

FOR SALE

75.98 ACRES WOODFORD COUNTY DEVELOPMENT OPPORTUNITY

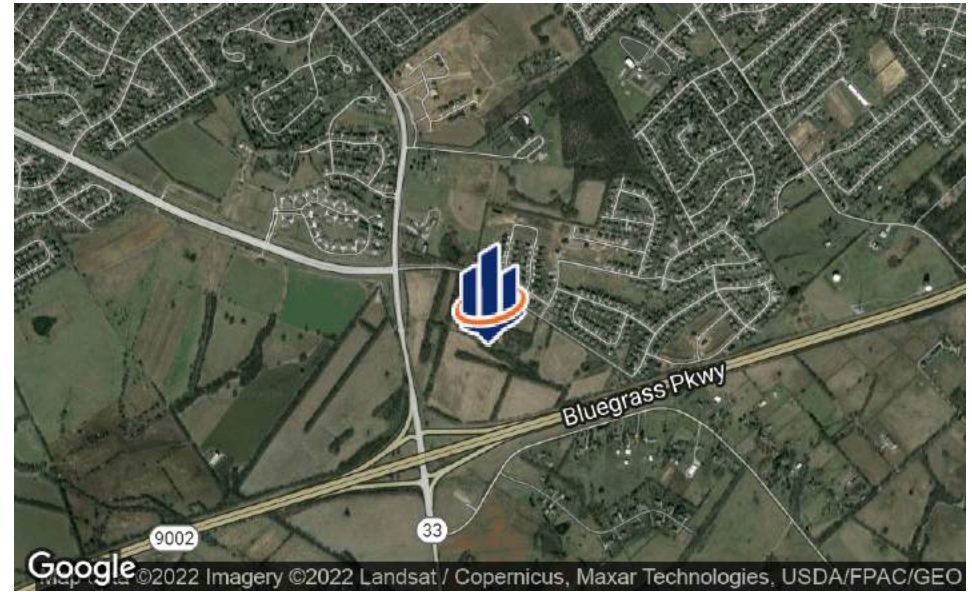
1740 TROY PIKE
Versailles, KY 40383

PRESENTED BY:

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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 boarded 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

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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



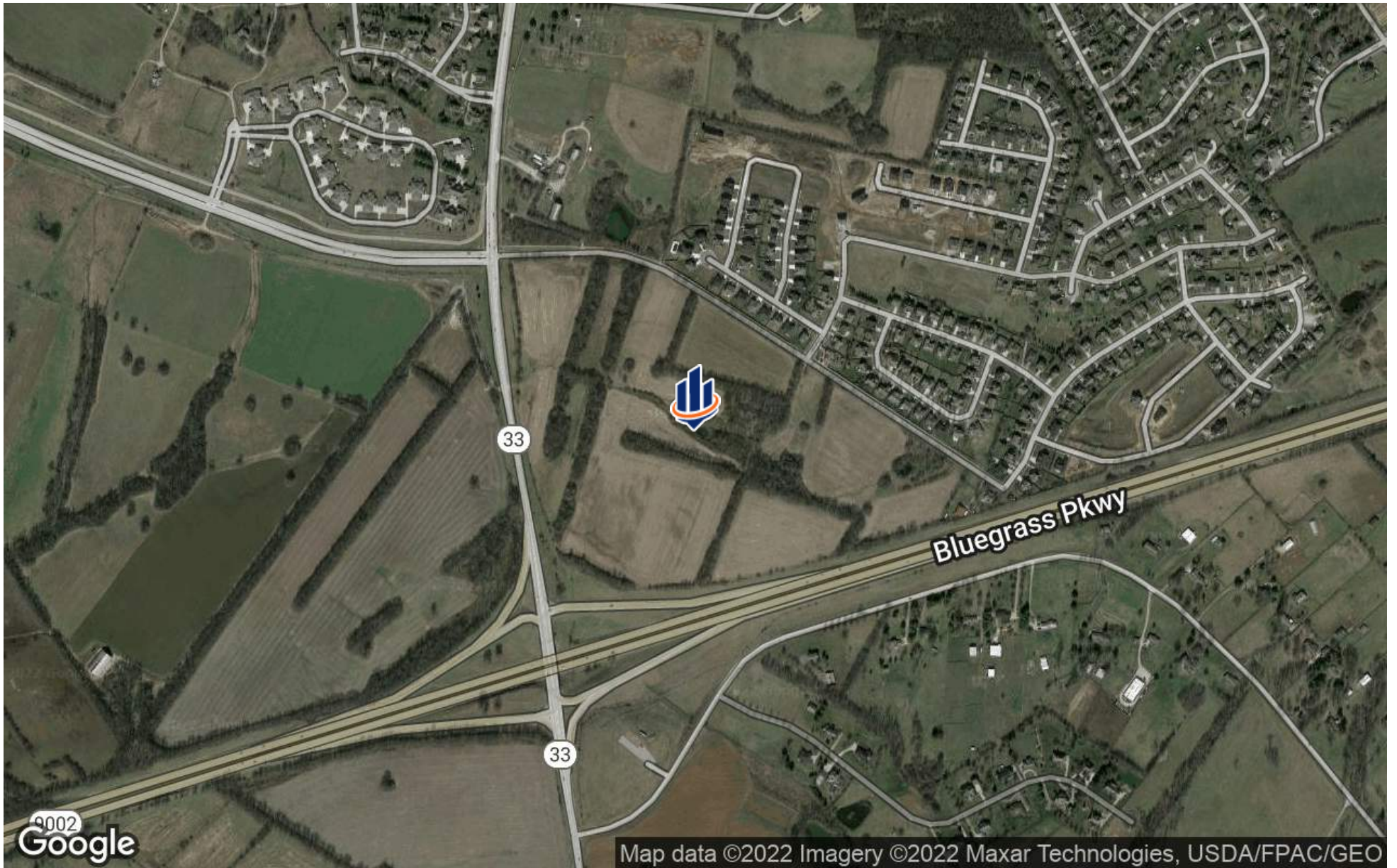
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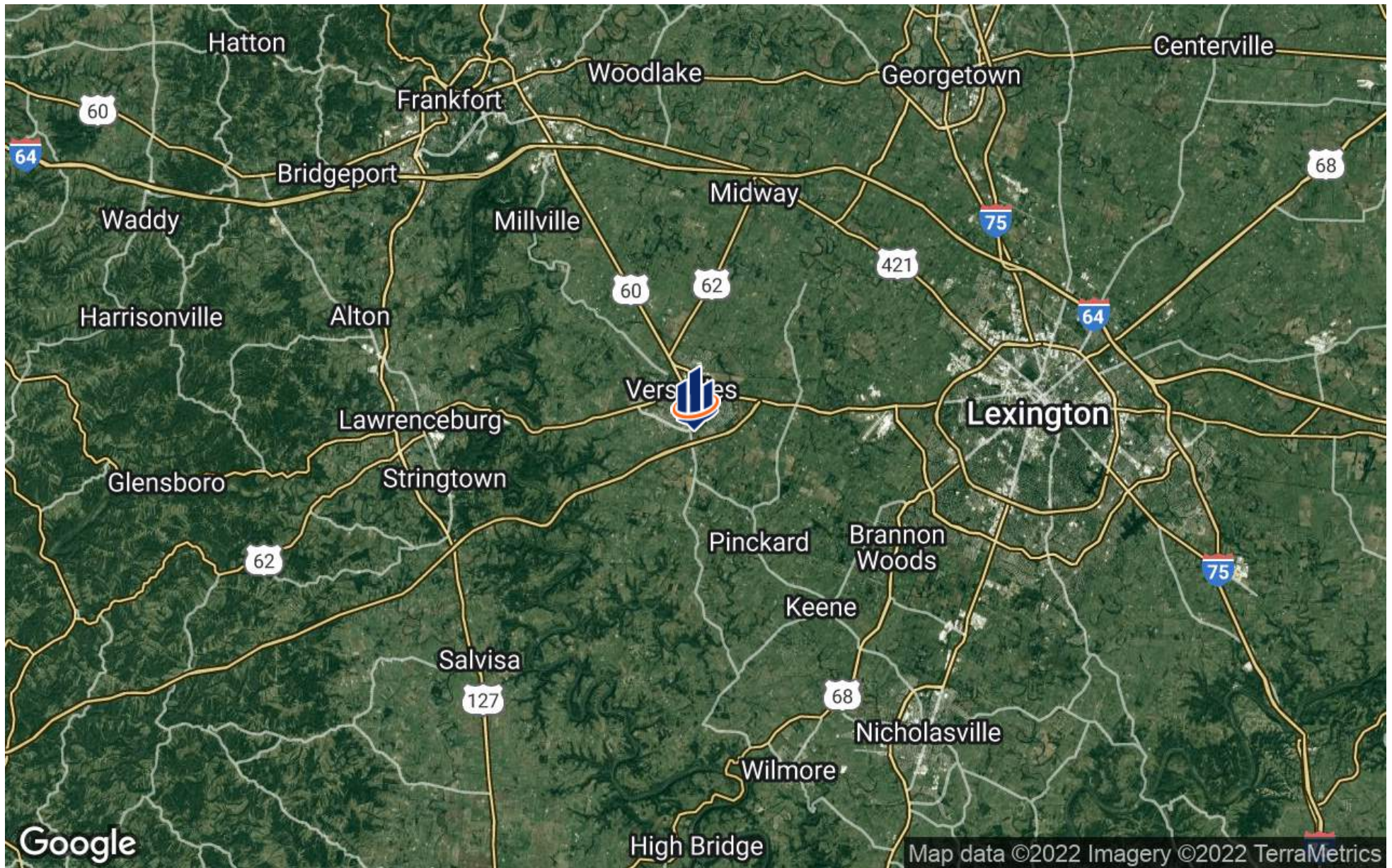
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POPULATION

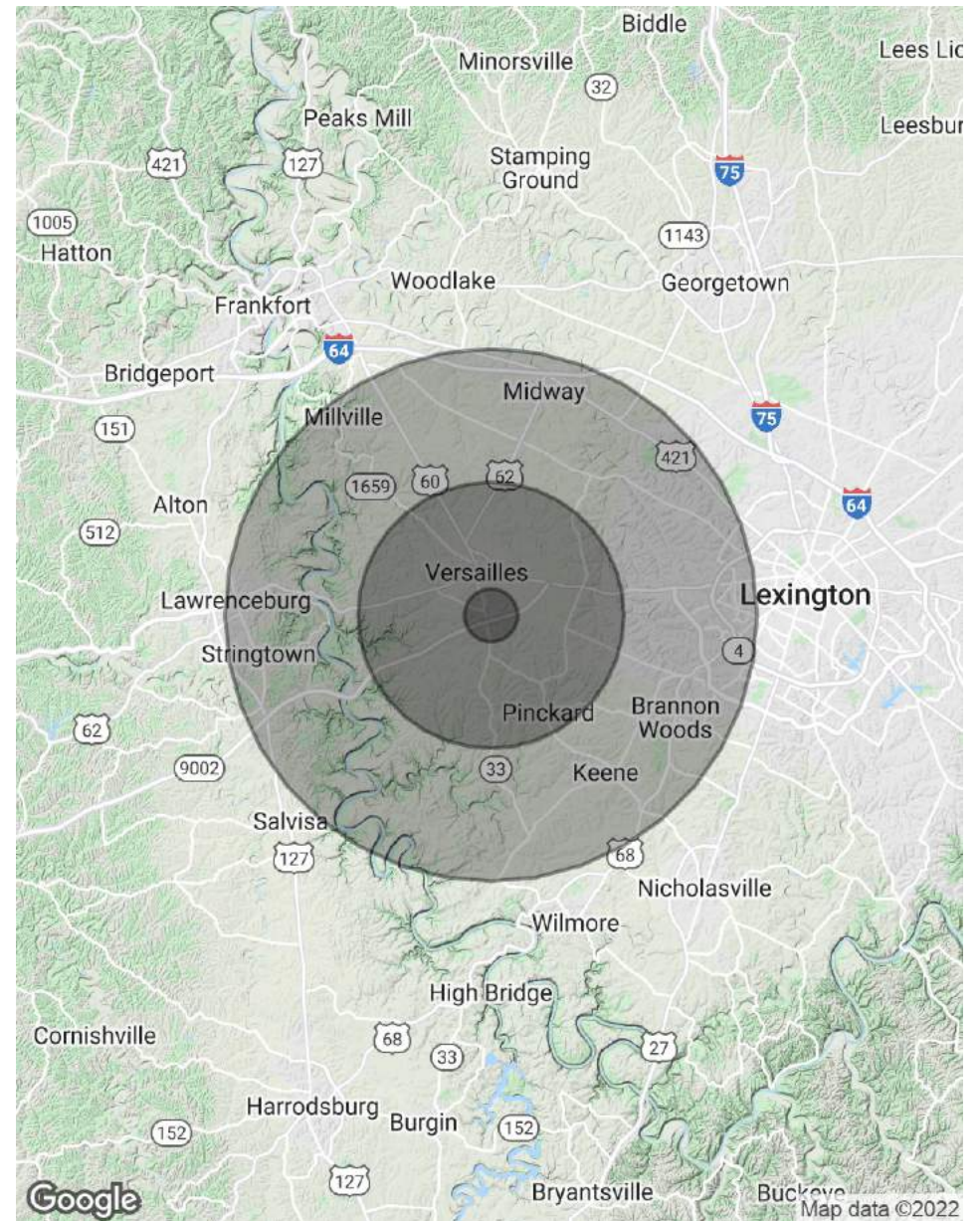
	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,096	23,068	50,109
AVERAGE AGE	41.2	39.9	40.9
AVERAGE AGE (MALE)	42.7	39.7	40.4
AVERAGE AGE (FEMALE)	38.8	41.2	42.1

HOUSEHOLDS & INCOME

1 MILE 5 MILES 10 MILES

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	802	9,269	19,059
# OF PERSONS PER HH	2.6	2.5	2.6
AVERAGE HH INCOME	\$75,159	\$71,419	\$86,495
AVERAGE HOUSE VALUE	\$237,672	\$211,620	\$268,001

* Demographic data derived from 2010 US Census



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