

LEXINGTON, KENTUCKY

Canebrake

62.93 Acres | 5 Parcels | I-75 Frontage | Dual Zoning

I-1 Light Industrial | R-4 Residential



THE GIBSON COMPANY

COMMERCIAL REAL ESTATE SERVICES



Aerial View — Canebrake, Lexington, KY

All information believed accurate but not guaranteed. Buyer to verify all data. Mineral rights conveyed to the extent held by seller — title search recommended.

Acreage is approximate (±). © 2026 The Gibson Company. All rights reserved.

THE OPPORTUNITY

PROPERTY SNAPSHOT

Location	Lexington, KY (Fayette Co.)
Total Acreage	62.93 ± acres
Parcels	5 parcels (sold together)
Zoning	~32 ac I-1 / ~34 ac R-4
Road Access	Athens Boonesboro / I-75
Utilities	Water and electric at road
Current Use	Farmland

WHY CANEBRAKE?



Dual-Zoned Development

~32 acres I-1 Light Industrial and ~34 acres R-4 Residential — rare mixed-use flexibility



I-75 Frontage & Access

Contiguous to Interstate 75 at Exit 104 — premier visibility and logistics connectivity



Lexington Metro Location

Within Fayette County limits — access to city water and electric infrastructure



Clean Farmland Canvas

Productive farmland ready for development



Strategic Neighbors

Adjacent to Sayre School Athletic Facility and Lexington Sporting Club — established corridor

AERIAL OVERVIEW

62.93 ± Acres | 5 Parcels | I-75 Contiguous | Lexington, KY



Boundaries shown for illustrative purposes — verify with Fayette County PVA and licensed surveyor | Photo: Drone Aerial

INDUSTRIAL DEVELOPMENT POTENTIAL

32±

Acres Zoned
I-1 Industrial

Light Industrial

I-75

Interstate
Frontage

Exit 104 access

62.93±

Total Acres
Dual Zoning

Development ready

WHY CANEBRAKE FOR INDUSTRIAL DEVELOPMENT?

1

I-75 Visibility & Access

Direct interstate frontage at Exit 104 — ideal for logistics, distribution, and flex industrial operations

2

City Utilities at Road

Water and electric available at the road — reduces infrastructure costs and development timelines

3

Lexington Metro Market

Access to Central Kentucky's 500,000+ labor force, University of Kentucky talent pipeline, and regional supply chain

4

Development-Ready Farmland

Farmland with road access and utilities at the road — site preparation will vary depending on intended use



RESIDENTIAL DEVELOPMENT POTENTIAL

~34 acres zoned R-4 — high-density residential ready

RESIDENTIAL ADVANTAGES

- ▶ ~34 acres zoned R-4 residential — supports high-density housing development
- ▶ Adjacent to Sayre School Athletic Facility and Lexington Sporting Club — family appeal
- ▶ City utilities at the road: water and electric — available for extension
- ▶ Lexington's housing demand continues to grow — strong absorption for new product
- ▶ Natural creek feature adds amenity value for residential community planning

DEVELOPMENT SCENARIOS

- ▶ Single-family subdivision: premium lots with I-75 accessibility and school proximity
- ▶ Townhome or multi-family community: R-4 zoning supports higher density
- ▶ Mixed residential: blend of single-family, townhomes, and amenity spaces
- ▶ Build-to-rent community: growing demand for rental product in Lexington metro
- ▶ Age-restricted / active adult community: close to services and amenities

PARCEL DETAIL & PLAT MAP



PARCEL BREAKDOWN

Parcel #	Acres	Address
92940	21.05	251 Canebrake Dr
93170	11.32	250 Canebrake Dr
92930	10.13	201 Canebrake Dr
92950	10.01	301 Canebrake Dr
93180	10.42	200 Canebrake Dr
TOTAL	62.93	5 Parcels

- 2 tobacco barns on site
- Small residential home
- Natural wet weather creek
- Contiguous to I-75

PROPERTY FEATURES

WHO ARE THE BUYERS?

Two primary buyer categories with distinct value drivers



Industrial Developers

Warehouse, logistics, flex industrial, and manufacturing



Distribution & Logistics

I-75 corridor operators, 3PL companies, e-commerce



Residential Developers

Single-family, townhome, and multi-family builders



Build-to-Rent Operators

BTR community developers and institutional investors



Institutional Investors

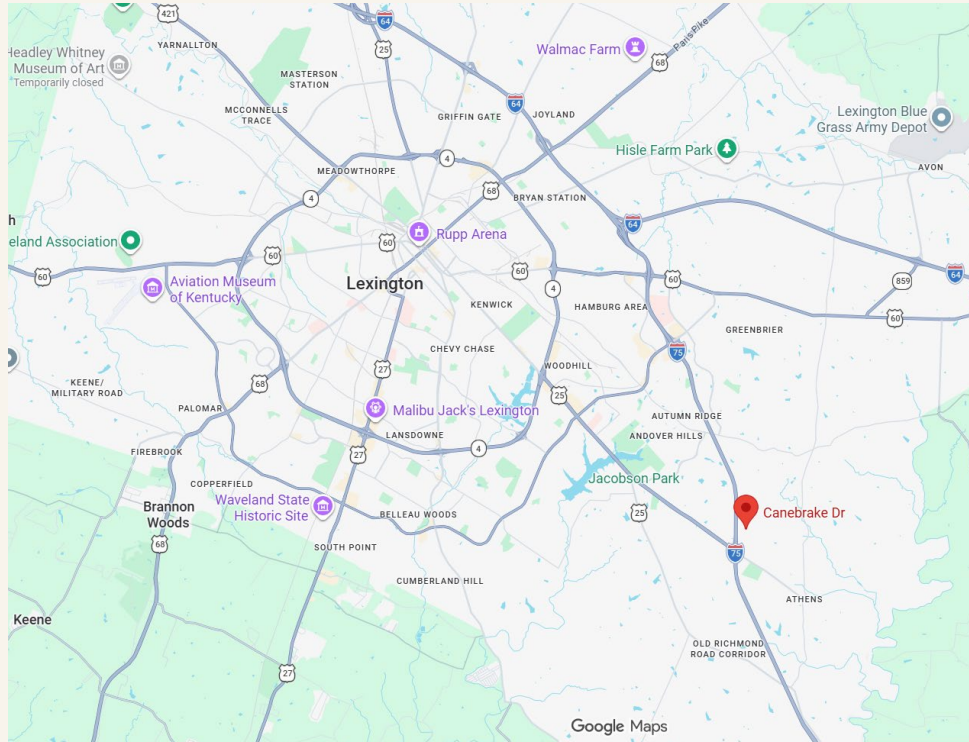
Land REITs, private equity, family offices



Mixed-Use Developers

Combined industrial & residential master planners

LOCATION & ACCESS



LOCATION HIGHLIGHTS

- Lexington, KY (Fayette County)
- Contiguous to I-75 at Exit 104 (Athens Boonesboro Rd)
- Access via Athens Boonesboro Rd onto Canebrake Drive
- Adjacent to Sayre School Athletic Facility
- Adjacent to Lexington Sporting Club
- City water & electric available at the road
- Minutes to downtown Lexington and University of Kentucky
- Central KY logistics hub — I-75 / I-64 interchange nearby

AERIAL VIDEO

<https://youtu.be/s7KKQw8BiRc?si=BjlQCjqa2xYLfaWJ>



READY TO MAKE AN OFFER?

62.93 acres of dual-zoned development land on I-75 in Lexington, Kentucky is an exceptionally rare offering. This property will attract multiple buyer interest.



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THE OFFERING

62.93± Acres

5 Parcels
Lexington, Kentucky

I-1 Industrial | R-4 Residential