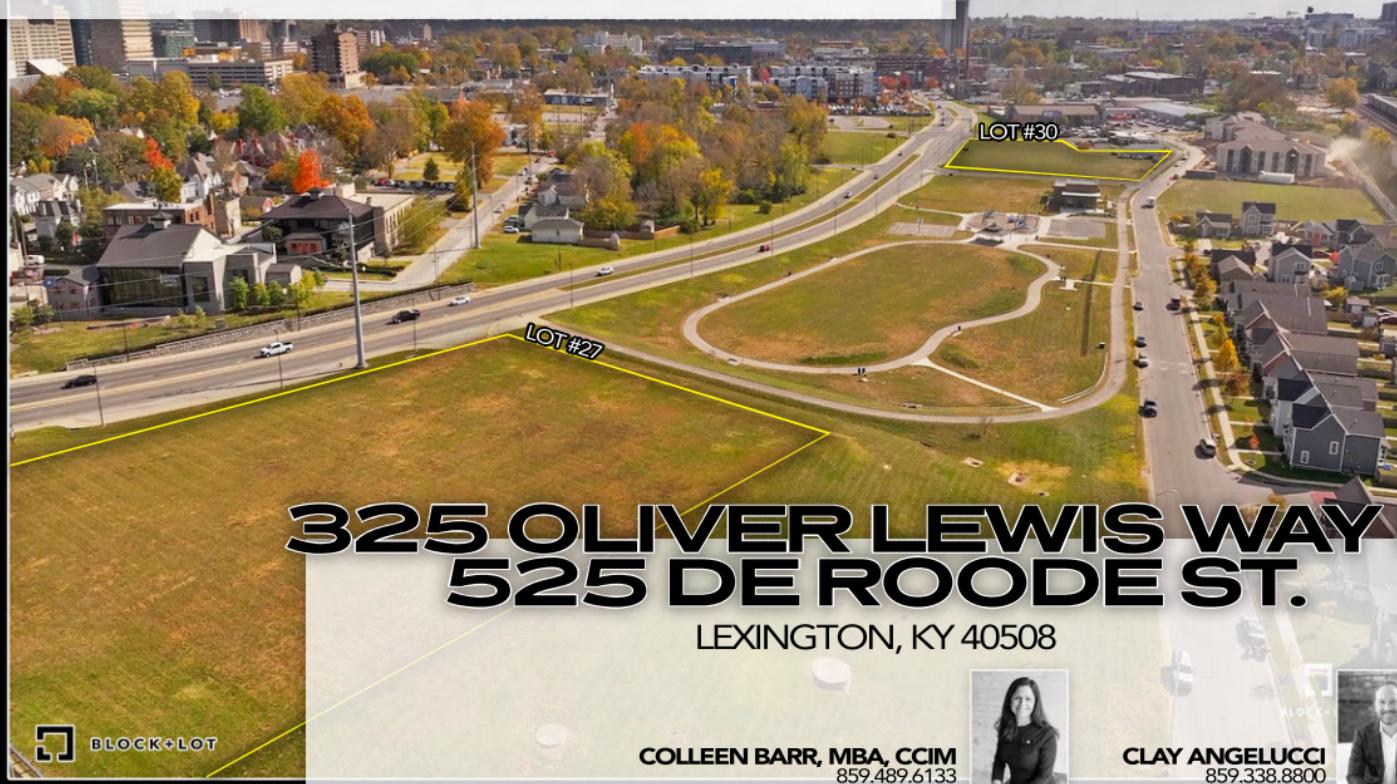


# FOR LEASE

LONG-TERM GROUND LEASE - DAVIS PARK DEVELOPMENT



**325 OLIVER LEWIS WAY &  
525 DE ROODE ST.**

LEXINGTON, KY 40508



**COLLEEN BARR, MBA, CCIM**  
859.489.6133  
[colleen@balrealestate.com](mailto:colleen@balrealestate.com)



**CLAY ANGELUCCI**  
859.338.8800  
[clay@balrealestate.com](mailto:clay@balrealestate.com)



# 01: EXECUTIVE SUMMARY

DAVIS PARK



## PROPERTY DESCRIPTION

Land available for development in downtown Lexington near the newly expanded Convention Center, Gatton Park, Historic Distillery District, Town Branch Distillery, and Central Business District! The Davis Park development has two premiere lots totaling appx. 4.4 Acres available for Ground Lease at outstanding locations.

325 Oliver Lewis Way (Lot #27) is appx 1.75 acres zoned B-3 on the corner of Oliver Lewis Way & W High Street with ingress and egress on each street. This location is growing fast and surrounded by development and ideal for retail.

525 De Roode St. (Lot #30) is appx 2.65 Acres zoned MU-2 and also sits on a corner of Oliver Lewis Way and Scott St. Oliver Lewis was recently completed and serves as a convenient connector from downtown to the University of Kentucky. This lot is ideal for a multitude of uses such as retail, office, or flex! All utilities are available to the site.

Davis Park development is home to new apartments, park with playground, and Community Center. Fayette county is limited on land opportunities such as this, especially with access to entertainment, shopping, and dining on all sides!



### LOT #27:

**325 Oliver Lewis Way**  
Appx. 1.75 Acres  
\$80K/Acre/Year  
**Zoned B-3**

### LOT #30:

**525 De Roode Street**  
Appx. 2.65 Acres  
\$75K/Acre/Year  
**Zoned MU-2**

clay@balreal estate.com  
colleen@balreal estate.com

859.338.8800  
859.489.6133

 **BLOCK + LOT**

# O2: PROPERTY OVERVIEW

DAVIS PARK

## PROPERTY HIGHLIGHTS

### ACCESSIBILITY

The lot features curb cuts on High St. and Oliver Lewis Way for easy ingress and egress.

### PROXIMITY

The property is in close proximity to UK, Rupp Arena, the Distillery District, and the new Gatton Park on the Town Branch.

### ACCESSIBILITY

Located in one of Lexington's busiest corridors, these lots provide excellent accessibility to several thoroughfares.

### DEVELOPMENT

Both lots are ripe for development and offer rare acreage in the Downtown area.

### DOWNTOWN

Located right outside the Central Business District and within walking distance to an abundance of retail, restaurants, financial institutions, entertainment, and more.



clay@balreal estate.com  
colleen@balreal estate.com

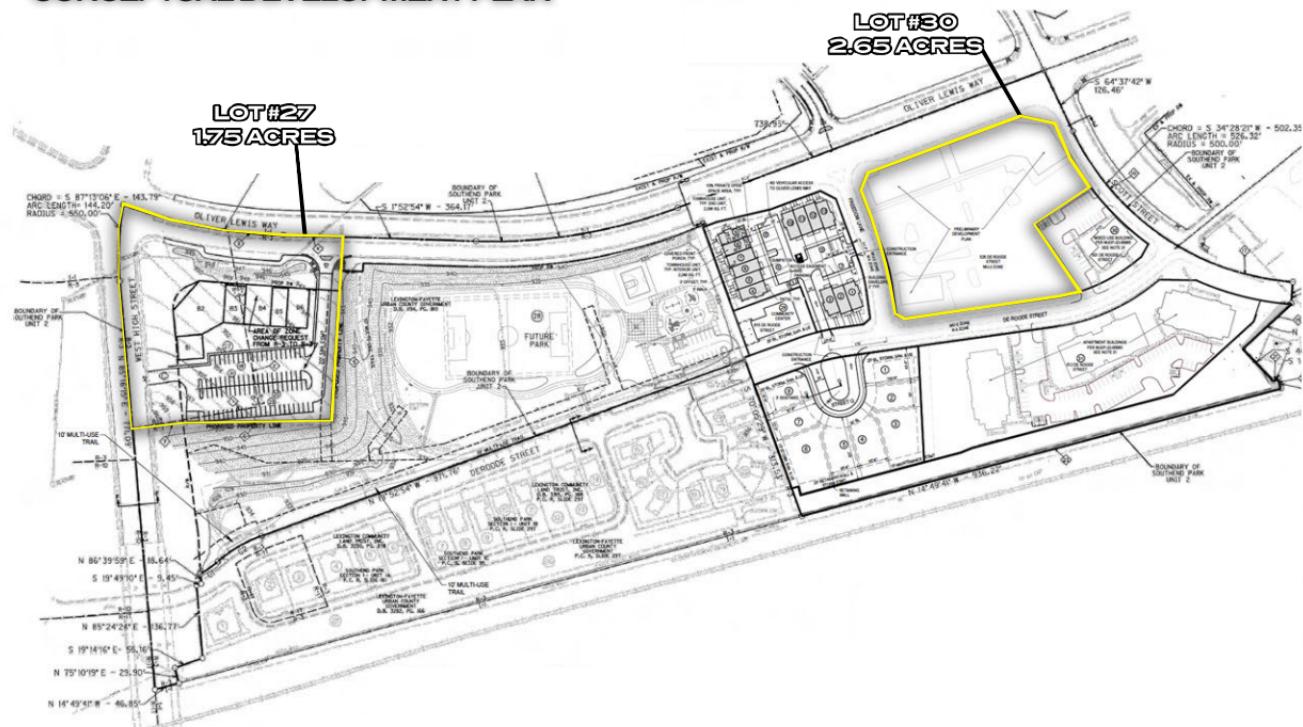
859.338.8800  
859.489.6133

 **BLOCK + LOT** 3

## 02: PROPERTY OVERVIEW

## DAVIS PARK

## CONCEPTUAL DEVELOPMENT PLAN



clay@balrealestate.com  
colleen@balrealestate.com

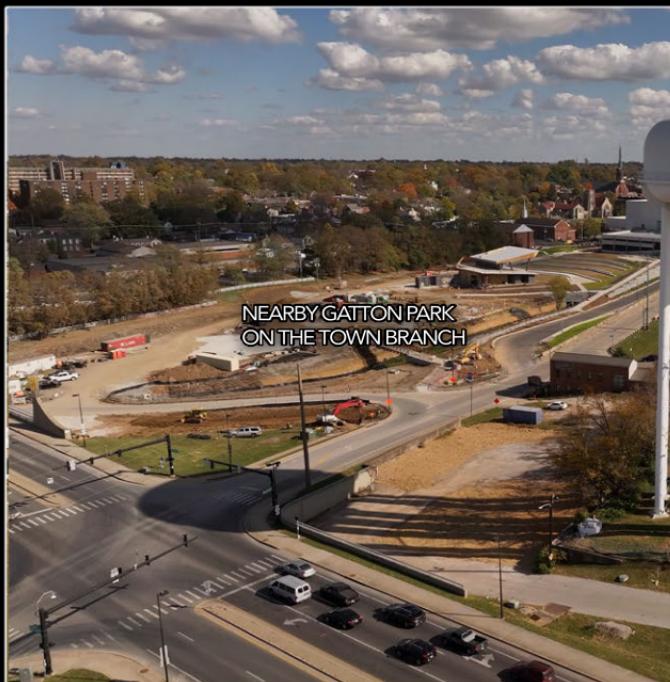
859.338.8800  
859.489.6133



# 03: LOCATION INSIGHTS

## LOCATION DESCRIPTION

Outstanding Location on Oliver Lewis Way and both parcels have corner visibility and access. Lot #27 is at the corner of Oliver Lewis Way and High St. and Lot #30 is at the corner of Scott St and Oliver Lewis Way. Easy access to High St / Versailles Rd & S. Broadway.



DAVIS PARK

## AREA DEMOGRAPHICS

### TOTAL POPULATION

1 MILE: 15,599  
3 MILE: 100,849  
5 MILE: 217,779



### AVERAGE HOUSEHOLD INCOME

1 MILE: \$53,744  
3 MILE: \$80,297  
5 MILE: \$91,308



### NUMBER OF HOUSEHOLDS

1 MILE: 6,290  
3 MILE: 42,877  
5 MILE: 92,923



clay@balreal estate.com  
colleen@balreal estate.com

859.338.8800  
859.489.6133

 BLOCK + LOT

# 03: LOCATION INSIGHTS

AERIAL  
DAVIS PARK



# 04: MARKET REPORT

## LEXINGTON, KENTUCKY



#4 SMALL CITY IN THE US

#2 TOP 14 WALKABLE US CITIES

#3 SAFEST CITY IN AMERICA

#3 US CITY BEST WORK-LIFE BALANCE

## DAVIS PARK

Situated in the heart of the Bluegrass Region, Lexington, KY combines cultural richness with historical charm. Known as the "Horse Capital of the World," it features scenic thoroughbred farms and vibrant equestrian events. The city's spirited sports culture revolves around the University of Kentucky wildcats, whose basketball legacy is celebrated by fans nationwide. Lexington is also a key player in the bourbon industry, with numerous distilleries offering tours and tastings that showcase Kentucky's renowned craftsmanship.

Lexington's cost of living index is 94.5, below the national average of 100, with housing costs 20% lower. The city offers affordable housing, low crime rates, and excellent healthcare, making it attractive for businesses and residents. Compared to cities like New York (148.2) and San Francisco (179.5), Lexington is significantly cheaper. Its economy is diverse, growing at 2.5% annually, supported by healthcare, education, manufacturing, and technology sectors. Lexington provides a favorable business climate with incentives, a vibrant startup ecosystem, excellent amenities, recreational opportunities, a vibrant cultural scene, and top-rated healthcare.

Strategically positioned at the intersection of I-65 and I-75, Lexington is within a 600-mile radius of 70% of the U.S. population, making it a prime location for logistics and distribution centers. The city boasts excellent connectivity via I-75, I-64, and Bluegrass Parkway, while Blue Grass Airport serves as a key regional hub with direct flights to major cities. Additionally, access to major freight rail lines supports industrial growth.

Lexington's population has grown by 1.2% annually over the past decade, with a workforce participation rate of 67%, higher than the national average. The city has a highly educated population, with 42% of residents holding a bachelor's degree or higher. The University of Kentucky significantly contributes to the local talent pool with over 30,000 students, and numerous vocational and technical schools support various industries.

clay@balrealestate.com 859.338.8800  
colleen@balrealestate.com 859.489.6133

BLOCK+LOT