

Land For Sale

# Multi-Family Development Land

+/-22.35 AC multi-family  
development land

Kearney Ridge

Masterson Station

 College of Agriculture,  
Food and Environment  
Community and Leadership Development

**2671 Kearney Ridge Blvd**  
Lexington, Fayette County, Kentucky, 40511

For More Information:

**Bruce R. Isaac, SIOR, CCIM, Senior Vice President**  
+1 859.422.4403 • [bruceisaac@naiisaac.com](mailto:bruceisaac@naiisaac.com)

**Al Isaac, President**  
+1 859.422.4400 • [alisaac@naiisaac.com](mailto:alisaac@naiisaac.com)

**NAI**isaac

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500  
Lexington, KY 40503  
+1 859 224 2000  
[naiisaac.com](http://naiisaac.com)





Land For Sale

# Multi-Family Development Land

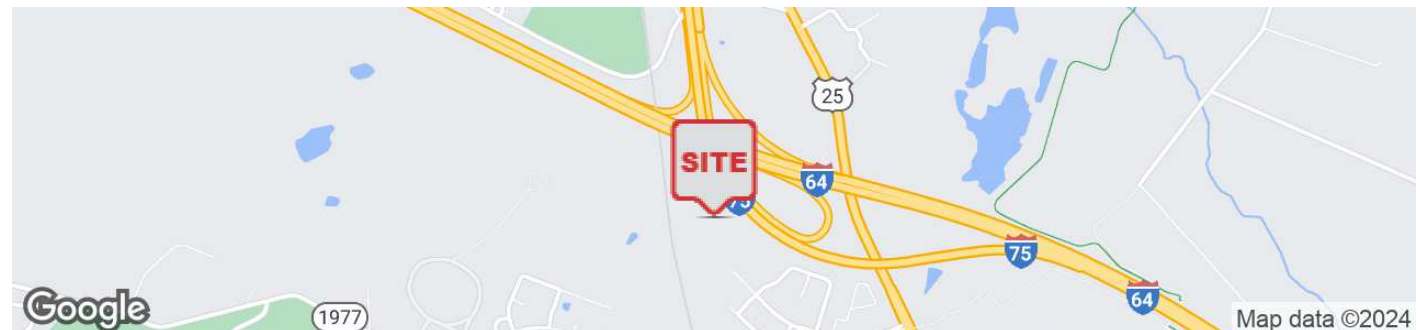
## Executive Summary



### Property Details

<b>Sale Price</b>	\$1,699,500 REDUCED!
<b>Lot Size</b>	22.35 Acres
<b>Zoning</b>	R-3, Planned Neighborhood Residential
<b>Cross Streets</b>	Kearney Ridge & Georgetown Road

### Location Map



### Demographics

	3 Miles	5 Miles	10 Miles
Total Households:	8,009	29,103	134,053
Total Population:	23,054	76,973	326,270
Average HH Income:	\$84,128	\$59,550	\$79,029
Median HH Income:	\$75,104	\$41,506	\$55,160



Commercial Real Estate Services, Worldwide.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS. PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)



Land For Sale

# Multi-Family Development Land

## Complete Highlights

### PROPERTY HIGHLIGHTS

- +/-22.35 acres of multi-family development land
- Suitable for townhomes, other R-3 uses as well as the principal uses in the R-2 zone and other uses substantially similar to those listed
- Excellent location just off Georgetown Road with easy access to I-75, Citation Boulevard, the University of Kentucky's Coldstream Research Business Park, New Circle Road, downtown Lexington and Georgetown, KY
- This development is also near The Legacy Trail, a shared-use 12 mile greenway trail that is paved and connects downtown Lexington with area neighborhoods, parks and historic sites as it follows a northward course to the Kentucky Horse Park
- R-3, Planned Neighborhood Residential
- Sale Price: \$1,750,000 REDUCED TO \$1,699,500



Commercial Real Estate Services, Worldwide.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

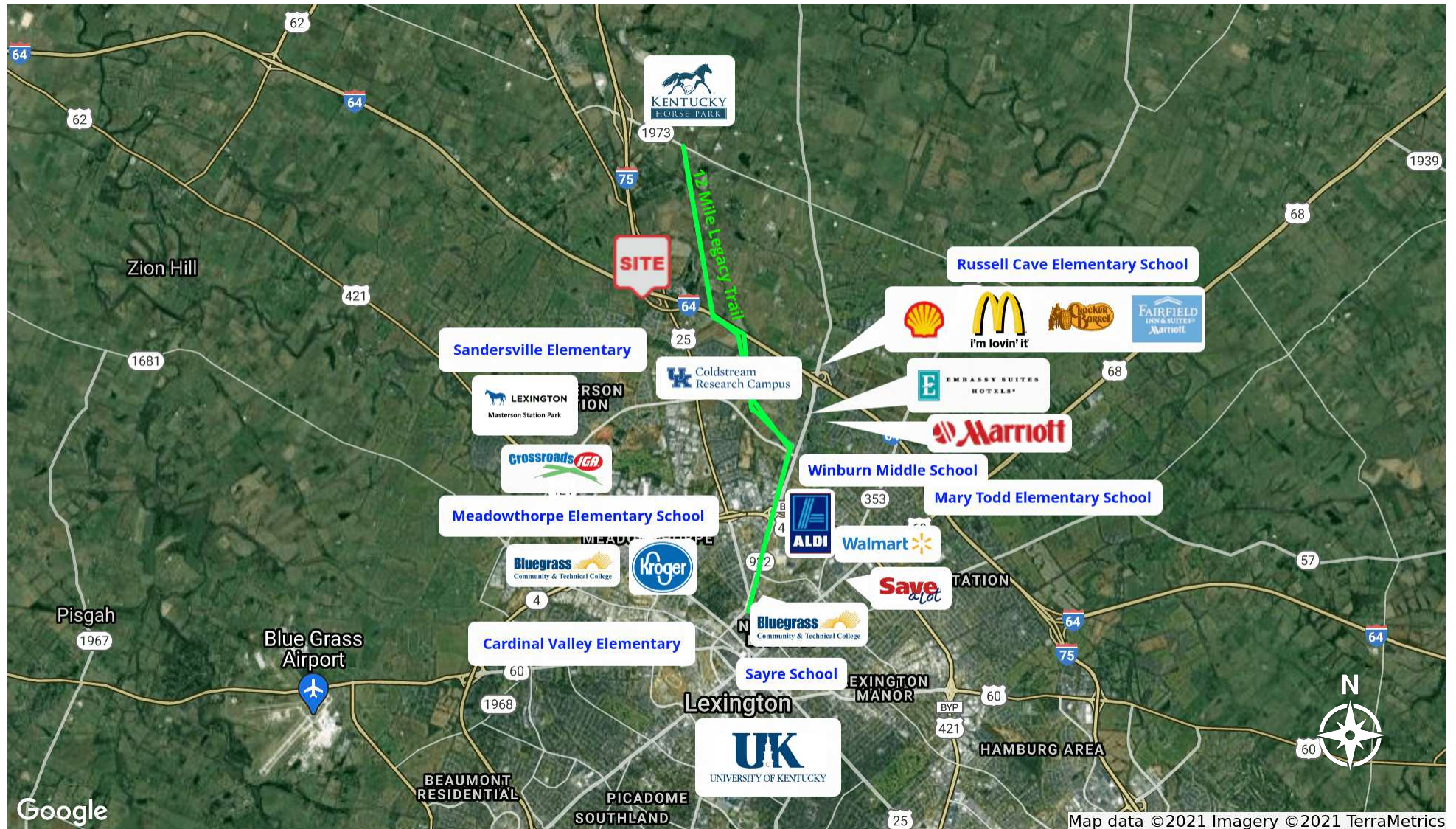
771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)





Land For Sale  
**Multi-Family  
Development  
Land**

Retailer  
**Map**





Land For Sale  
**Multi-Family  
Development  
Land**

Retail  
**Map**



**NAI**isaac

Commercial Real Estate Services, Worldwide.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)







# Site Plan



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**F**



# Site Plan







NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

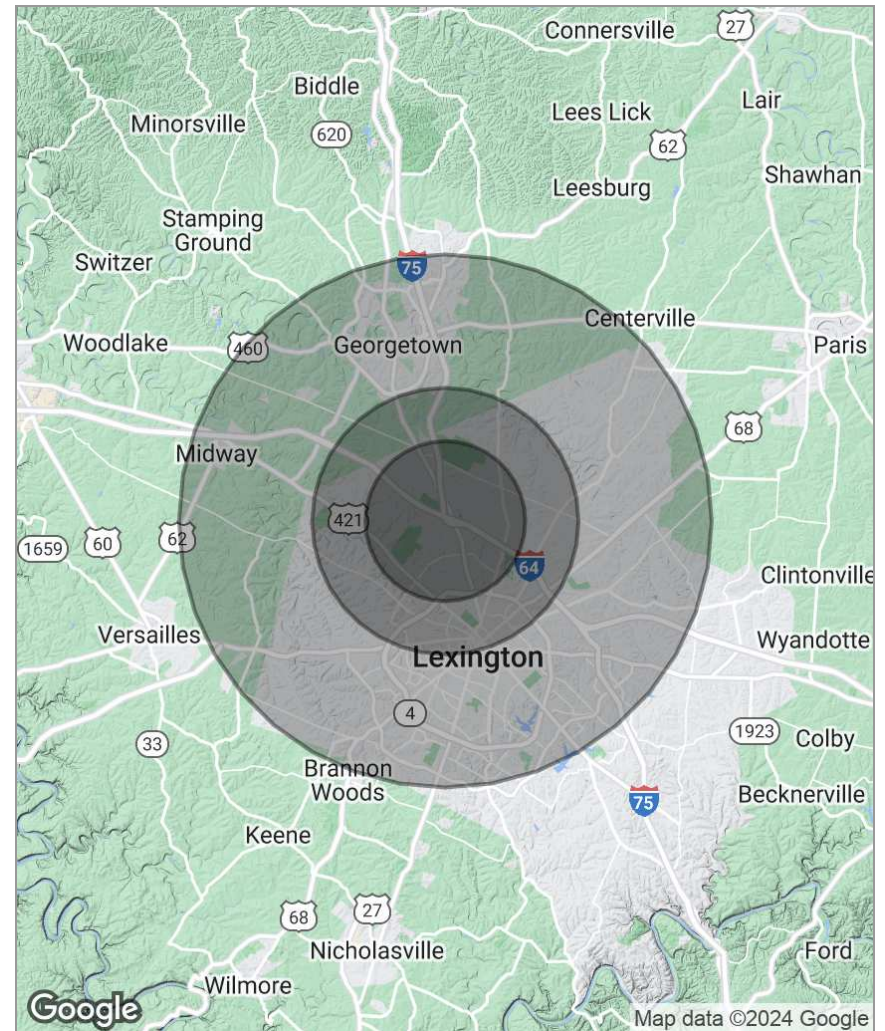


Land For Sale

# Multi-Family Development Land

## Demographics Map

Population	3 Miles	5 Miles	10 Miles
TOTAL POPULATION	23,054	76,973	326,270
MEDIAN AGE	34.5	33.6	35.0
MEDIAN AGE (MALE)	33.5	32.6	34.0
MEDIAN AGE (FEMALE)	35.3	34.8	36.3
Households & Income	3 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	8,009	29,103	134,053
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$84,128	\$59,550	\$79,029
AVERAGE HOUSE VALUE	\$180,050	\$165,880	\$219,973
Race	3 Miles	5 Miles	10 Miles
% WHITE	48.1%	54.7%	77.1%
% BLACK	19.2%	26.3%	14.9%
% ASIAN	0.9%	1.0%	2.6%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.1%	0.1%	0.2%
% OTHER	3.0%	7.6%	3.2%
Ethnicity	3 Miles	5 Miles	10 Miles
% HISPANIC	4.8%	13.0%	6.9%



Commercial Real Estate Services, Worldwide.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500  
Lexington, KY 40503  
859 224 2000 tel  
[naiisaac.com](http://naiisaac.com)

