



FOR SALE · SINGLE ENTITLED TOWNHOME LOT



SUGARTREE — LOT 2A

Single Entitled Townhome 4-Plex Lot

SUGARTREE LANE, VERSAILLES, KY · LEXINGTON-FAYETTE METRO

\$200,000

ASKING PRICE

\$50,000

PER HOME PAD

0.61

ACRES

4

HOMESITES

One entitled townhome lot at **\$200,000** — platted, recorded, shovel-ready today.

THE OFFERING · LOT 2A

Lot 2A per the recorded plat — 0.61 acres

Loft townhome design — 1.5-story 4-unit building site

Four recorded homesites, each with its own street address

Can be combined with additional sister parcels

Phase 1 sold out — proven product on this exact site

Fully entitled, platted & recorded. Roads, drainage, gas and electric in and paid for. Level ground in a 23.54-acre tree-lined PUD. No rezoning, no entitlement risk. **A buyer moves straight to vertical.**

WHY BUILD HERE · WOODFORD COUNTY

Colleges & universities within 20 mi	6
Toyota Kentucky jobs, Georgetown · 18 mi	9,700+
Lexington housing supply, June 2026	1.4 mo
Units Lexington needs by 2030	30,000+

U.S. Census Bureau; Toyota Motor Mfg. Kentucky; UK HealthCare; Baptist Health; published Lexington-market analyses, 2025–2026.

Six colleges and universities within twenty miles — UK, Transylvania, Midway, Asbury and Georgetown College among them — plus major medical and manufacturing employers within thirty, beside a Lexington market that cannot build fast enough. A new home there carries roughly a **\$183,000 premium** over an existing one.

\$50,000

PER ENTITLED HOMESITE

Four recorded, buildable pads on this lot — each with its own street address — on level ground inside a community already built, occupied and selling. Roads, drainage, gas and electric in and paid for. **\$50,000** is the finished cost of the dirt under each home the day a buyer takes title.

LOT 2A · FOUR ENTITLED HOMESITES · ONE CLOSING

\$200,000

Can be combined with additional sister parcels in Sugartree.



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