

Land For Sale

**+/-174 AC  
Industrial Land**



Tract 2

Tract 1

27

# Danville Road & US 27

Nicholasville, Jessamine County, Kentucky, 40356

For More Information:

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## Executive Summary



### Property Details

<b>Tract 1</b>	\$34,900 / Acre
<b>Tract 2</b>	\$35,900 / Acre
<b>Lot Size</b>	174.0 Acres
<b>Zoning</b>	Industrial
<b>Cross Streets</b>	Danville Road & US 27

### Location Map



### Demographics

Total Households:  
Total Population:  
Average HH Income:  
Median HH Income:

	5 Miles	10 Miles	15 Miles
Total Households:	13,863	26,430	119,197
Total Population:	38,376	72,652	293,471
Average HH Income:	\$67,349	\$88,264	\$88,335
Median HH Income:	\$52,348	\$63,274	\$61,714



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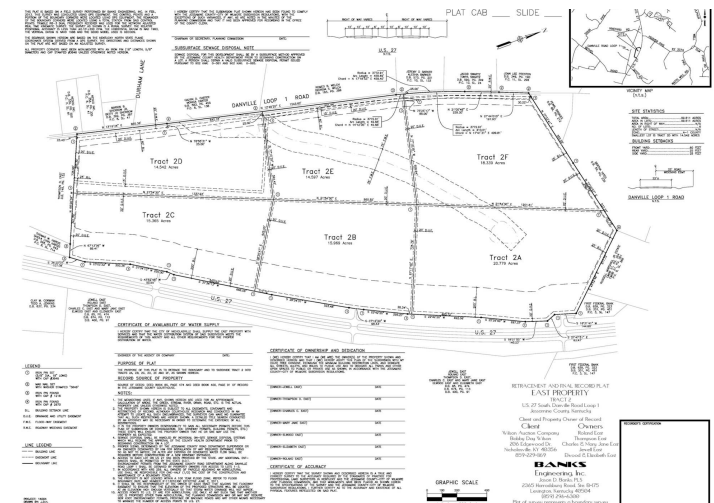
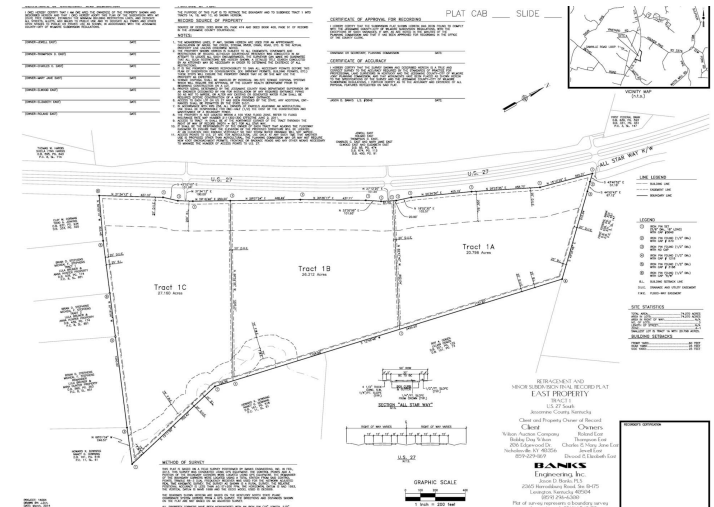
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## Complete Highlights

### PROPERTY HIGHLIGHTS

- Prime Development Opportunity!
- +/-14-174 Acres of industrial land for sale
- Situated on US 27 & Danville Road in Nicholasville
- Tract 1 is on the east side of US 27 and consists of 74.27 acres with 2,559.55 feet of frontage on US 27; Adjacent to sewer, electric and 12" water line to site
- Tract 2 is on the west side of US 27 and has 99.59 acres with 2,679.3 feet of frontage on US 27 and 2,837.68 feet of frontage on the Danville Loop Road; Water and electric on site, sewer across US 27
- Located within a half mile of the new Eastern Nicholasville By-pass coming around the southeast side of town from Lexington Road in northern Nicholasville and ending at US 27 and within 2-3 miles of the proposed I-75 connector, which is still in discussion stages and would be southeast of the site
- Positioned +/-15 miles south of Lexington, on well-traveled US 27 providing travelers easy access to Southern Kentucky and +/-15 miles west of I-75/64
- Nicholasville is a growing community and has progressive leadership with an available work force
- The main employers in the area are: R J Corman Railroad Group LLC, McLane Cumberland Distribution, Donaldson Company Sheet Metal Contractor, McKechnie Vehicle Trim Components, Hospital Specialty, Sanitary paper products, Alltech Inc., nutrition and scientific innovation, Amcor Rigid Plastics, global packaging company, Sargent & Greenleaf Inc. designs and manufactures high-quality mechanical and electronic locks and Rock Tenn Corp. papermaking, packaging design and retail solutions
- Zoned Industrial; I-2 zoning will require city approval



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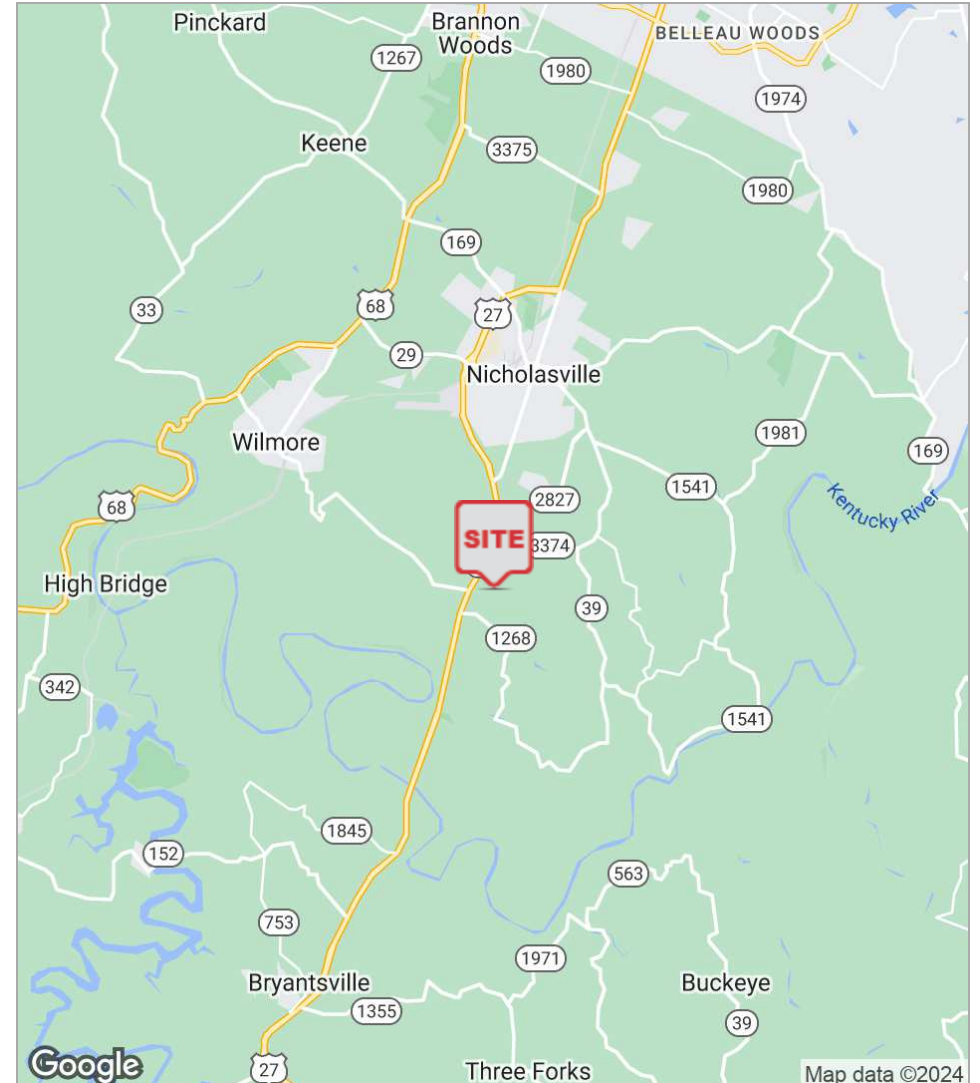
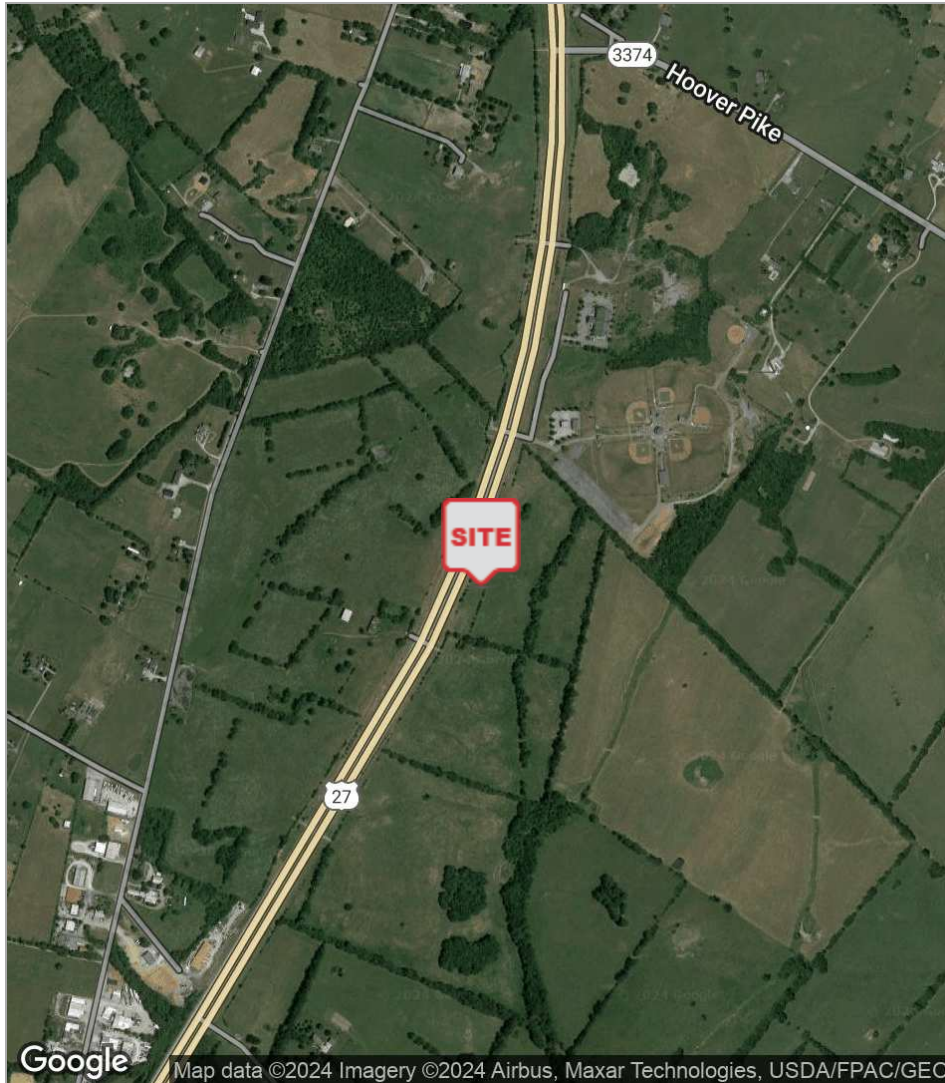
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## Location Maps



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# Aerial Photographs



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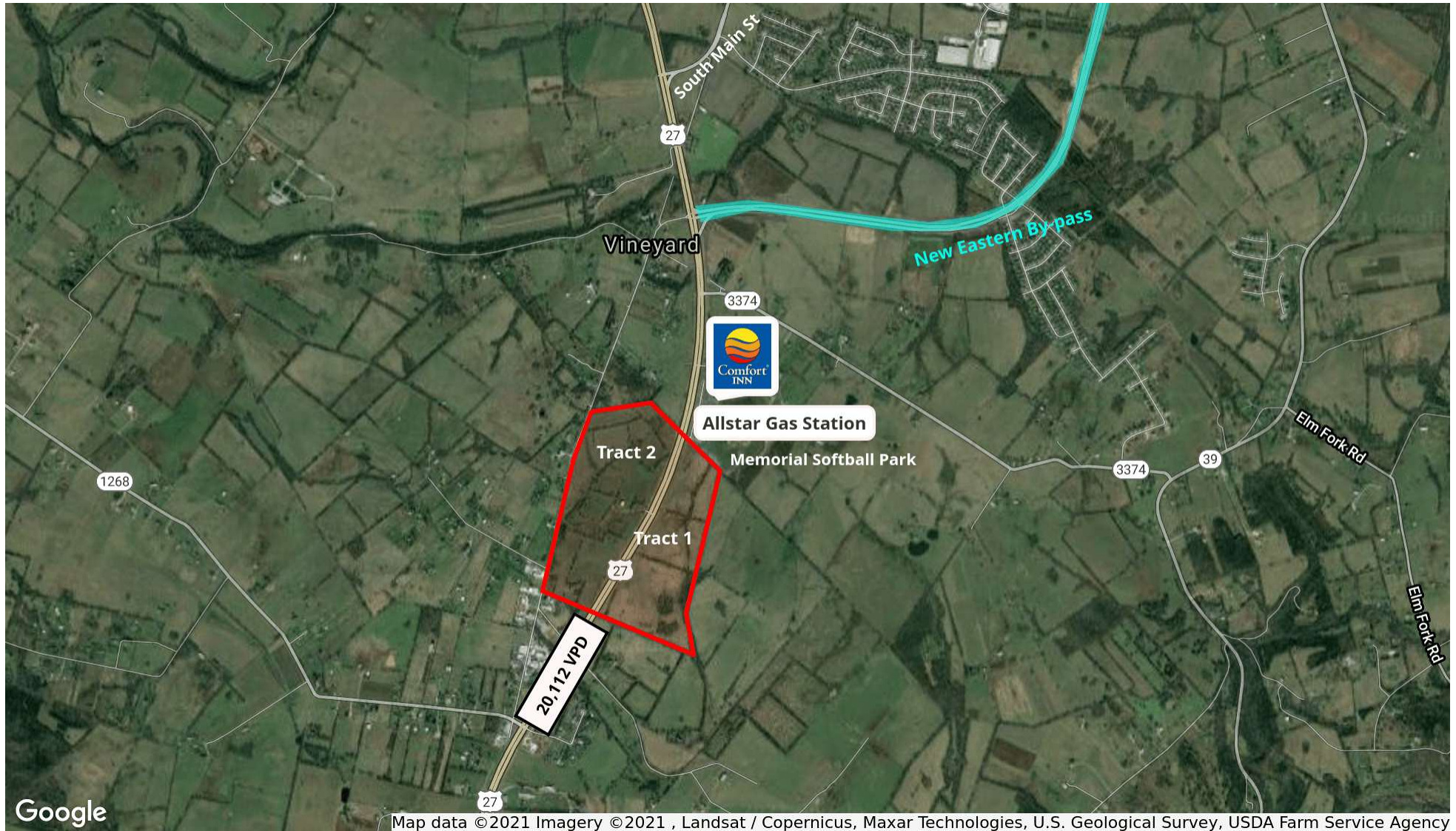




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Retail  
**Map**



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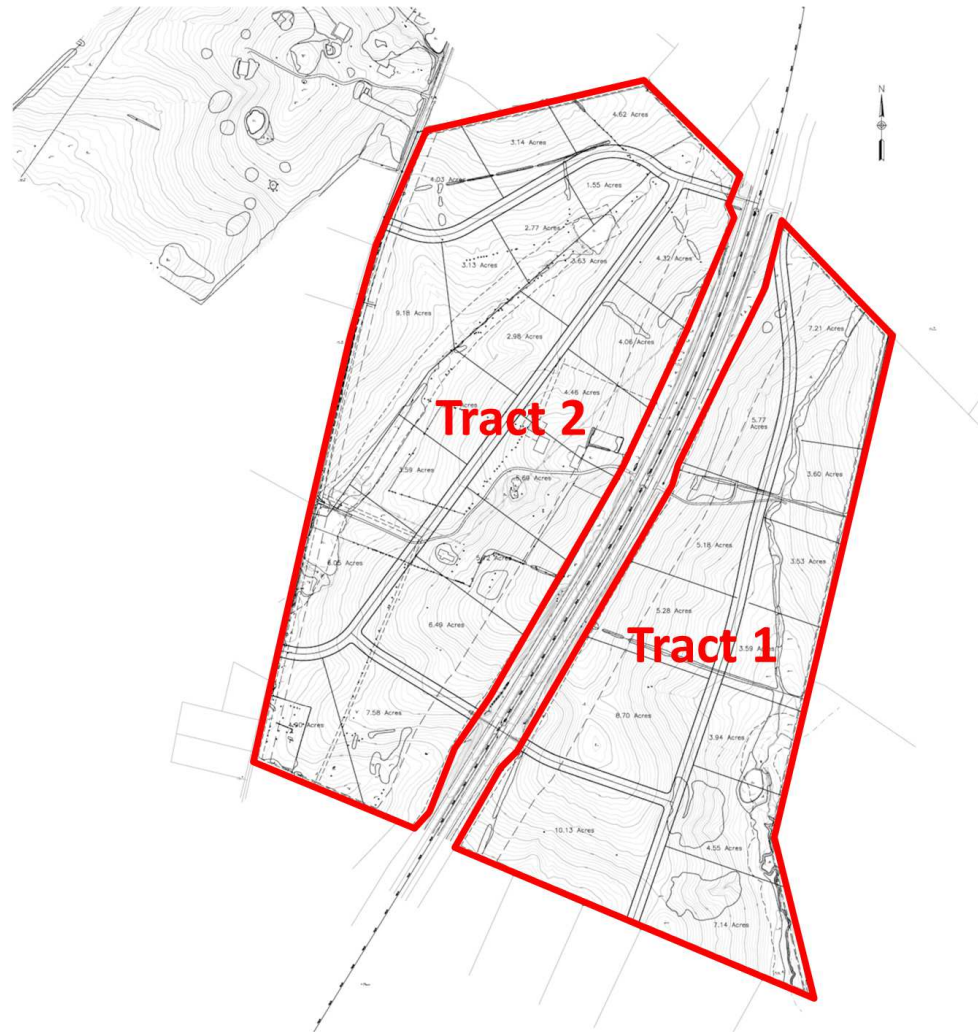
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## Site Plan



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# Site Plan - Tract 1

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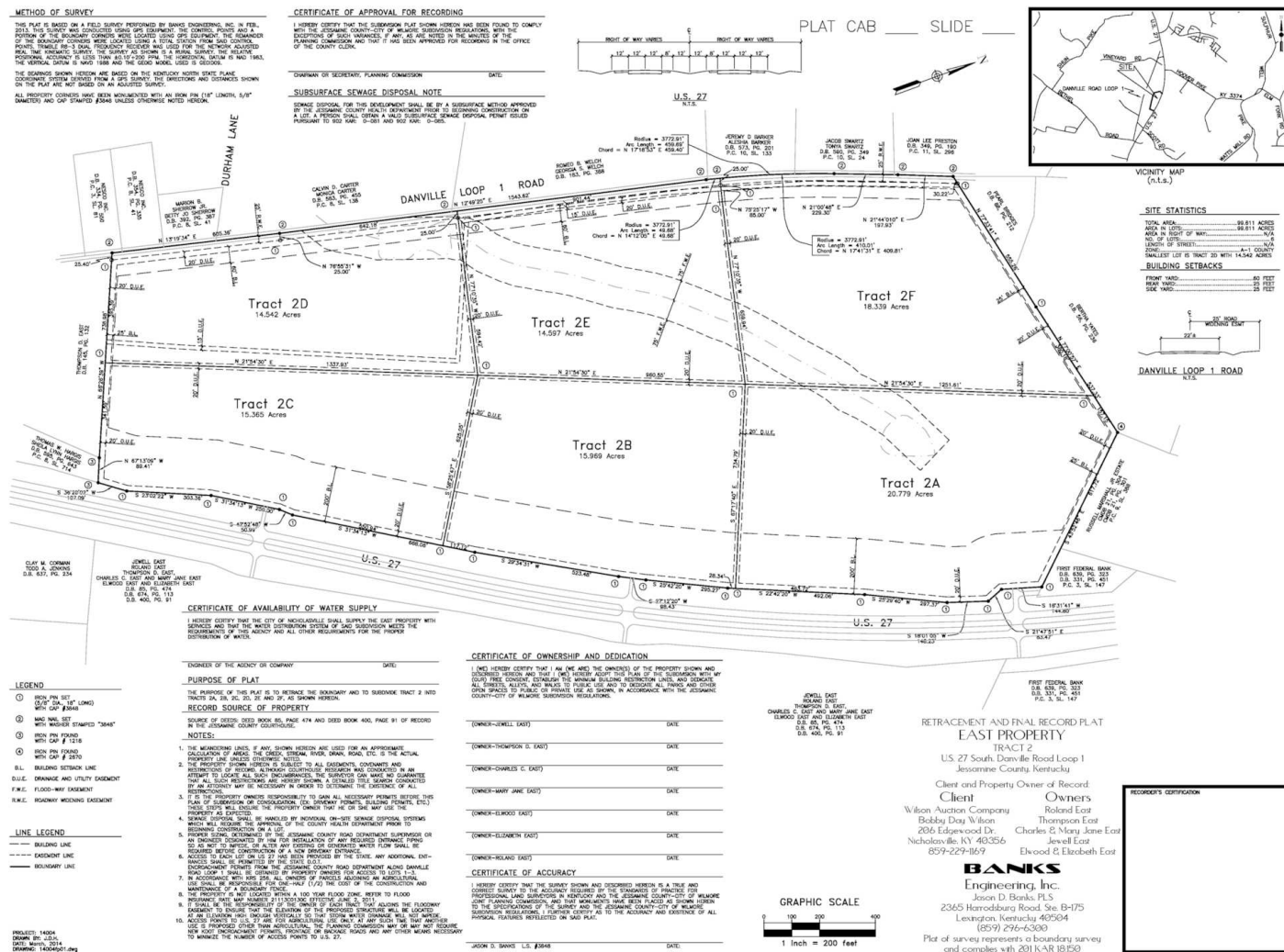
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# Site Plan - Tract 2



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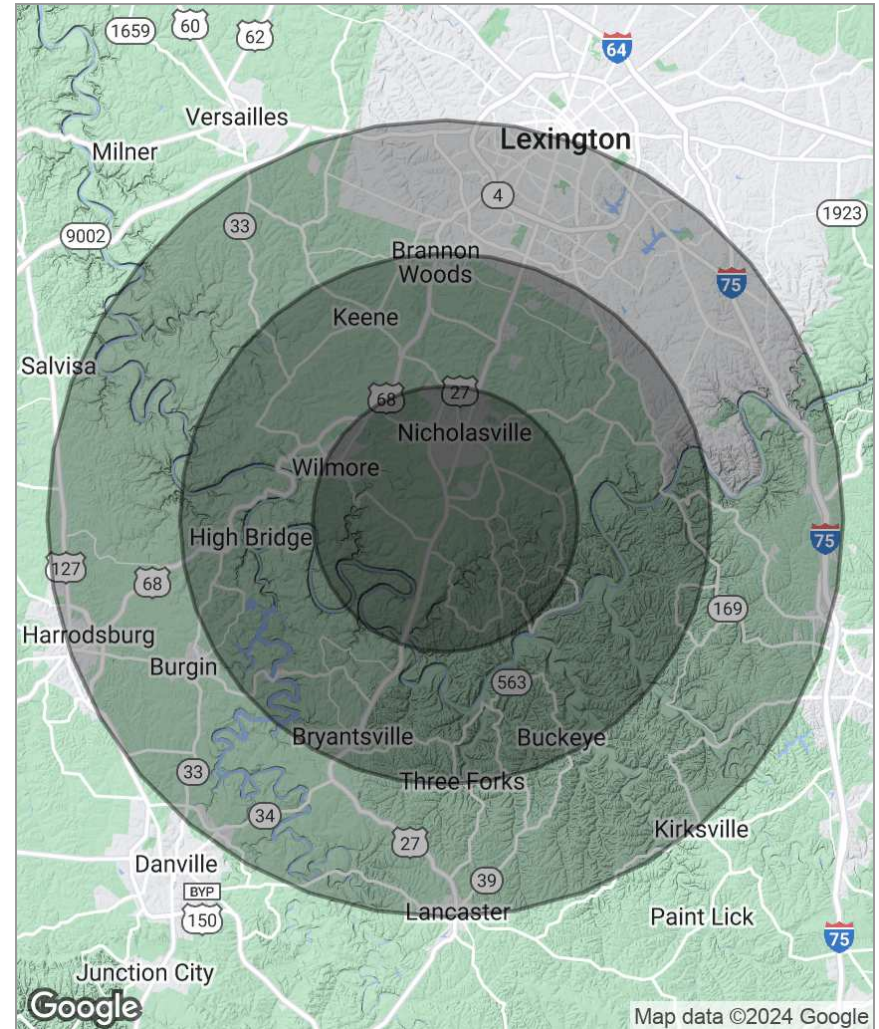


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## Demographics Map

Population	5 Miles	10 Miles	15 Miles
TOTAL POPULATION	38,376	72,652	293,471
MEDIAN AGE	33.8	35.5	36.4
MEDIAN AGE (MALE)	32.1	34.9	35.3
MEDIAN AGE (FEMALE)	35.6	36.4	37.5
Households & Income	5 Miles	10 Miles	15 Miles
TOTAL HOUSEHOLDS	13,863	26,430	119,197
# OF PERSONS PER HH	2.6	2.7	2.5
AVERAGE HH INCOME	\$67,349	\$88,264	\$88,335
AVERAGE HOUSE VALUE	\$155,340	\$217,876	\$233,344
Race	5 Miles	10 Miles	15 Miles
% WHITE	79.9%	91.9%	85.4%
% BLACK	3.5%	3.0%	6.1%
% ASIAN	0.3%	1.3%	3.1%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.2%	0.2%	0.2%
% OTHER	0.3%	0.4%	1.1%
Ethnicity	5 Miles	10 Miles	15 Miles
% HISPANIC	3.1%	2.4%	3.3%



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