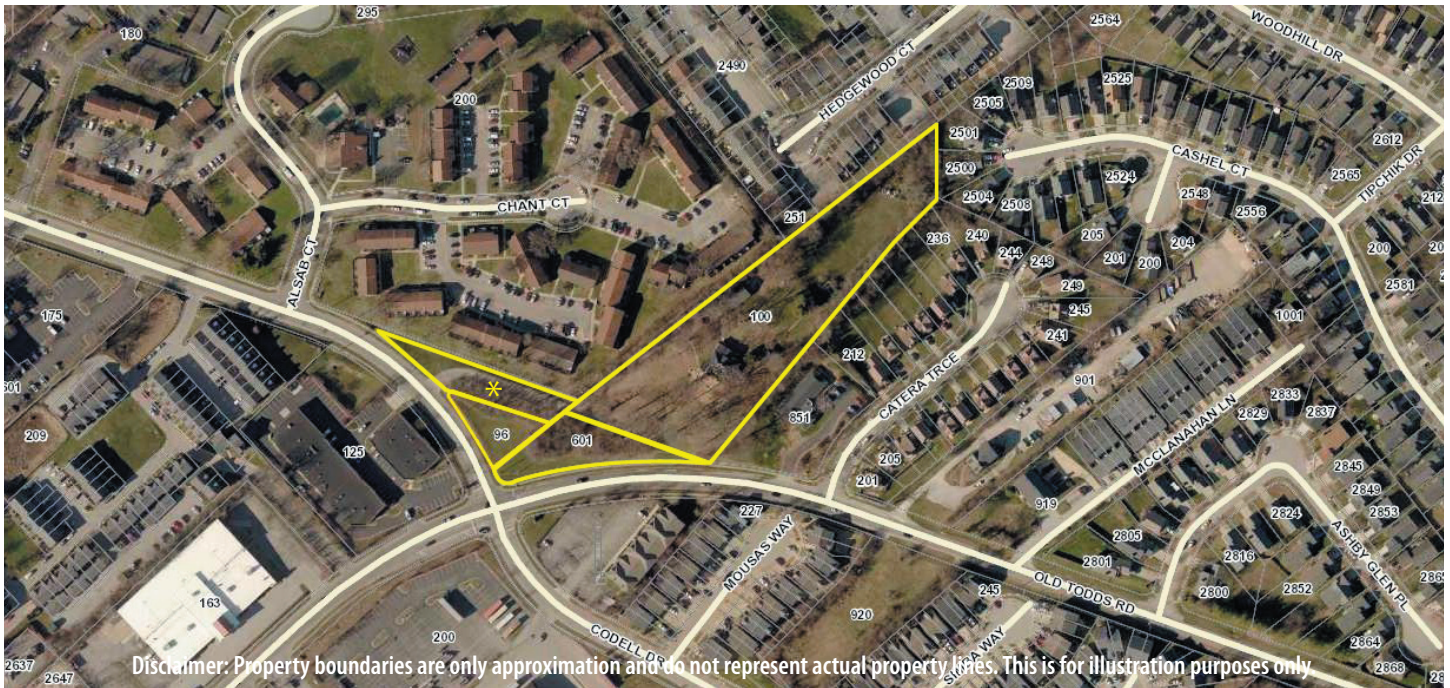


FOR SALE - Redevelopment Opportunity

100 Codell Dr / 96 Codell Dr / 601 Old Todds Rd, Lexington, KY 40509

\$750,000



1. Redevelopment Opportunity inside of Urban Services Boundary.
2. Infill property with potential for higher density use.
3. Easy to find and visible at the intersection of Codell Drive and Todds Road.
4. Existing house on property could be renovated or razed depending upon intended use.
5. Existing zoning is R-3 on 100 Codell Dr. and A-U for 96 Codell Dr. and 601 Old Todds Road.
6. May be able to acquire additional land area from the stub in off Old Todds Road which is now a dead end and no longer with public access.*
7. Surrounded by development and suitable for any number of possible uses (subject to zone change) including retail, long term care/assisted living or congregate housing, multi-family apartments, affordable housing, churches or many other possible uses.

Note: Tenant is in the house and all showings of the property are by appointment only.

Property Details

Price: \$750,000

Total Lot Size: 3.66 AC

Property Type: Redevelopment Land

Tract 1 - 100 Codell Dr

Lot Size: 2.811 AC / Zoning: R-3 - Planned Nbhd Residential

Tract 2 - 96 Codell Dr

Lot Size: 0.527 AC / Zoning: A-U - Agricultural Urban

Tract 3 - 601 Old Todds Rd

Lot Size: 0.32 AC / Zoning: A-U - Agricultural Urban



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Aerial

