

For Sale

Eastern Bypass Connection



1130 Lexington Road
Nicholasville, Jessamine County, KY, 40356

NAIisaac

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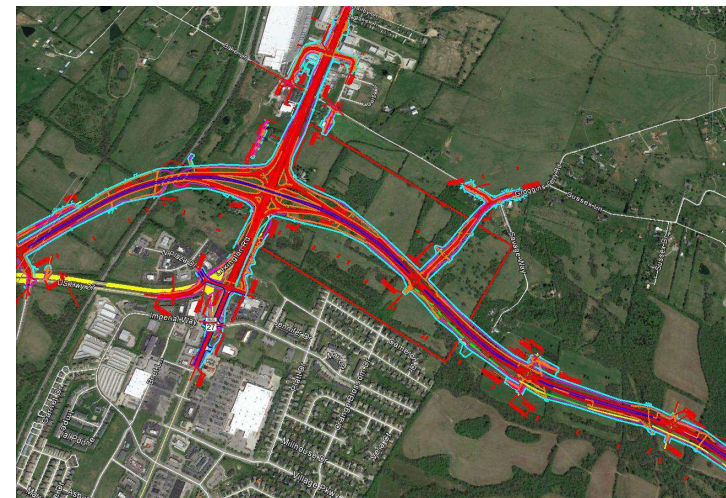
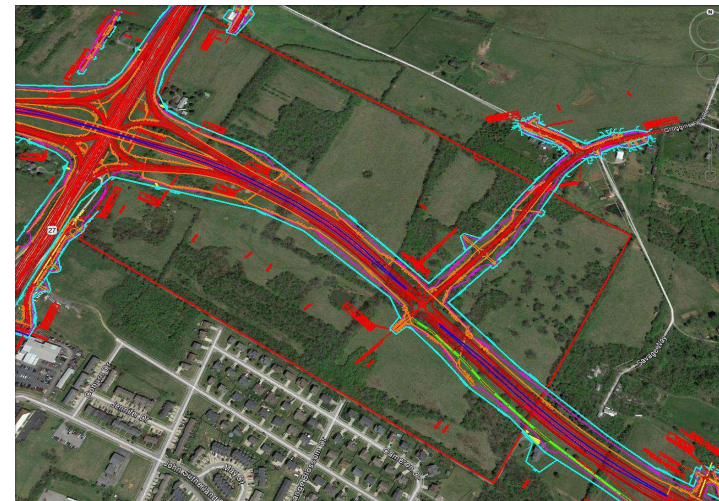
Property Overview

PROPERTY HIGHLIGHTS

- Rare development opportunity in Central Kentucky-Lexington MSA!
- +/-97 AC mixed-use development land for sale at the future US 27 & Eastern Bypass Connection in Nicholasville
- Future US 27 & Eastern Bypass Connection bisects the property
- Bypass easements have been purchased by KY Department of Transportation - 97 AC is net of the Bypass easements
- Future land use plan approved for commercial, high-density residential and medium-density residential
- Well-located on the north side of Nicholasville, +/-5 miles from Lexington with an average daily traffic count on US 27 of +/-47,477 ('16)

ECONOMIC HIGHLIGHTS

- Easements have been purchased for the entire Eastern Bypass
- Design work is very close to being completed for the entire Eastern Bypass
- Construction Plans have been completed for the first section
- The letting process is underway for the first section
- KY DOT estimate of Eastern Bypass completion through subject property is +/-4-6 years



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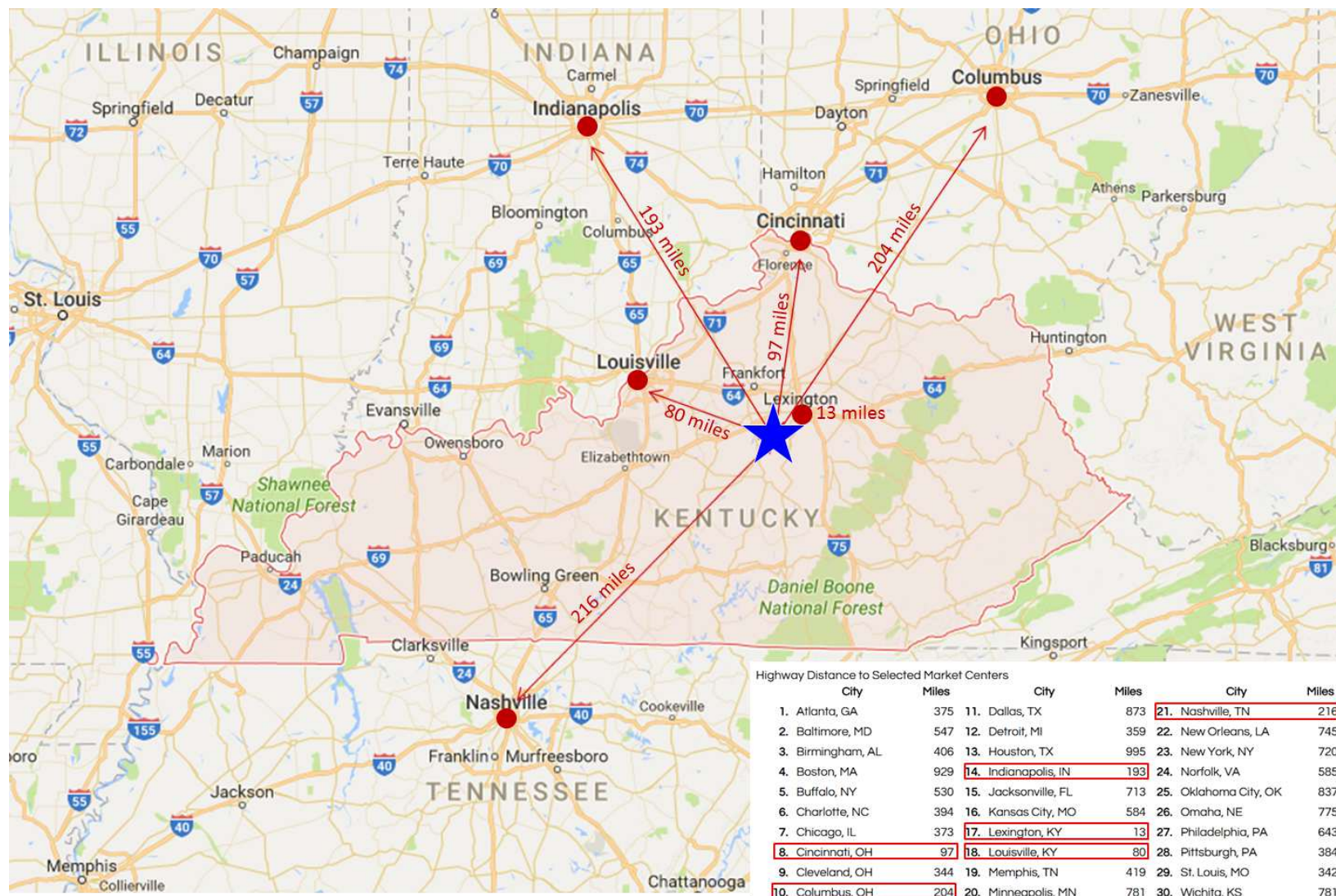
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Regional Map



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Property Location



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City Of Nicholasville



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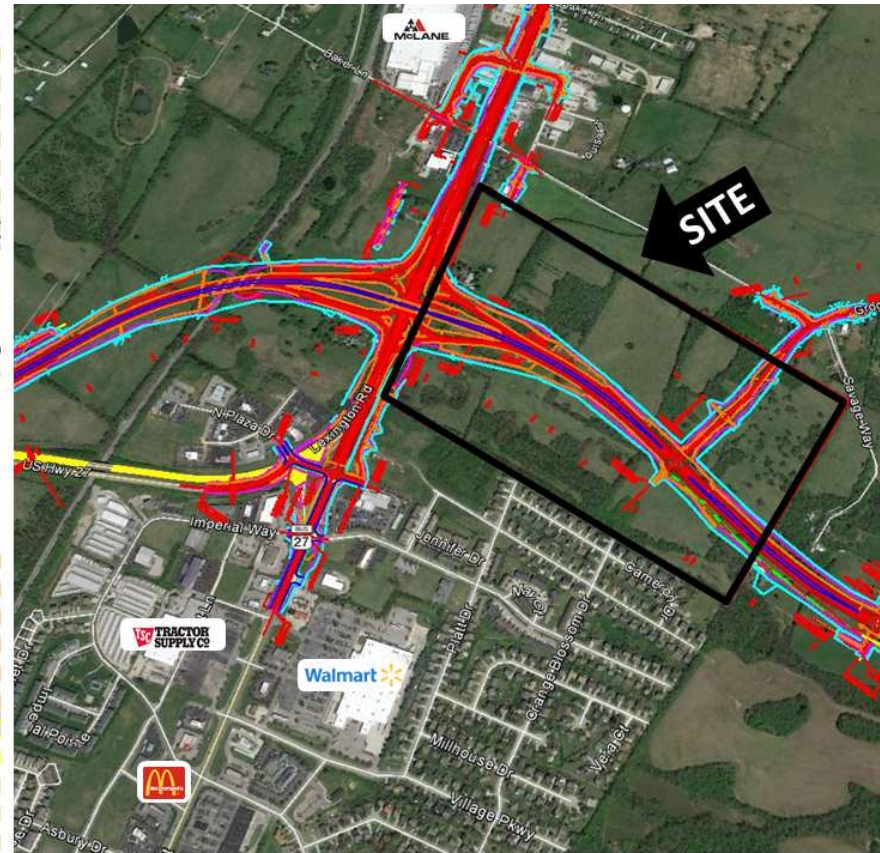
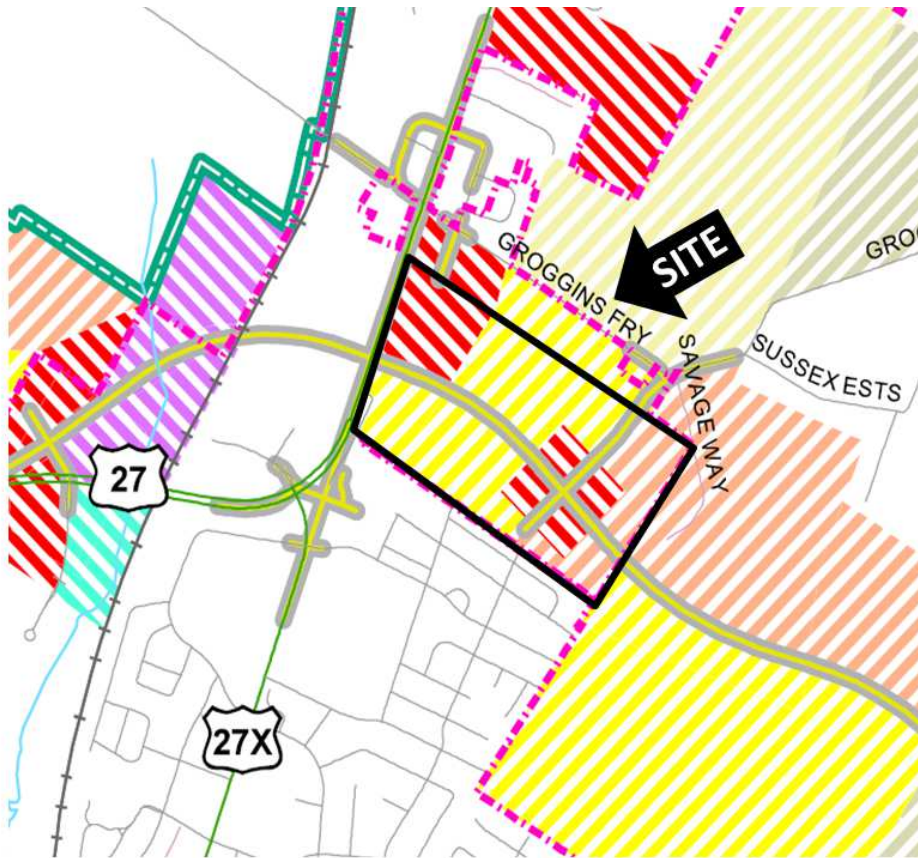
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Land Use Plan



-  Future Commercial
-  Future Medium Residential
-  Future High Residential

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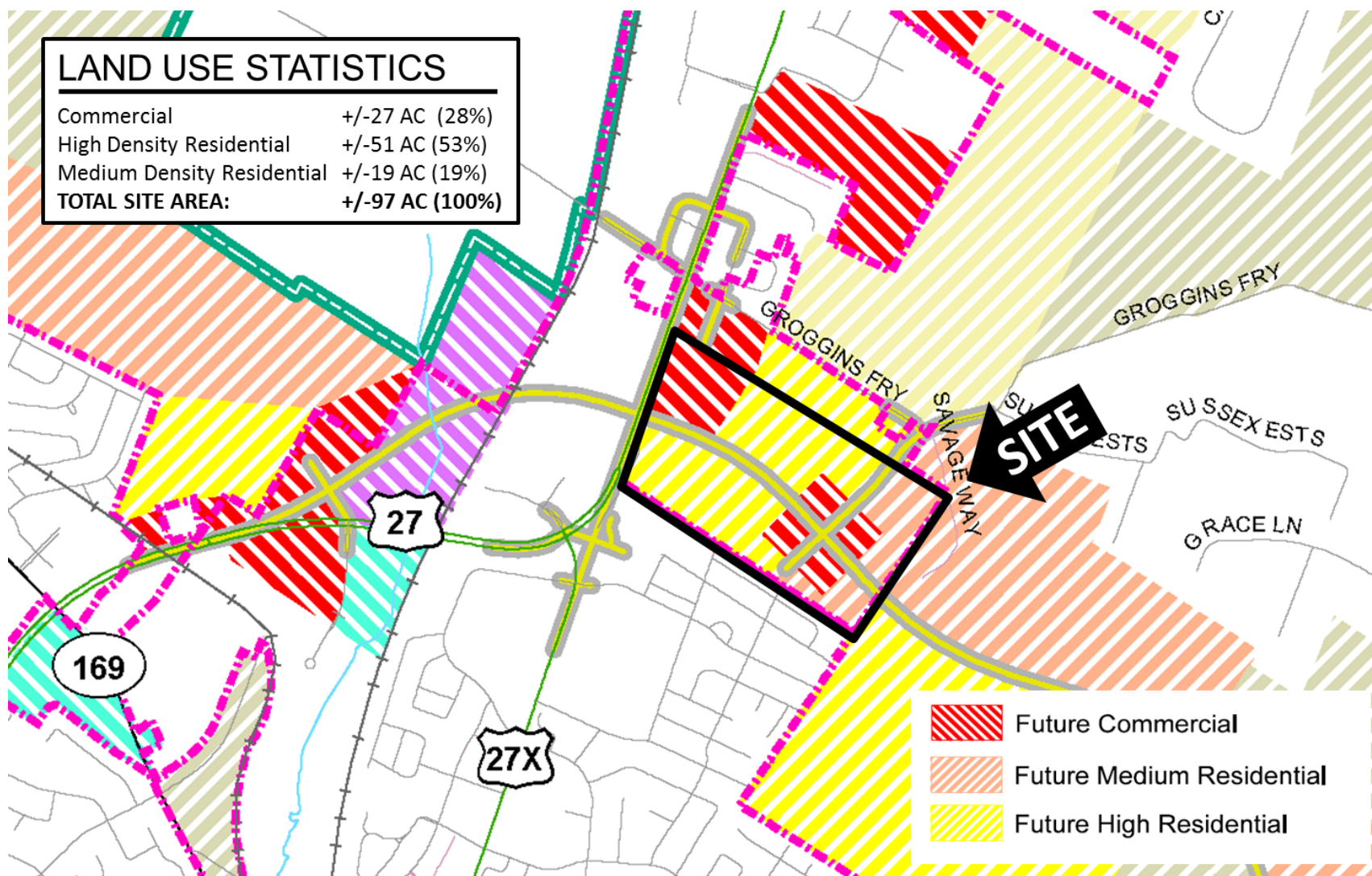
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Land Use Plan



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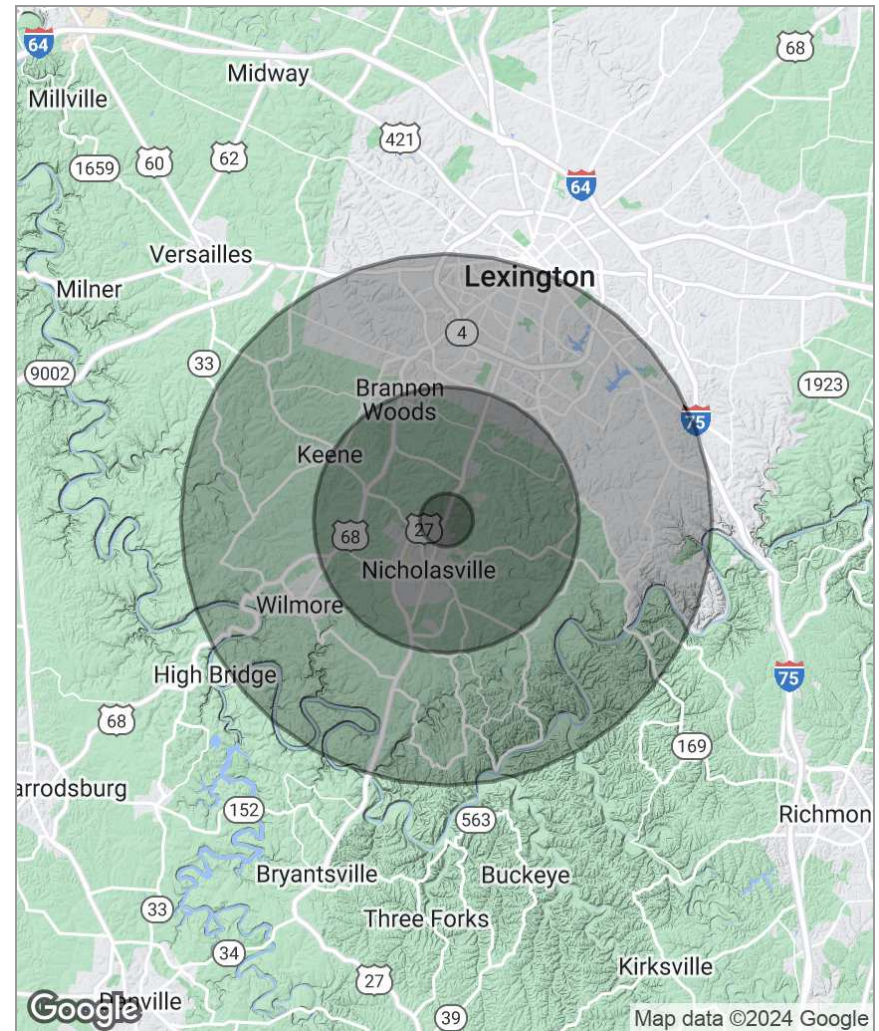
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Demographics Map

Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	2,254	51,133	267,628
MEDIAN AGE	33.8	34.6	35.2
MEDIAN AGE (MALE)	32.1	32.9	34.0
MEDIAN AGE (FEMALE)	35.5	36.2	36.4

Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	819	19,304	109,484
# OF PERSONS PER HH	2.8	2.6	2.4
AVERAGE HH INCOME	\$61,994	\$65,708	\$69,256
AVERAGE HOUSE VALUE	\$195,188	\$212,984	\$242,742



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