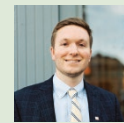




4085 HARRODSBURG RD

PALOMAR SPRINGS

CONTACT:



Gordy Hoagland, CCIM
 Cell: 502.387.1734
ghoagland@whiteoakcre.com

LEASING:



The Webb Companies
 859.253.0000

SITE INFO

- Zoned B-3, Highway Service Business
- Connectivity to Fountains at Palomar
- Access to Stop Light at Fountains at Palomar, Right in Right out on Harrodsburg Road, and Syringa Drive
- Rare opportunity to lease B-3 land on the growing Harrodsburg Road corridor
- 32,533 VPD past the site
- Luxury residential coming soon

AVAILABLE SITES

SITE 1

± 1 acre available at \$125,000 annually on a ground lease

SITE 4

± 10,000 SF of retail available
(see broker for pricing)



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2020 Total Population	9,481	53,174	139,113
2025 Projected Population	11,343	61,518	158,315
Pop. Growth 2020-25	3.02%	3.15%	3.41%
Average Age	42	39	36

2020 POP. BY OCCUPATION

Real Estate & Finance	3.49%	3.05%	2.86%
Professional & Management	36.38%	32.76%	30.02%
Public Administration	2.19%	2.24%	1.90%
Education & Health	15.40%	16.39%	16.20%
Services	6.23%	7.25%	10.13%
Information	0.80%	0.94%	0.93%
Sales	12.95%	12.66%	12.59%

2020 POP. BY EDUCATION

Bachelor's Degree	28.85%	25.49%	23.50%
Advanced Degree	24.46%	19.43%	19.11%

HOUSEHOLD INFORMATION

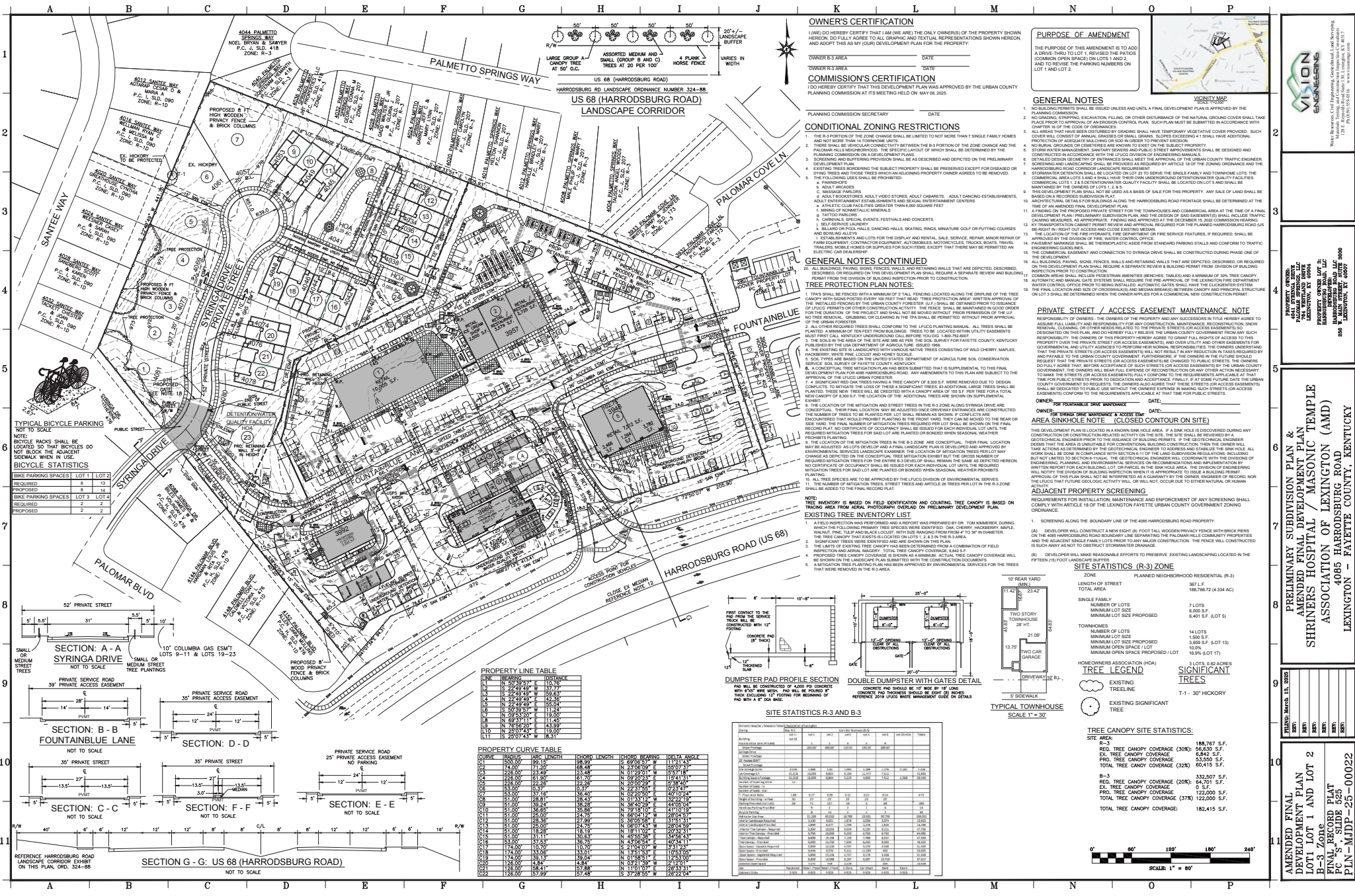
2020 Total Households	4,324	24,388	63,644
Growth 2020-2025	2.98%	3.16%	3.47%
Avg. Household Income	\$124,400	\$101,669	\$83,350



“ With a median home value of \$359,200 the 40513 zip code was ranked as having the highest home values in the state of Kentucky.

- MONEY MAGAZINE, MARCH 2017

PRELIMINARY DEVELOPMENT PLAN



OWNER'S CERTIFICATION
 I (WE) DO HEREBY CERTIFY THAT I AM (WE ARE) THE ONLY OWNER(S) OF THE PROPERTY SHOWN HEREON, DO FULLY AGREE TO ALL GRAPHIC AND TEXTUAL REPRESENTATIONS SHOWN HEREON, AND ACCEPT THIS PLAN FOR DEVELOPMENT PLAN FOR THE PROPERTY.

OWNER'S AREA: _____ DATE: _____
 OWNER'S AREA: _____ DATE: _____

COMMISSIONER'S CERTIFICATION
 I DO HEREBY CERTIFY THAT THIS DEVELOPMENT PLAN WAS APPROVED BY THE URBAN COUNTY PLANNING COMMISSION AT ITS MEETING HELD ON MAY 08, 2025.

PLANNING COMMISSION SECRETARY: _____ DATE: _____

CONDITIONAL ZONING RESTRICTIONS

1. THE S, PORTION OF THE ZONE CHANGE SHALL BE LIMITED TO NOT MORE THAN 7 SINGLE FAMILY HOMES AND NOT MORE THAN 4 TOWNHOME UNITS.
2. THERE SHALL BE VISUAL CONNECTION BETWEEN THE S, PORTION OF THE ZONE CHANGE AND THE EXISTING HIGH WOODEN FENCE WITH BRICK COLUMNS.
3. SCREENING AND BUFFERING PROVIDED SHALL BE AS DESCRIBED AND SPECIFIED ON THE PRELIMINARY DEVELOPMENT PLAN.
4. EXISTING TREES WITHIN THE SUBJECT PROPERTY SHALL BE PRESERVED EXCEPT FOR DEAD OR Dying Trees and Those Trees Whose Removal is Necessary for the Construction of the Project.
5. THE FOLLOWING USES SHALL BE PROHIBITED:
 - a. ADULT AMUSEMENTS
 - b. ADULT NIGHTCLUBS
 - c. ADULT BOOKSTORES, ADULT VIDEO STORES, ADULT CABARETS, ADULT DANCING ESTABLISHMENTS, ADULT ENTERTAINMENT ESTABLISHMENTS AND SOCIAL ENTERTAINMENT CENTERS
 - d. ATHLETIC CLUB FACILITIES GREATER THAN 6,000 SQUARE FEET
 - e. CARWASHES, SPECIAL EVENTS, FESTIVALS AND CONCERTS
 - f. BILLIARD OR POOL HALLS, DANCING HALLS, SKATING RINKS, IMMATURE GOLF OR PUTTING COURSES
 - g. ESTABLISHMENTS AND LOTS FOR THE DISPLAY AND RENTAL, SALE, REPAIR, REPAIR, MINOR REPAIR OF FURNITURE, HOME APPLIANCES, EQUIPMENT, AUTOMOBILES, MOTORCYCLES, TRUCKS, BOATS, TRAILERS, BICYCLES, OR SUPPLIES FOR SUCH ITEMS, EXCEPT THAT THERE MAY BE PERMITTED AN ELECTRIC CAR DEALERSHIP.

GENERAL NOTES CONTINUED

1. THIS SHALL BE FENCED WITH A MINIMUM OF 3' TALL FENCING LOCATED ALONG THE OUTLINE OF THE TREE CANOPY WITH POSTS BEING PLACED AT 8' ON CENTER. TREES LOCATED WITHIN THE FENCING SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT AND SHALL NOT BE MOVED WITHOUT THE PERMISSION OF THE U.S. FOREST SERVICE. THE FENCING SHALL BE MAINTAINED IN GOOD ORDER.
2. THE LOCATION OF THE MITIGATION AND STREET TREES IN THE R-3 ZONE SHALL BE SHOWN ON SUPPLEMENTAL PLANS.
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PROTECTION PLAN NOTES

1. THE PROTECTION PLAN SHALL BE SUBMITTED TO THE U.S. FOREST SERVICE FOR REVIEW AND APPROVAL.
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PRIVATE STREET / ACCESS EASEMENT MAINTENANCE NOTE

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ADJACENT PROPERTY SCREENING

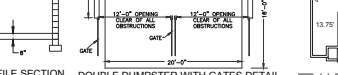
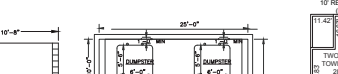
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EXISTING TREE INVENTORY LIST

THE INVENTORY IS BASED ON FIELD IDENTIFICATION AND COUNTING. TREE CANOPY SIZE IS BASED ON THE MEASURED CANOPY AREA FROM THE PRELIMINARY DEVELOPMENT PLAN.

EXISTING TREE INVENTORY LIST

Tree ID	Species	DBH (in)	Height (ft)	Canopy Area (sq ft)	Notes
T1	Hickory	12	25	100	Good health
T2	Hickory	10	20	80	Good health
T3	Hickory	8	15	60	Good health
T4	Hickory	6	12	40	Good health
T5	Hickory	4	10	30	Good health
T6	Hickory	3	8	20	Good health
T7	Hickory	2	6	15	Good health
T8	Hickory	1	4	10	Good health
T9	Hickory	1	4	10	Good health
T10	Hickory	1	4	10	Good health

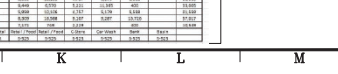


PROPERTY LINE TABLE

Line	Start	End	Distance	Bearing	Area
1	0+00	0+10	10.00	N 00° 00' 00" W	100.00
2	0+10	0+20	10.00	N 00° 00' 00" W	100.00
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4	0+30	0+40	10.00	N 00° 00' 00" W	100.00
5	0+40	0+50	10.00	N 00° 00' 00" W	100.00
6	0+50	0+60	10.00	N 00° 00' 00" W	100.00
7	0+60	0+70	10.00	N 00° 00' 00" W	100.00
8	0+70	0+80	10.00	N 00° 00' 00" W	100.00
9	0+80	0+90	10.00	N 00° 00' 00" W	100.00
10	0+90	1+00	10.00	N 00° 00' 00" W	100.00

PROPERTY CURVE TABLE

Curve	Station	Radius	Chord	Delta	Area
1	0+00	100.00	100.00	90° 00' 00"	7853.98
2	0+10	100.00	100.00	90° 00' 00"	7853.98
3	0+20	100.00	100.00	90° 00' 00"	7853.98
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10	0+90	100.00	100.00	90° 00' 00"	7853.98



PURPOSE OF AMENDMENT

THE PURPOSE OF THIS AMENDMENT IS TO ADD A DRIVE THRU TOLL 1, REVISED THE PATROL (COMMON OPEN SPACES) ON LOTS 1 AND 2, AND TO REVISE THE PARKING SPACES ON LOT 1 AND LOT 2.

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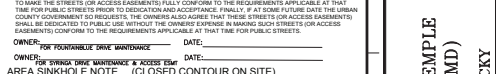
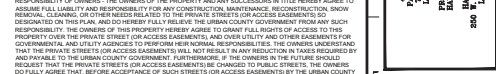
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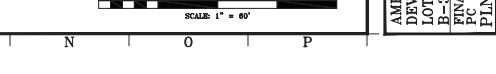
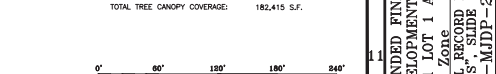


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VISION ENGINEERS
 4085 HARRISBURG ROAD, SUITE 200
 LEXINGTON, KY 40503
 (606) 253-1111
 www.visionengineers.com

PRELIMINARY SUBDIVISION PLAN & AMENDED FINAL DEVELOPMENT PLAN
 SHRINERS HOSPITAL / MASONIC TEMPLE
 ASSOCIATION OF LEXINGTON (AMD)
 4085 HARRISBURG ROAD