



SUGARTREE — ENTITLED 4-PLEX

All-Brick Garden Home · Four Entitled Homesites

SUGARTREE LANE, VERSAILLES, KENTUCKY 40383 · LEXINGTON-FAYETTE METRO

\$200,000

ASKING PRICE

\$50,000

PER HOME PAD

0.69

ACRES

4

HOMESITES

One entitled garden home lot. **Platted, recorded, shovel-ready today.**

This is a fully entitled, shovel-ready 4-plex lot inside Sugartree, an established residential community in Versailles — thirteen miles from downtown Lexington. The 0.69-acre lot is entitled for an all-brick garden home building, four homesites total, and is **one of only two garden home lots in the entire community.**

Roads, drainage, natural gas and electric are already in place and paid for. There is no rezoning, no entitlement risk and no waiting period. **Phase 1 of Sugartree is complete and fully sold** — proven pricing and buyer demand for this exact product before turning a single shovel of dirt.

PROPERTY SPECIFICATIONS

OFFERING	One entitled 4-plex lot • 4 pads
LOT SIZE	0.69 Acres
HOMESITES	4 • each individually addressed
PRODUCT TYPE	All-Brick Garden Home
STATUS	Fully entitled, platted & recorded
ZONING	R-1B Planned Unit Development
COMMUNITY	23.54-acre tree-lined PUD
DENSITY	3.91 units/acre (4.0 allowed)

WHY IT IS DIFFERENT

Zero entitlement risk — no rezoning, no hearing, no waiting period

Shovel ready — move directly to vertical construction

Infrastructure paid for — roads, drainage, gas, electric in place

One of only two garden home lots in the community

Phase 1 sold out — proven product on this exact site

Each homesite carries its own recorded street address

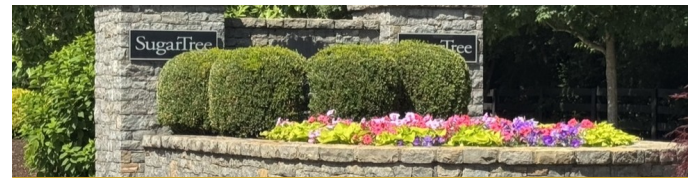
Level ground on a quiet loop with no through traffic



The Garden Home Product

ALL-BRICK • SINGLE-LEVEL • 4 UNITS

Hip roofs, masonry chimneys, deep covered porches, two-car garages and a first-floor primary suite in each unit. A maintenance-free product for move-down buyers — and **built examples stand on-site today.**



Not Raw Ground. A Community.

STONE ENTRY • HOA • STREETS IN PLACE

The stone entry, the landscaping, the streets and the HOA are already in place and **already paid for.** A buyer inherits an address residents have lived at for years — not a name on a sign he has to introduce to the market.

ONE ENTITLED LOT • FOUR HOMESITES • ONE CLOSING

\$200,000

One of only two garden home lots in the Sugartree community.

Information obtained from sources believed reliable; Meridien Real Estate makes no guarantee, warranty or representation as to completeness or accuracy. No representation is made as to the price at which any home built on this property may sell. Lot designations are for presentation only; refer to the recorded plat of Sugartree, Woodford County, Kentucky. Measurements and drive times approximate. Submitted subject to errors, omissions, change of price, prior sale or withdrawal without notice.

THE MARKET CASE

Why Build Here.

Four entitled pads are worth what someone will pay for the four homes that go on them. In Woodford County the demand side is already doing the work — **a county that has permitted new housing every single year for five straight years**, wrapped around institutions that do not leave: Toyota's largest plant on earth, a world racecourse, the birthplace of bourbon and six universities.

485

NEW HOUSING UNITS
 PERMITTED 2021-2025
 WOODFORD COUNTY

Five straight years. It never stopped.

Roughly one hundred units a year, every year, in a county of fewer than twenty-eight thousand people — through the rate shock of 2023 and the national slowdown that followed. Permits fell to 69 that year and were **back above 100 by 2024**. A builder taking four pads is stepping into absorption that has already been tested.

RESIDENTIAL PERMITS · WOODFORD COUNTY

2021		124
2022		95
2023		69
2024		102
2025		95
Five-year total		485

U.S. Census Bureau, series BPRIV021239. All structure types.

2026 · ALREADY ON THE BOARD

FEB	Versailles and the Woodford County Fiscal Court approved for \$2 million in state funding toward an \$8.5 million acquisition of a 17-acre industrial site and a 140,000 sq ft building.
MAR 23	Toyota marks 40 years in Georgetown with \$1 billion in new investment — \$800 million of it to the Kentucky plant.
MAY	Blue Grass Airport unveils Future LEX — a \$500 million expansion after a record 1.6 million passengers in 2025, adding an eight-gate concourse for larger aircraft.
JUN	Toyota launches RAV4 Hybrid production in Georgetown and breaks ground on a new paint facility.
FALL	Georgetown begins building the all-electric Highlander — the first three-row BEV Toyota will build for the U.S. market.
OCT 30	Breeders' Cup World Championships at Keeneland — attendance capped at 43,000 per day.

County permit totals for 2026 are not yet published; the U.S. Census Bureau releases the next annual figure on August 25, 2026.

THE INSTITUTIONS THAT HOLD THIS MARKET

KEENELAND · 10 MINUTES

\$1.6B

Annual economic impact on Lexington and surrounding counties. **Keeneland hosts the Breeders' Cup World Championships this October 30-31** — fourteen Grade 1 races, purses above \$34 million, televised nationally on NBC.

BOURBON · BIRTHPLACE

12+

Distilleries within twenty minutes, per Visit Woodford. **Woodford Reserve** — one of only three National Historic Landmark distilleries in Kentucky and official bourbon of the Kentucky Derby — sits a few miles from this ground.

UNIVERSITIES · 20 MILES

6

Kentucky, Transylvania, Midway, Asbury, Georgetown College and Kentucky State. **A recession-resistant** base of faculty, staff, students and campus-adjacent employment that does not move with the housing cycle.

TOYOTA · 18 MILES

10,000

Jobs at **Toyota's largest manufacturing plant in the world**. Capacity of 550,000 vehicles and 600,000 engines a year, more than \$12 billion invested since 1988 — and team members commuting in from **80 of Kentucky's 120 counties**.

THIS LOT INDIVIDUALLY — OR THE BALANCE OF THE COMMUNITY

\$200,000

ONE LOT · FOUR PADS · \$50,000 EACH

One of **only two garden home lots** in the entire community. Bought on its own, in a single closing, with no obligation beyond it.

\$187,500 per lot

ALL EIGHT LOTS · 32 PADS · \$1,500,000

Taking the balance of Sugartree in one closing prices every lot at **\$187,500 — \$46,875 a pad**. One contract, one closing, one basis.

SOURCES — U.S. Census Bureau (building permits); Kentucky Cabinet for Economic Development (Feb. 2026 KPDI award); Keeneland Association and published economic-impact study; Breeders' Cup Limited; Visit Woodford; Toyota Motor North America and Toyota Motor Manufacturing Kentucky; Woodford County Public Schools; Blue Grass Airport; published developer materials from Anderson Communities and Ball Homes. Figures are third-party reported and describe general market conditions only — not a projection, appraisal or representation of future value, absorption or profit. Approximate and not independently verified.