

FOR SALE

# 75.98 ACRES WOODFORD COUNTY DEVELOPMENT OPPORTUNITY

---

1740 TROY PIKE

Versailles, KY 40383

**PRESENTED BY:**

**JOHN SOPER**

O: 859.306.0622

john.soper@svn.com

**MATT STONE, CCIM, SIOR, MBA**

O: 859.306.0593

matt.stone@svn.com





## PROPERTY DESCRIPTION

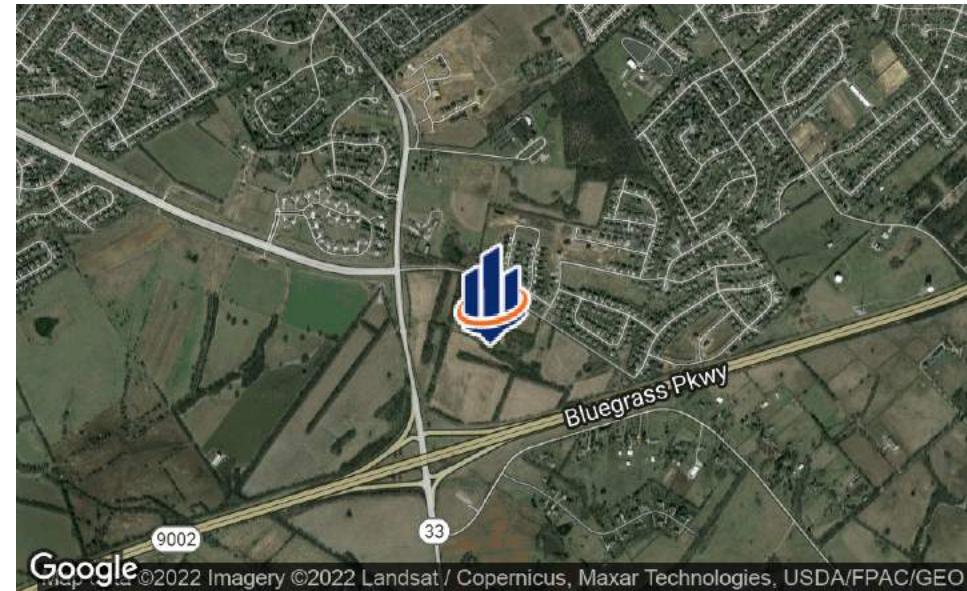
SVN Stone Commercial Real Estate is proud to present this rare opportunity to purchase 75.98 acres of agricultural land positioned in the Versailles, Kentucky city limits and inside the urban services boundary. Located at the gateway to Versailles and bordered by three roads including the Bluegrass Parkway, this parcel is ideal for development in line with its designated future land use districts of "Interchange Commerce District" and "Workplace/Employment District".

**Interchange Commerce District:** This district is one designated and recommended for areas located at interchanges of high traffic local roads and interstate class highways. Uses encouraged for these areas include large regional retailers, corporate office headquarters, high quality entertainment venues and other uses that have the appearance and operational characteristics that need such a strategic location and enhance the community's overall appearance and character.

**Workplace/Employment District:** The Workplace District is intended to group all workplace types into two groups. The first group includes those places of employment that are dominated by the very large floor-plate user—the distribution/manufacturing workplace center. This group may include large manufacturers or distributors that tend to locate in areas with good access to transportation. The other type of workplace is less dependent on the type of access that is available but more dependent on site amenities, proximity to neighborhoods and services, and proximity to other enterprises of a similar nature. These are the "campus style" or "gateway" workplaces dominated by free-standing office structures, i.e., the "office park", or a workplace with a single purpose group of users, i.e., a medical center. These workplaces present a need for accessory uses such as restaurants and retail shops to service both employees and visitors. Residential uses can be incorporated in workplace centers provided they are well buffered and occupy less than ten [10] percent of the area of the district.

This Woodford county property is a rare find and presents the developer with many opportunities in a growing, affluent community that is in the heart of Central Kentucky.

For additional information please contact John Soper at 859.306.0622 // john.soper@svn.com



## PROPERTY HIGHLIGHTS

- Currently zoned A-1
- Within the Versailles city limits and inside the urban services boundary
- Future land use designation of "workplace district" and "interchange commerce district."
- 75.98 acres

## OFFERING SUMMARY

**SALE PRICE:**

Subject To Offer

**LOT SIZE:**

75.98 Acres

**ZONED:**

A - 1

**JOHN SOPER**

O: 859.306.0622

john.soper@svn.com

**MATT STONE, CCIM, SIOR, MBA**

O: 859.306.0593

matt.stone@svn.com



JOHN SOPER  
O: 859.306.0622  
john.soper@svn.com

MATT STONE, CCIM, SIOR, MBA  
O: 859.306.0593  
matt.stone@svn.com

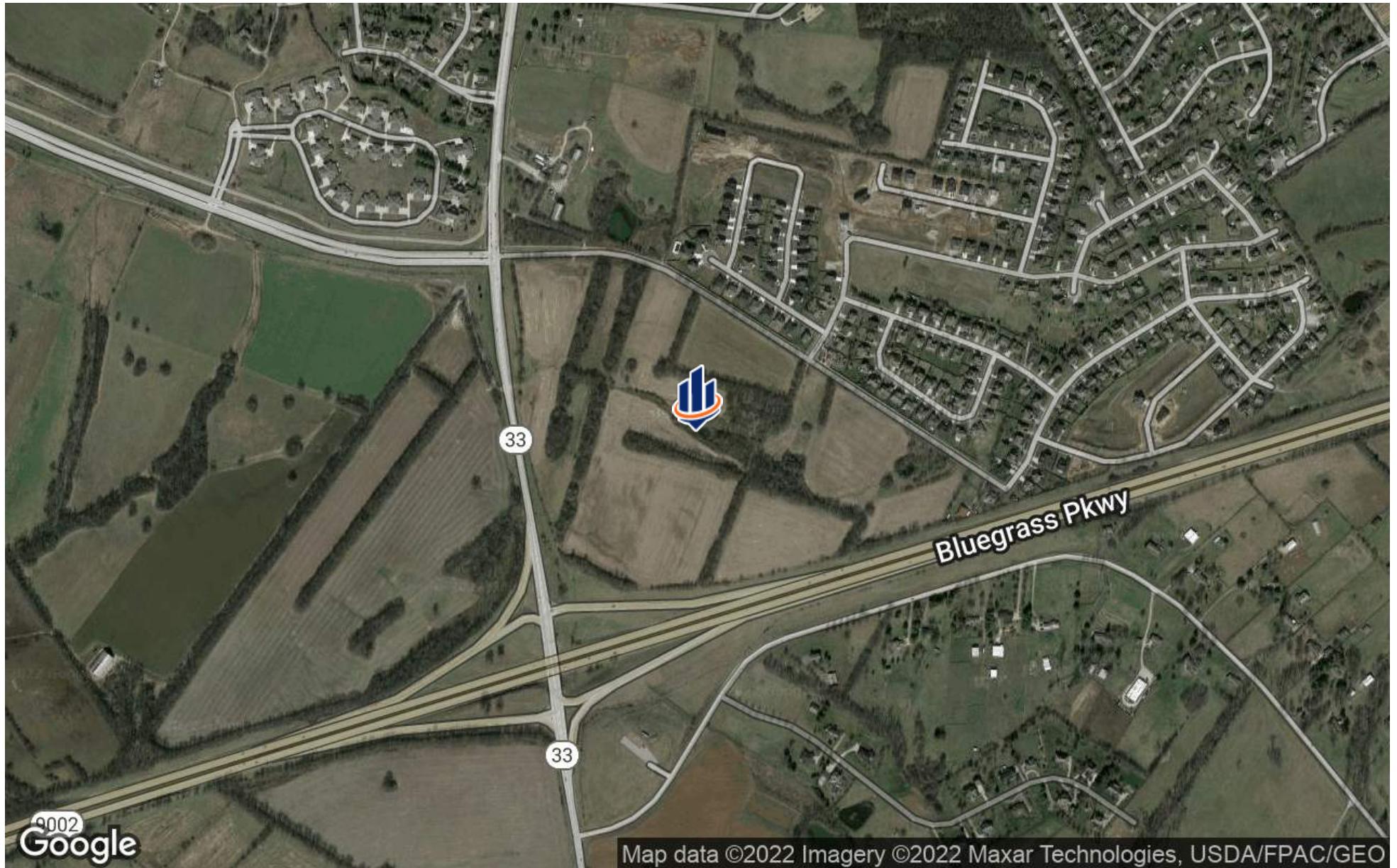


JOHN SOPER  
O: 859.306.0622  
john.soper@svn.com

MATT STONE, CCIM, SIOR, MBA  
O: 859.306.0593  
matt.stone@svn.com

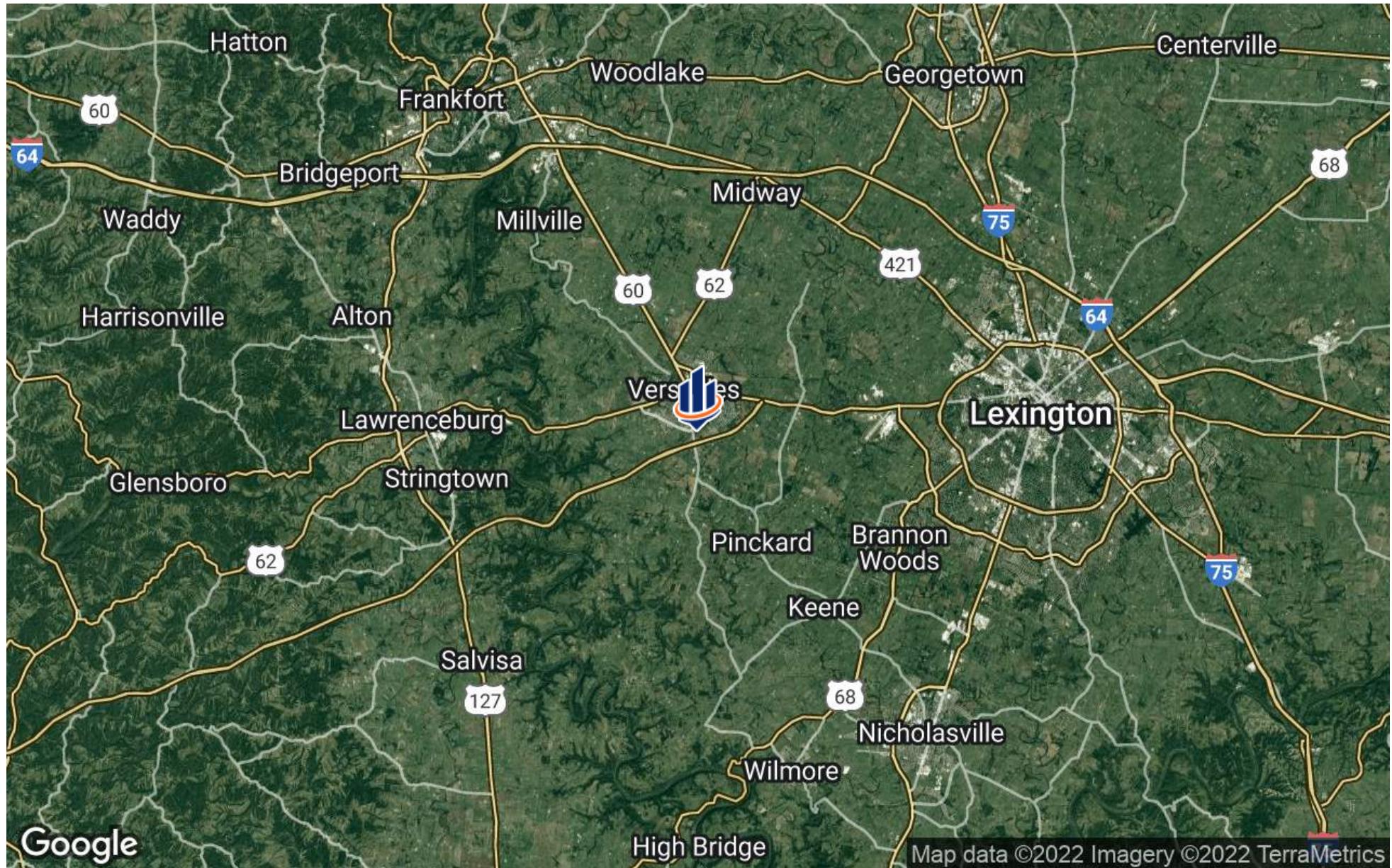
1740 TROY PIKE - WOODFORD COUNTY DEVELOPMENT OPPORTUNITY 1740 Troy Pike Versailles, KY 40383

SVN | STONE COMMERCIAL REAL ESTATE 4



JOHN SOPER  
O: 859.306.0622  
john.soper@svn.com

MATT STONE, CCIM, SIOR, MBA  
O: 859.306.0593  
matt.stone@svn.com



JOHN SOPER  
O: 859.306.0622  
john.soper@svn.com

MATT STONE, CCIM, SIOR, MBA  
O: 859.306.0593  
matt.stone@svn.com

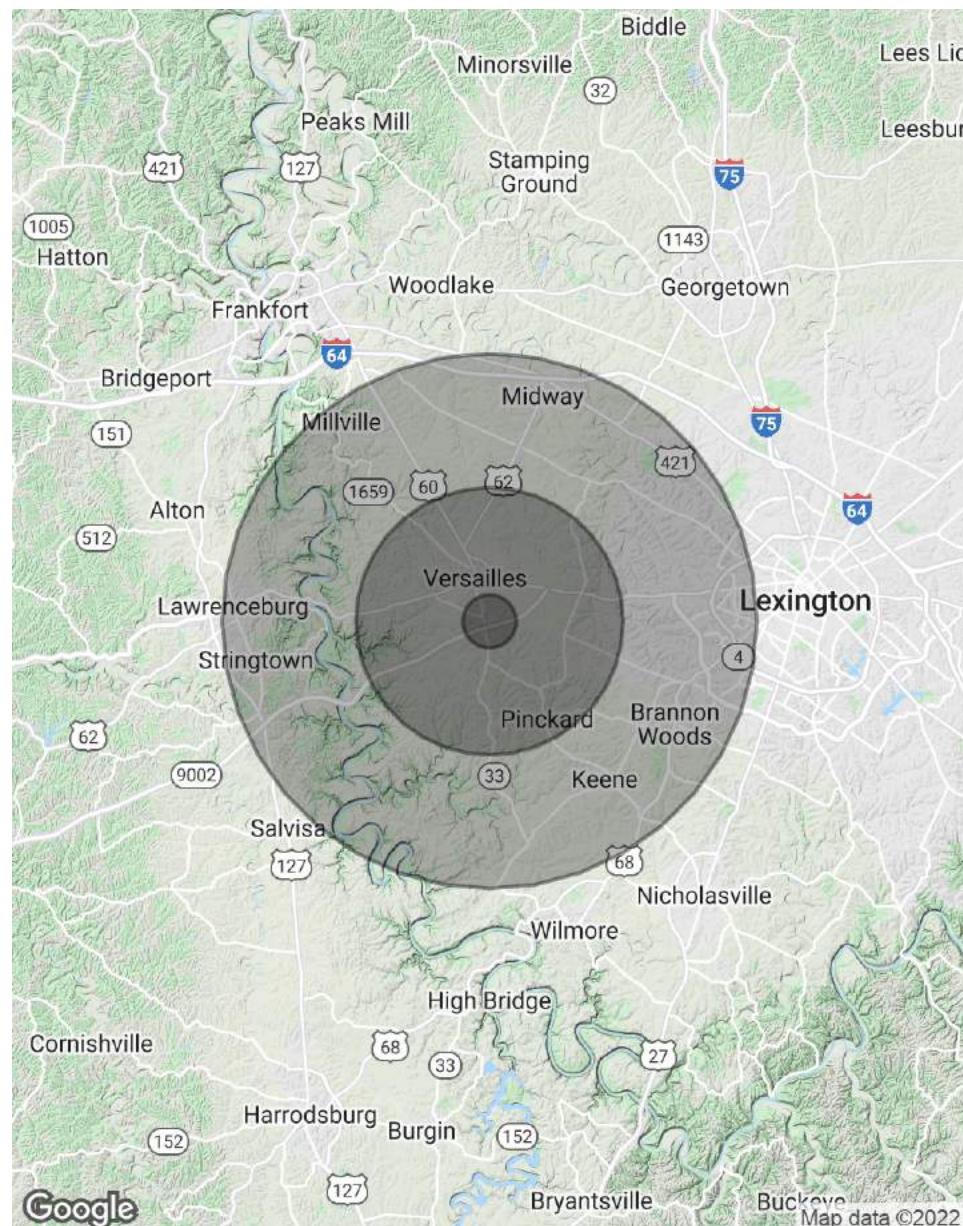
**POPULATION****1 MILE    5 MILES    10 MILES**

<b>TOTAL POPULATION</b>	2,096	23,068	50,109
<b>AVERAGE AGE</b>	41.2	39.9	40.9
<b>AVERAGE AGE (MALE)</b>	42.7	39.7	40.4
<b>AVERAGE AGE (FEMALE)</b>	38.8	41.2	42.1

**HOUSEHOLDS & INCOME****1 MILE    5 MILES    10 MILES**

<b>TOTAL HOUSEHOLDS</b>	802	9,269	19,059
<b># OF PERSONS PER HH</b>	2.6	2.5	2.6
<b>AVERAGE HH INCOME</b>	\$75,159	\$71,419	\$86,495
<b>AVERAGE HOUSE VALUE</b>	\$237,672	\$211,620	\$268,001

\* Demographic data derived from 2010 US Census



JOHN SOPER

O: 859.306.0622

john.soper@svn.com

MATT STONE, CCIM, SIOR, MBA

O: 859.306.0593

matt.stone@svn.com

The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

**JOHN SOPER**  
O: 859.306.0622  
john.soper@svn.com

**MATT STONE, CCIM, SIOR, MBA**  
O: 859.306.0593  
matt.stone@svn.com