



## FOR SALE: Shovel-Ready Nicholasville I-1 Land



**750 Richmond Ave**

**NICHOLASVILLE, KY 40356**

### PRESENTED BY:

**TRAVIS ROSE, MBA**

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## PROPERTY SUMMARY

### FOR SALE: SHOVEL-READY NICHOLASVILLE I-1 LAND

750 RICHMOND AVE  
NICHOLASVILLE, KY 40356

#### OFFERING SUMMARY

|             |              |
|-------------|--------------|
| SALE PRICE: | \$1,400,000  |
| ZONING:     | I-1          |
| LOT SIZE:   | 4.16 Acres   |
| STATUS:     | Shovel-Ready |



## PROPERTY SUMMARY

SVN Stone Commercial Real Estate is pleased to present 4.16 acres of shovel-ready industrial land located at 750 Richmond Avenue in Nicholasville, Kentucky. The property is zoned I-1 Industrial and comes with an approved development plan for three flex/industrial buildings totaling 44,000 SF: two 12,000 SF buildings and one 20,000 SF building. This is a rare opportunity to acquire permitted, development-ready land in one of Central Kentucky's most active industrial markets.

Nicholasville is one of the fastest-growing cities in Kentucky and sits immediately adjacent to Lexington, providing access to a strong labor pool, major interstates, and an established industrial base. With the entitlement work already complete, a buyer can move from closing to construction quickly — saving significant time and cost compared to raw land.

The site is well suited for a developer, owner-user, or investor looking to build flex or industrial space in a market with strong fundamentals and limited available supply.

For tours, pricing, and additional information, contact Travis Rose, MBA, at 859-806-1591 or [travis.rose@svn.com](mailto:travis.rose@svn.com).

# PROPERTY HIGHLIGHTS

- **Shovel-Ready: Approved Development Plan in Place**
- **Three-Building Flex/Industrial Development**
- **Zoned I-1 Industrial**
- **4.16 Acres in High-Growth Nicholasville Market**
- **Adjacent to Lexington — Strong Labor & Infrastructure**
- **44,000 SF of Approved Building Plans**



**APPROVED  
DEVELOPMENT PLAN**



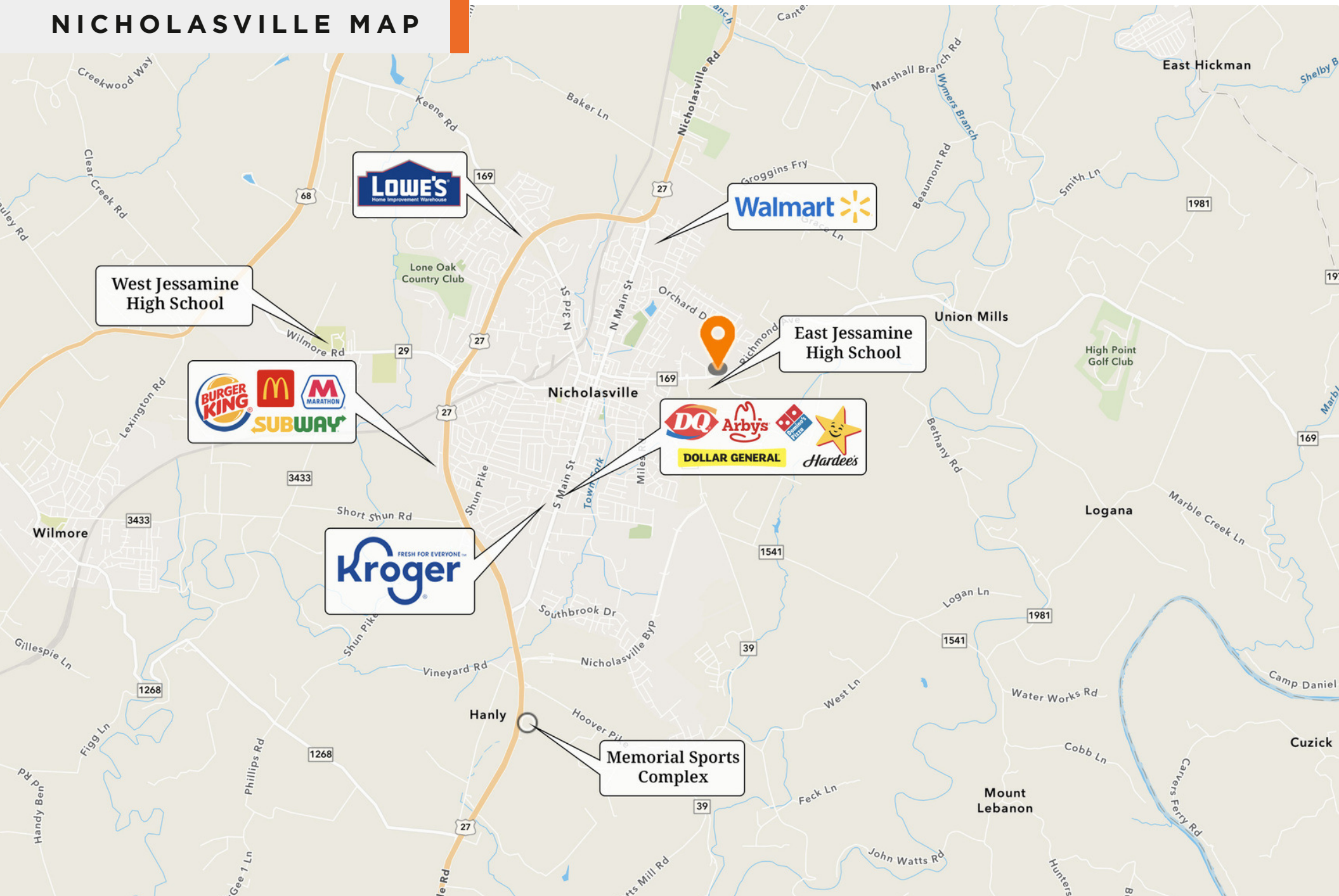
**CONVENIENT  
LOCATION**



**ZONED  
I-1**



# NICHOLASVILLE MAP





**TRAVIS ROSE, MBA**

travis.rose@svn.com  
Cell: **859.806.1591**

## PROFESSIONAL BACKGROUND

Travis Rose serves as an Advisor at SVN Stone Commercial Real Estate, where he specializes in the acquisition and sale of large farm, residential, and commercial development tracts across Central Kentucky. In addition to land brokerage, Travis also assists clients with the buying, selling, and leasing of investment properties, offering market insight and tailored strategies to meet each client's goals.

A native of Nicholasville, Travis brings a deep understanding of Kentucky's land and investment landscape. His relational approach to brokerage is rooted in trust, service, and a commitment to long-term client success. In 2024, he was recognized with the SVN Achievers Award, a national production honor awarded to top-performing advisors based on annual sales volume.

Travis earned his Bachelor's degree from Eastern Kentucky University, where he was a member of the ECU golf team, named to the President's List, and honored as an Academic All-American. He later completed his MBA at Murray State University, further sharpening his financial and strategic expertise.

Outside of real estate, Travis resides in Lexington with his wife, Bitty, and their three daughters. He enjoys playing golf, spending time with family, and serving in various roles at his local church.

## EDUCATION

Bachelors - Eastern Kentucky University  
(President's List, Golf Team, Academic All-American)  
MBA - Murray State University

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.