

For Sale

Equestrian Park

Edward Jones
MAKING SENSE OF INVESTING

Dense Residential

Downtown Versailles

MAPLE STREET

Lot 1
1.41 AC

B BIGGBY
COFFEE
COMING SOON!

Crossroads IGA
COMING SOON!

LEXINGTON ROAD

101 Maple Street
Versailles, Woodford County, KY, 40383

For More Information:

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NAI Isaac

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Property Description

PROPERTY OVERVIEW

NAI Isaac is pleased to present Equestrian Park, a well-located development opportunity on Lexington Street/US 60 with excellent frontage, visibility & access. New Crossfield Drive Extension terminates into the property. New Daisy Hill Senior Living facility has completed their 45 suite, Phase I directly across Lexington Street. Large amount of infrastructure in place including primary streets (to be dedicated to city), storm water, sewer, water and more; to be verified by buyer. Excellent frontage and visibility.

LOCATION OVERVIEW

Equestrian Park is located just off US 60 in Versailles. Several restaurants, retailers and financial institutions are located in the immediate area. Close proximity to these markets make the site an ideal location for serving the residential population of Woodford County. In addition, this site offers very convenient access to Lexington, Frankfort & I-64.

PROPERTY HIGHLIGHTS

- PRICE REDUCED!
- Only one lot remaining!
- The building on Lot 1 has been razed
- Lot 1: +/-1.41 AC for sale at \$459,900; Zoned B-1

NOW OPEN!

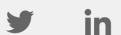


COMING SOON!



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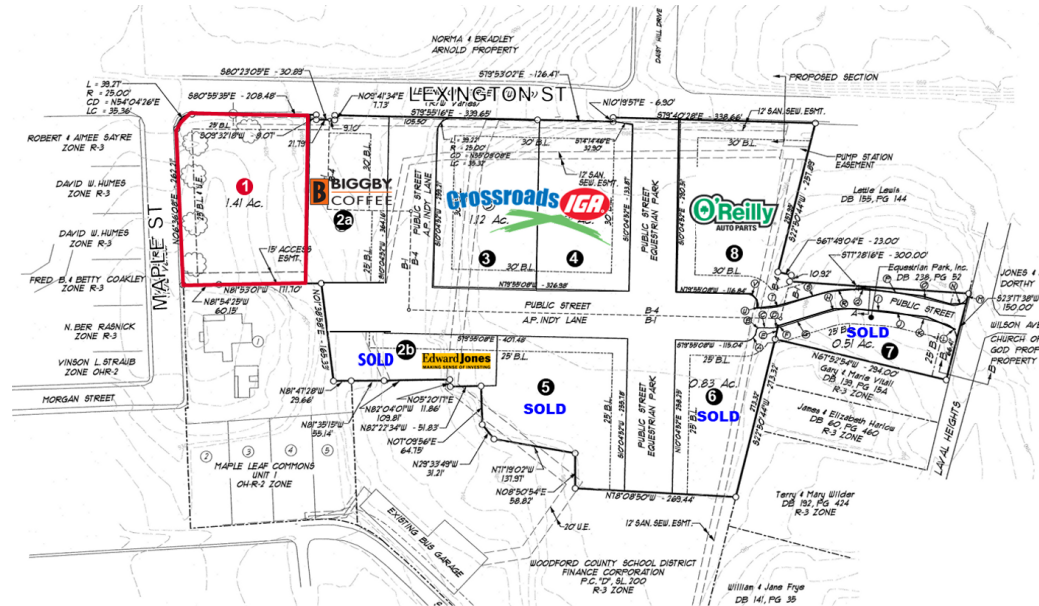
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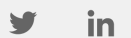
Land Lot Summary

LOT #	SIZE (AC)	SALE PRICE	ZONING
Lot 1	1.41	\$459,900	B-1



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Retailer Map

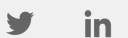


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Aerial Photographs

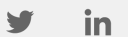


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Site Plan



Plan is for marketing purposes only

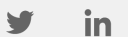
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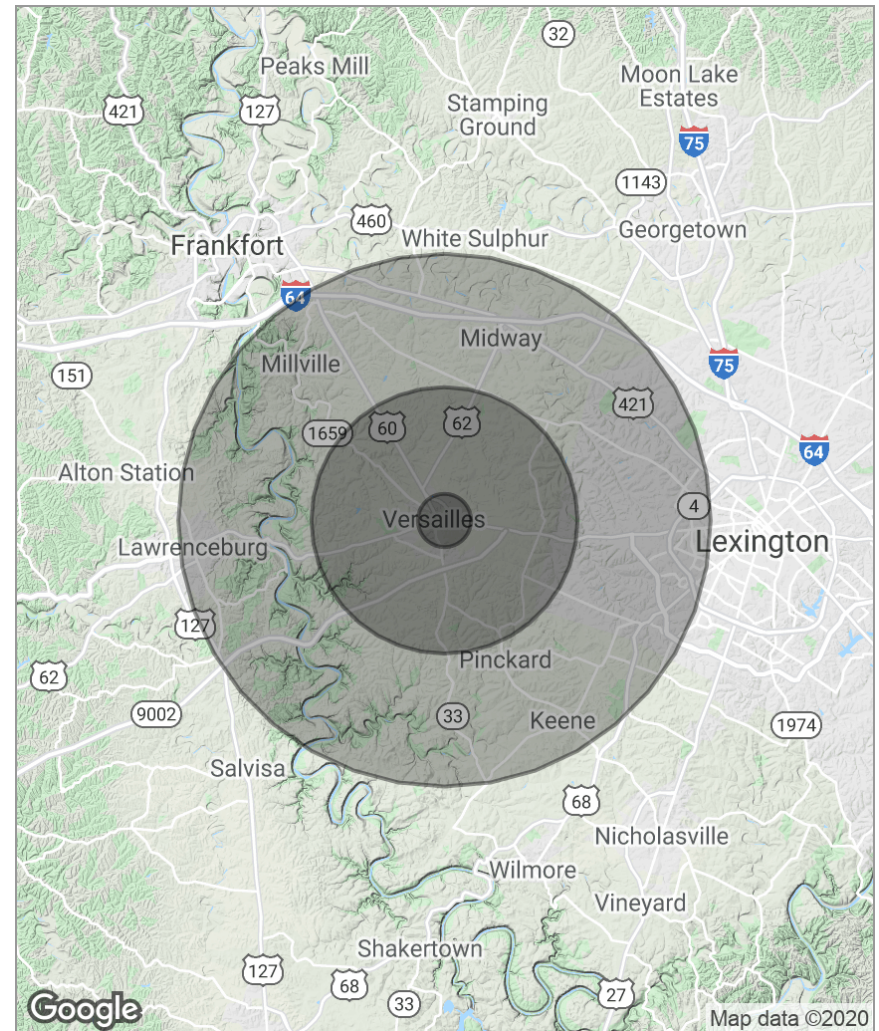
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Demographics Map

Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	7,376	21,207	94,102
MEDIAN AGE	40.1	39.6	40.8
MEDIAN AGE (MALE)	40.2	39.4	40.3
MEDIAN AGE (FEMALE)	40.1	41.2	42.1

Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	3,092	8,239	34,990
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$73,606	\$85,413	\$100,335
AVERAGE HOUSE VALUE	\$181,354	\$205,226	\$254,540



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