



1170 Newtown Pike

2 ACRES +/- FOR SALE

LEXINGTON KY



HAYMAKER COMPANY

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PROPERTY SUMMARY



Welcome to an exceptional opportunity! This impressive 2+/- acre parcel commands prime exposure along Newtown Pike, a bustling artery in Lexington, KY, with nearly 65,000 (fact check) vehicles passing daily (2022). Positioned with convenient access to the I-64/I-75 interchange, it stands as one of the last remaining links connecting downtown Lexington to the interstate.

This property offers strategic connectivity to both northbound and southbound traffic, serving as a vital gateway to the heart of Lexington for commuters, locals, and pedestrians alike. With Newtown Pike and the I-64/75 interchange undergoing significant widening projects to accommodate Lexington's growing traffic demands, the property's exposure and accessibility are set to soar.

Lexington, KY, a vibrant medium-sized city, is bursting with limited land opportunities. As Kentucky's second-largest city, it's a hub for large corporations and a magnet for visitors drawn to its diverse offerings, from the renowned bourbon industry and picturesque horse farms to lively nightlife and thriving business ventures. Conveniently located just a short commute from major metropolitan areas like Cincinnati, Louisville, Knoxville, and Nashville, this site is a rare gem indeed.

Ready to seize this unparalleled opportunity? We're here to be your partner in adding an essential asset to this thriving corridor!

DEMOGRAPHICS

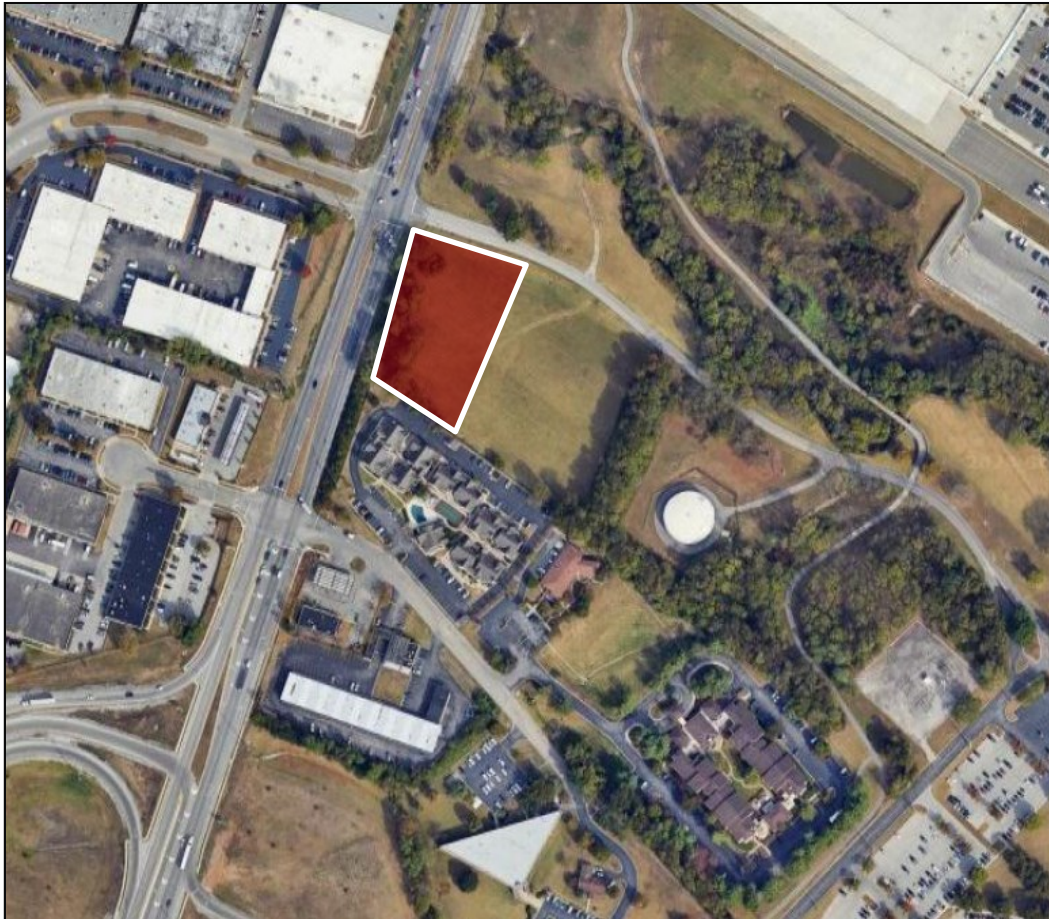


Lexington– Newtown Pike

(Three Mile Radius)

Traffic Count– Newtown	46,314
Traffic Count– New Circle	53,287
Median Income	\$53,751
# of Employees	99,800
Median Age	31
Population	69,550
Growth Rate (2024-2028)	.76%
Nearby Zones	B-1, B-3, B-4, B-6P, I-1, P-

OFFERING SUMMARY



OFFERING

Asking Price	\$1,650,000
Acreage	2 +/-
\$/AC	\$825,000 (Planned B-3)
Zoning (Current)	A-U

PROPERTY OVERVIEW



CONFIDENTIALITY AGREEMENT Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or Haymaker Company, and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or Haymaker Company. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to Haymaker Company.

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