



## PROPERTY FEATURES

- 83.71 acres For Sale
- Great Development Opportunity
- Located in Lexington, Kentucky; Jessamine County
- Zoned Agricultural – Approved for Mixed-Use Commercial
- Ideal Location for business, retail, apartments, and office
- 36,736 Cars per day Nicholasville/Lexington Road/US 27 (KY Transportation Cabinet)
- Just minutes from Fayette Mall
- Tons of Road Frontage and Visibility
- Asking price to purchase: **\$250,000 an acre**

**3213 NICHOLASVILLE ROAD**  
 NICHOLASVILLE, KY 40356

## 2018 Estimated Demographics

	1 mile radius	3 mile radius	5 mile radius
<b>Population</b>	1,659	54,229	140,512
<b>Households</b>	594	22,487	59,503
<b>Avg. Household Income</b>	\$98,504	\$80,071	\$80,674

## Major Points

Man-O-War Boulevard	2 minutes
New Circle Road	7 minutes
Interstate 75	22 minutes

### Contact

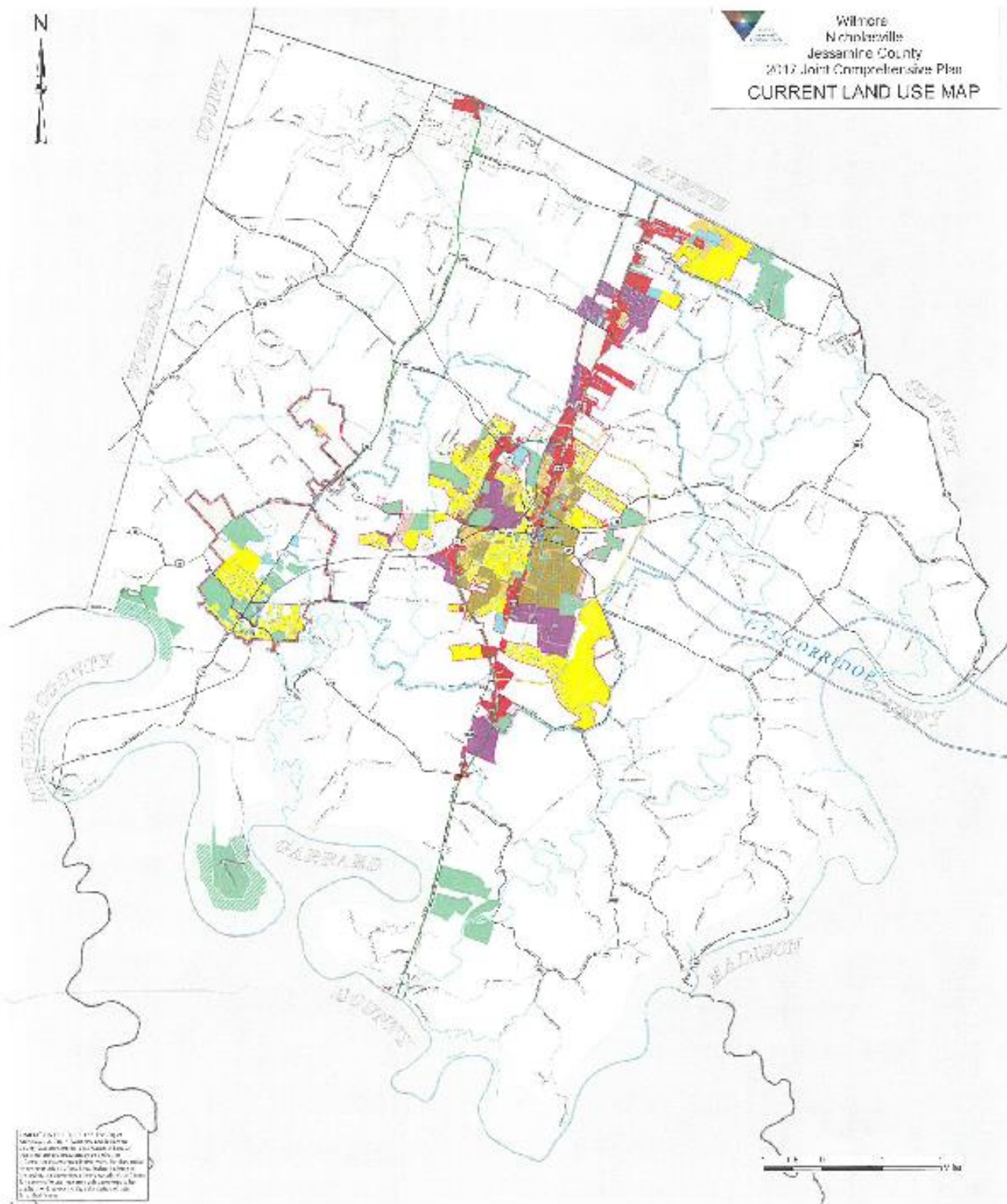
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Wilmore  
Nicholasville  
Jessamine County  
2017 Joint Comprehensive Plan  
**CURRENT LAND USE MAP**



Legend: This map is for informational purposes only. It is not intended to be used as a legal document. The City of Wilmore and Jessamine County are not responsible for any errors or omissions on this map. The City of Wilmore and Jessamine County are not responsible for any damages or losses resulting from the use of this map. The City of Wilmore and Jessamine County are not responsible for any actions taken based on this map. The City of Wilmore and Jessamine County are not responsible for any actions taken based on this map.



Very Low Residential	High Duplex Residential	Professional Office	See Future Land Use Map	Local Road	Future Eastern Bypass
Low Residential	Very High Residential	Public/Semi-Public/Institutional	City of Nicholasville	Private Road	I-75 Concrete Divider
Medium Residential	Commercial	Agriculture	City of Wilmore	KY Highway	Streams
High Residential	Industrial	Cemeteries	Nicholasville Urban Service Boundary	US Highway	Unimproved Business Street
			Wilmore Urban Service Boundary		



JESSAMINE COUNTY, KENTUCKY  
**PVA OFFICE**



Overview



Legend

- Parcels
- Roads

Parcel ID	067-00-00-028.00	Class	Farm	Owner	DWH PROPERTIES	Last Sale	
Property	3213 LEXINGTON	Acreage	83.71	Address	LLC	Date	Price
Address	RD	District	D		109 LIVE OAK LANE	11/16/2007	0
	LARGO FL 33770				LARGO FL 33770		
Brief Tax Description	n/a						
	(Note: Not to be used on legal documents)						

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Developed by Schneider  
 GEOSPATIAL