

Available for sale



1.2 ACRES  
ZONED B2  
FOR SALE



8,632 (18) VPD

E Brannon Rd

# LOT 2 TRINITY CHRISTIAN ACADEMY

E. BRANNON ROAD | NICHOLASVILLE, KY



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# PROPERTY OVERVIEW

White Oak Commercial Real Estate is pleased to bring to market this excellent opportunity to purchase 1.2 acres of B2 zoned land fronting E. Brannon Road in Nicholasville, KY. Lot 2 is a 1.2-acre section of Trinity Christian Academy's 40 acre development, which is situated in the middle of the growing E Brannon Road corridor.

Lot 1 (2.4 acres) has been sold to Kentucky Indoor Soccer, who plan to build a +/-30,000 SF indoor soccer facility. Lot 3 (6 acres) has been sold to Calamar Development, who plan to build a 140 unit 55+ active senior lifestyle community. Lot 4 (34 acres) is owned by Trinity Christian Academy and will be developed into a new K-12 school complete with multiple buildings and athletic fields, which will open in Fall of 2024.

Lot 2 is the last remaining lot in the Brannon Crossing area that does not fall under the plethora of restrictions in place within the rest of the development. A 13,000 SF building envelope has been approved, allowing a multitude of uses such as medical offices, banks, restaurants, and other retail.

Nearby Brannon Crossing Shopping Center is anchored by Kroger, Hobby Lobby, PetSmart, Marshalls, and Home Goods, along with a great variety of small shop retail. Restaurants include Red Robin Gourmet Hamburgers, Mi Pequena Hacienda, Panera Bread, Bob Evans, McDonald's, Drake's, and Asuka.

## Offering Summary

- Sale Price: \$950,000
- Lot Size: +/-1.2 Acres
- Price/Acre: \$791,666.67
- Zoning: B2 Highway Business









**NICHOLASVILLE FIRE  
STATION 4**



**THE AVENUE**

E Brannon Rd

**8,632 (18) VPD**

**KENTUCKY INDOOR**  
SOCCER AND SPORTS

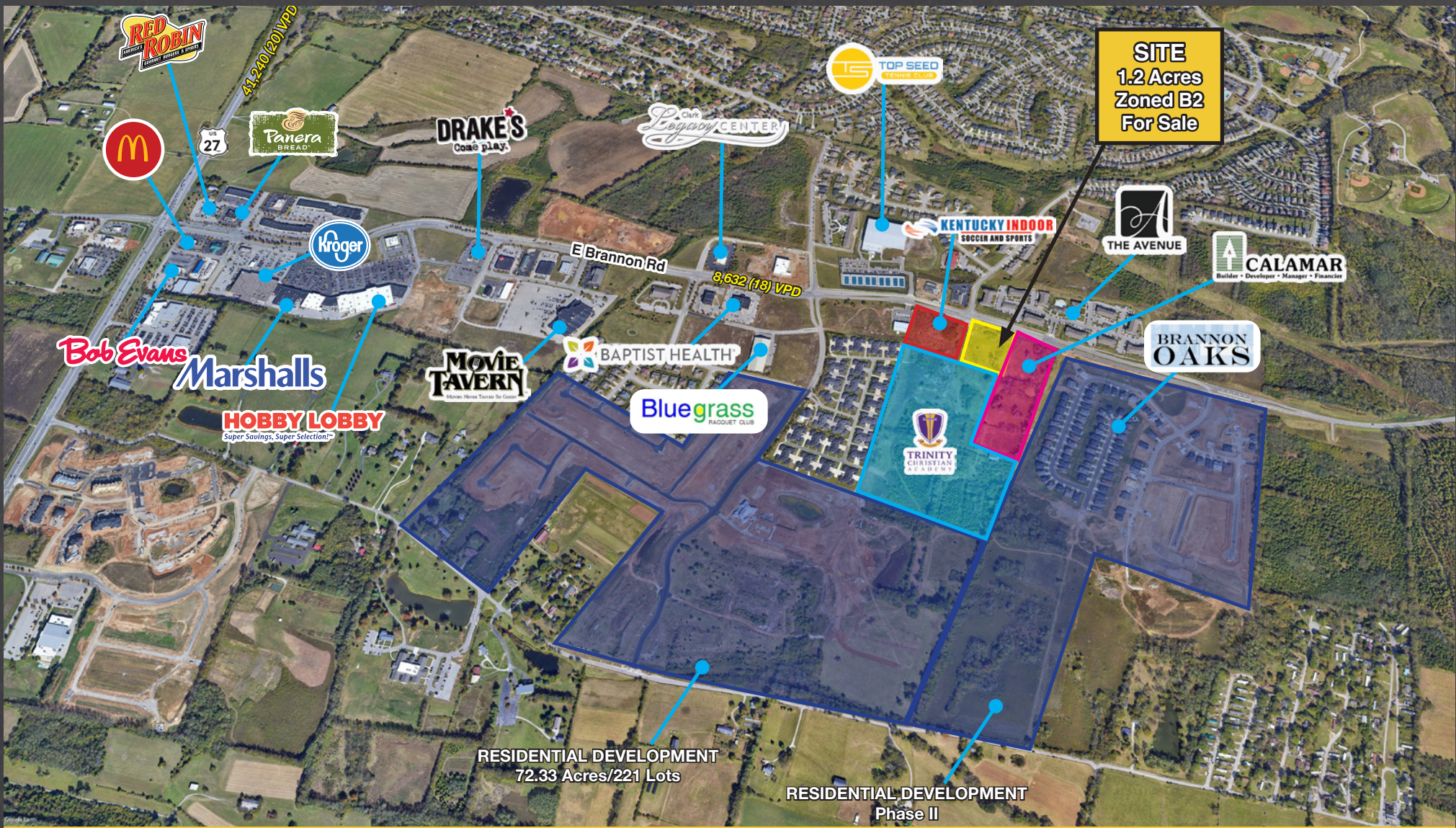
**1.2 ACRES  
ZONED B2  
FOR SALE**

**CALAMAR**  
Builder • Developer • Manager • Financier









**POPULATION**

1 MILE	3 MILES	5 MILES
3,268	40,761	105,410



**MEDIAN HH INCOME**

1 MILE	3 MILES	5 MILES
\$23,805.88	\$51,841.16	\$51,788.61



**TOTAL HOUSEHOLDS**

1 MILE	3 MILES	5 MILES
2,820	20,217	51,139



**EMPLOYMENT**

1 MILE	3 MILES	5 MILES
1,720	22,616	56,442



