

Former Eddie Montgomery's Steakhouse & Skylar's Landing Development

Harrodsburg, Kentucky 40330

PRESENTED BY

James M. Schrader

Schrader Commercial Properties
175 East Main Street
Lexington, KY 40507

Office: 859-288-5008
Cell: 859-321-5660
jschrader@schradercommercial.com

www.schradercommercial.com





Overview

Schrader Commercial Properties, LLC is pleased to offer, on behalf of its exclusive client, Central Bank, the former Eddie Montgomery Restaurant along with six tracts of land adjacent to the restaurant, ranging in size from 1.25 acres to 21.05 acres, which are suitable for commercial development. The total acreage (B-2 zoned) including the restaurant property and commercial tracts is slightly in excess of 36 acres.

The restaurant property features a log resort and country theme and is a turn-key operation including a fully equipped kitchen, all restaurant furniture and supplies and an elaborate sound system and lighting system ready for immediate use and included in the total package price. Originally built in 2009 and completed in early 2010, it is difficult to describe the high quality of construction and the high level of finishes in a state of the art restaurant and entertainment facility. The property reminds the visitor of a grand national park building in Yosemite or the Smoky Mountains or possibly an entertainment facility in Branson, MO as no expense was spared in its original construction and the size and scale of the property and its amenities impressive. The restaurant features indoor seating for up to 400 people, including private dining rooms, and additional outdoor patio seating for up to 100. The second floor of the building, serviced by an elevator, includes a VIP area, offices and control booth for the state of the art sound system and lighting. Other amenities include two massive fireplaces, walk in wine cooler, spacious ready to operate kitchen with multiple walk in

coolers and freezers and all equipment, two fully equipped bars, dressing room with private bathroom and shower for performers, and employee dressing rooms and bathrooms. Other features include three covered porches, gift shop, gated rear service entrance with a high level of building security, and a loading dock. Site improvements include ample asphalt paved and striped parking lot for approximately 180 cars, pole security lighting, large pylon identity signage and landscaping.



Overview

This sleek, clean, one of a kind restaurant and entertainment center was built of the highest quality possible and is fabulously equipped and is 100% ready to operate immediately. The buyer of the property will be purchasing the restaurant and equipment at a very deep discount from original cost and receive an equipment package that is second to none. Experienced restaurant operators, distilleries, breweries, and entertainment venues are all likely buyers of a property where it is truly necessary to see it to believe it.

If a buyer is interested in adding more facilities such as a hotel, increased parking, amphitheater or any other type of recreational facilities on site, we are also offering as a package or separately, the remaining portion of Skylar's Landing, consisting of five development tracts ranging in size from 1.25 acres to 3.07 acres. Just west of the restaurant parcel is a 21.05 acre parcel that is undeveloped but zoned B-2 and with all utilities and sewers available to the site.

The location is close to the popular tourist location known as the Bourbon Trail and located between U.S. Highway 127/Bypass and U.S. Highway 127 (S. College Street/Danville Rd.) in picturesque Harrodsburg, KY, a bedroom community of Lexington with easy access to Frankfort, Danville, Somerset and the Bluegrass Parkway.



Offering

RESTAURANT: 180 Lucky Man Way, Harrodsburg, Ky 40330

Lot Size: ± 3.354 acres

Total: $\pm 16,872$ SF including the walk-in coolers/freezers
and rear service garage and enclosed storage areas.

1st Floor: $\pm 14,647$ SF; 2nd Floor: $\pm 2,225$ SF

PVA Map Number: 058.00-00056.09

OFFERING PRICE: \$3,200,000

LOT #1: 115 Joshua Way, Harrodsburg, Ky 40330

Lot Size: ± 2.078 acres

PVA Map Number: 058.00-00056.04

OFFERING PRICE: \$311,700

LOT #2: 135 Joshua Way, Harrodsburg, Ky 40330

Lot Size: ± 1.247 acres

PVA Map Number: 058.00-00056.05

OFFERING PRICE: \$187,050

LOT #3: 155 Joshua Way, Harrodsburg, Ky 40330

Lot Size: ± 2.992 acres

PVA Map Number: 058.00-00056.06

OFFERING PRICE: \$374,000

LOT #4: 134 Joshua Way, Harrodsburg, Ky 40330

Lot Size: ± 3.066 acres

PVA Map Number: 058.00-00056.07

OFFERING PRICE: \$306,600

LOT #5: 114 Joshua Way, Harrodsburg, Ky 40330

Lot Size: ± 2.686 acres

PVA Map Number: 058.00-00056.08

OFFERING PRICE: \$335,750

REAR TRACT:

Lot Size: ± 21.052 acres

PVA Map Number: 058.00-00056.02

OFFERING PRICE: \$750,000

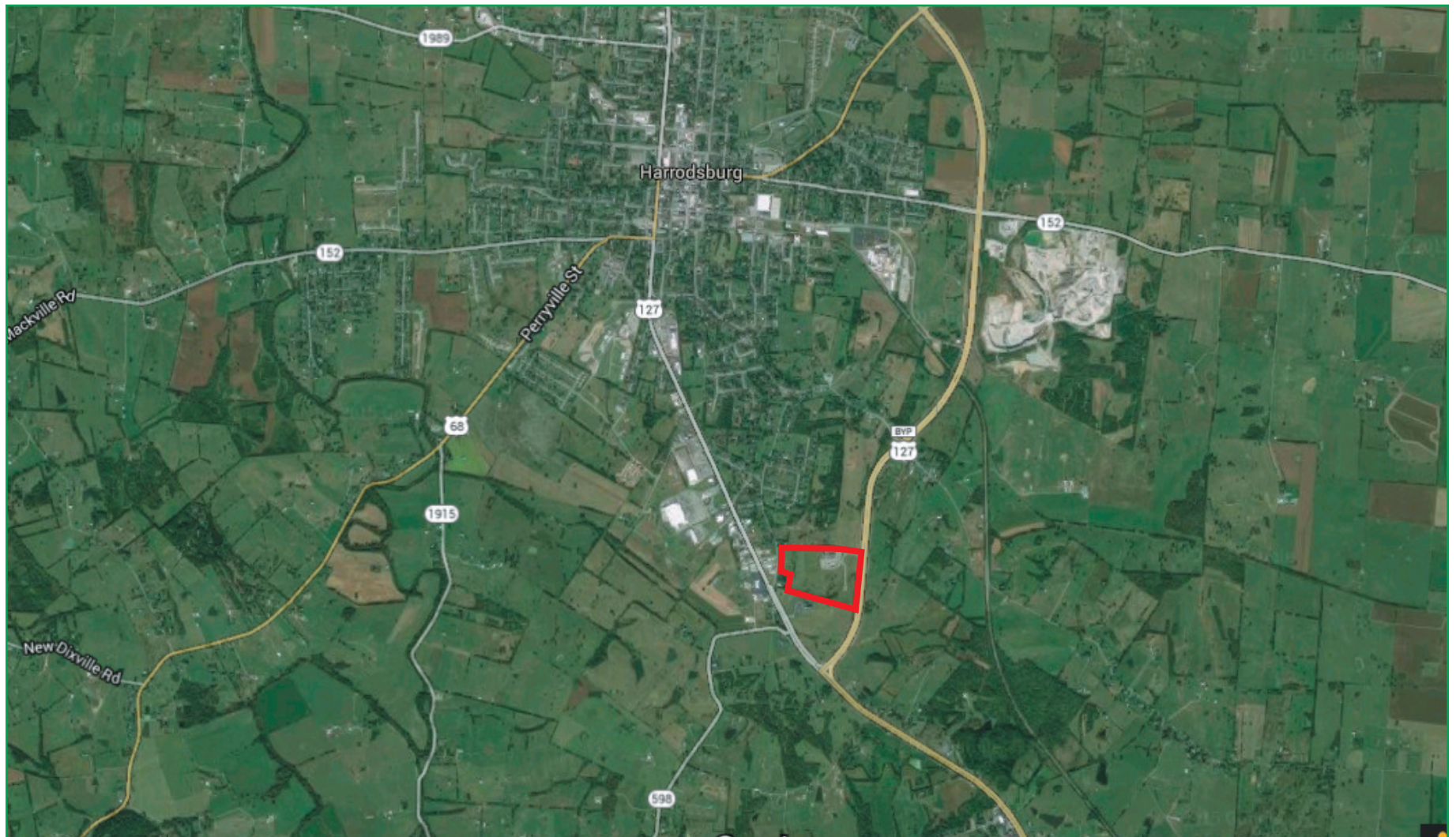
*The properties are currently zoned General Business (B-2) District.
This zone allows for a range of single-family residential, general
business, retail, highway service, office, medical, and special purpose
commercial uses.*



Property Aerial

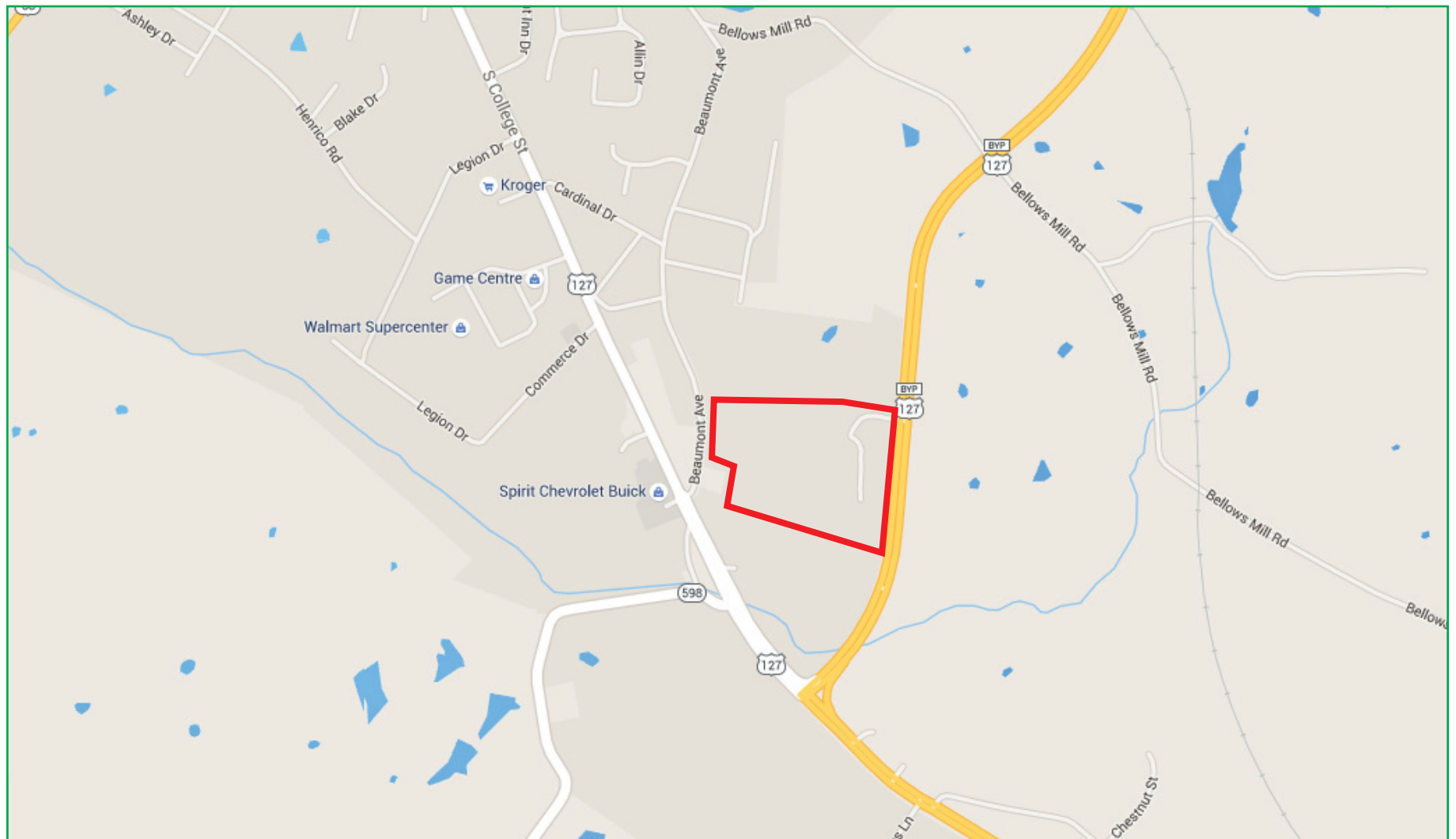


Property Aerial

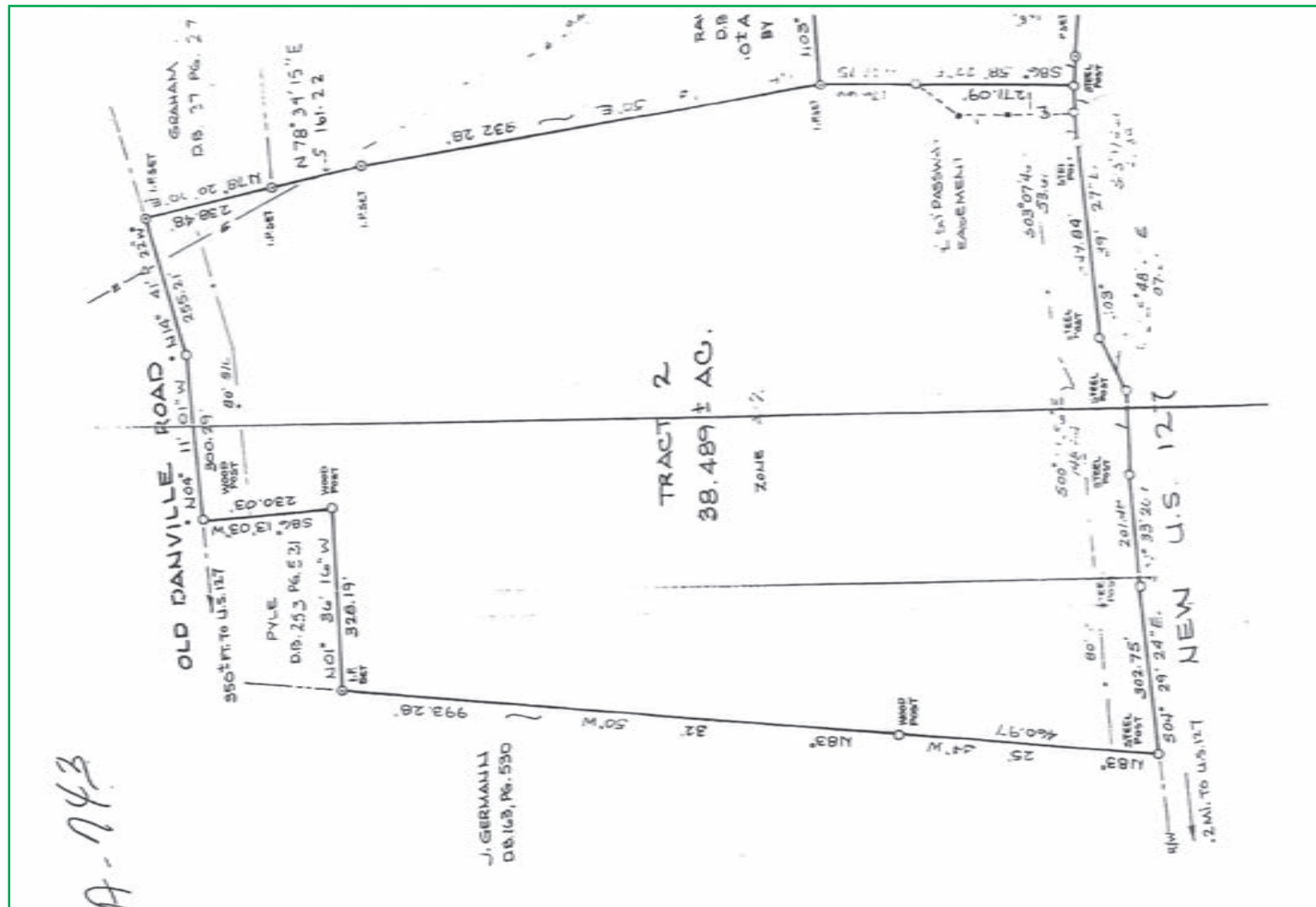


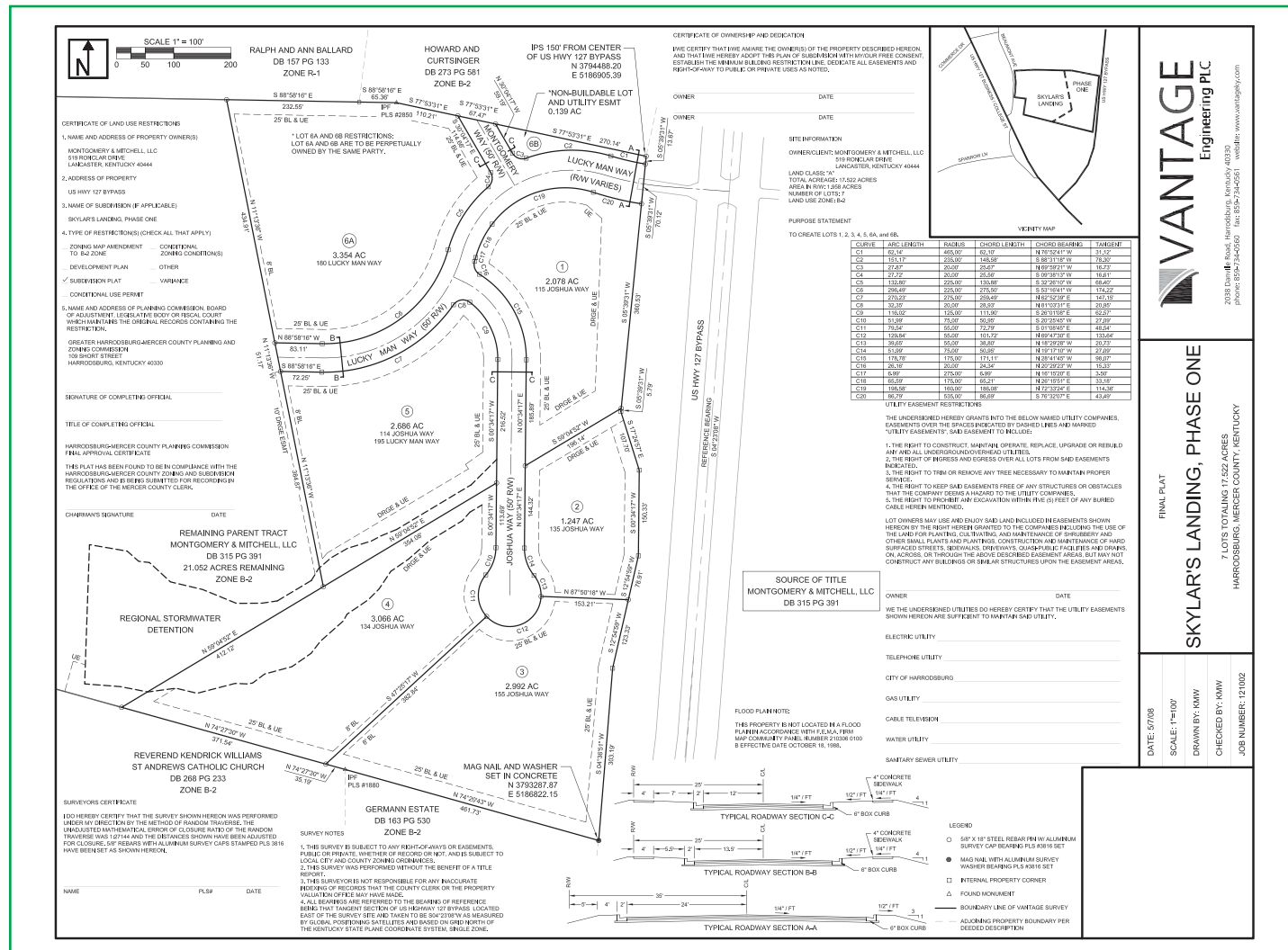
Property boundaries are only approximation and do not represent actual property lines. This is for illustration purposes only.

Property Map

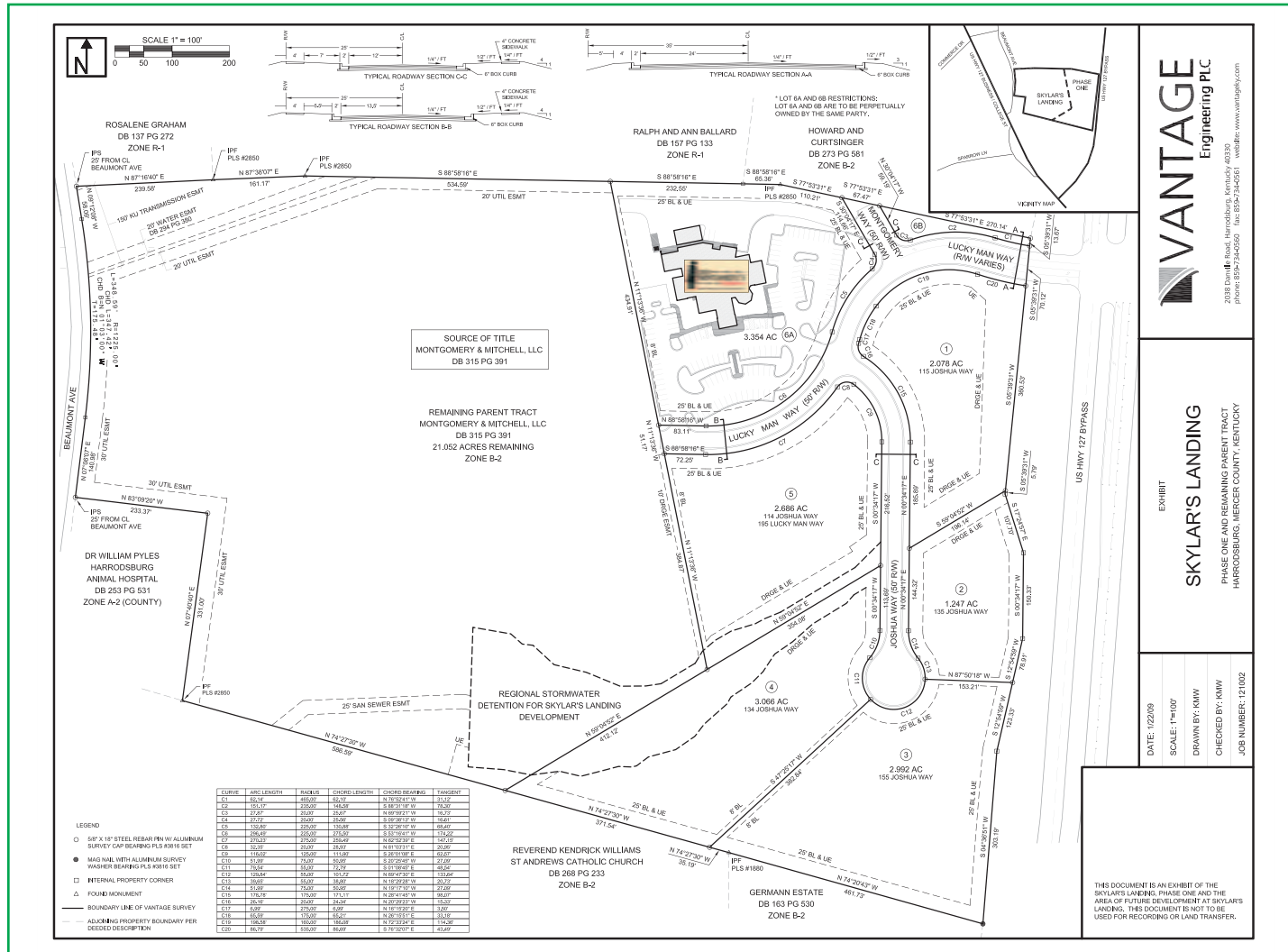


Plat





Site Plan - Total Site



Property Photos



Property Photos



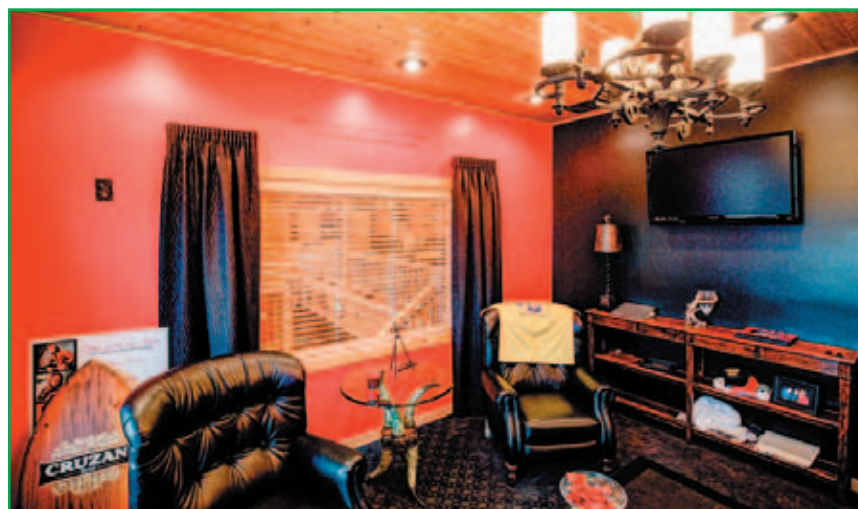
Property Photos



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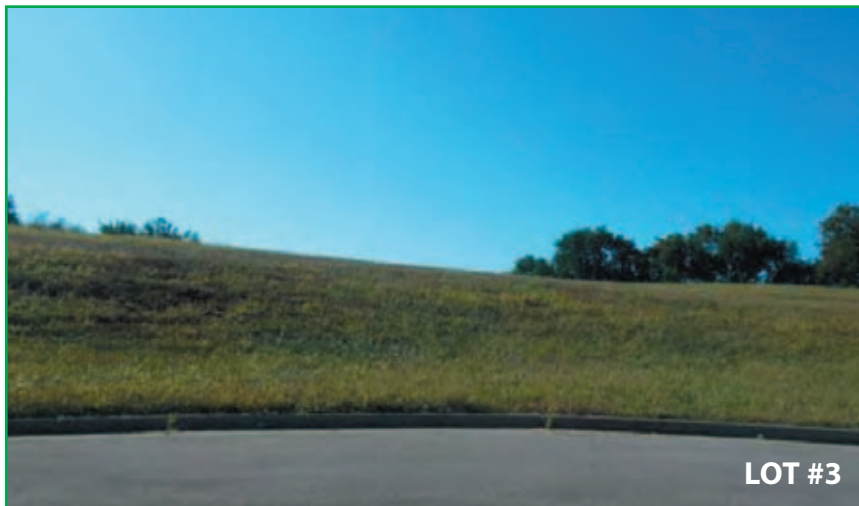
Property Photos



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Property Photos



City of Harrodsburg Zoning Ordinance - General Business District (B-2)

8.2. General Business District (B-2)

Within the general business districts the following regulations shall apply:

8.2.1 Uses permitted

- a) Single family dwellings (SFD)
- b) Home Occupations (as defined in Article 2)
- c) Essential Utility Services
- d) Banks
- e) Barber & Beauty shops
- f) Medical clinics
- g) Assisted living centers
- h) Nursing homes
- i) Drug store
- j) Dry cleaners & Launderette (self-service)
- k) Gas stations
- l) Fruit market
- m) Funeral homes
- n) Grocery store
- o) Hardware store
- p) Offices
- q) Restaurants
- r) Offices not specifically permitted above including stores and shops for special or custom work or for the manufacture of articles, the major portion of which are to be sold on the premises
- s) Any retail business or retail service, including the making of articles to be sold at retail on the premises. Any such manufacturing or professing shall be incidental to a retail business or service and not more than ten (10) persons shall be employed in such manufacturing.
- t) Places of amusement
- u) Places of assembly
- v) Offices
- w) Hotels, motels,
- x) Public garages and other motor vehicle service.
- y) Adult Retail
- z) Tea Room
- aa) Other similar retail businesses.

8.2.2 Uses Prohibited

Animal hospital, dairy, bottling works, dry cleaning plants, electrical welding, live animal or poultry sales, gasoline, petroleum products plant, laundry or bakery employing more than five (5) persons and any similar uses which in the opinion of the board of zoning adjustment would be detrimental to the development of this district as a retail shopping area.

8.2.3 Required lot area and yard area

All buildings intended for residential use, in whole or in part, shall comply with the area and yard requirements of an R-2 district as shown below:

Front, Side and Rear Yard Setbacks - All buildings, except townhouse units shall have the following minimum yard space:

Front Yard Setback	25 feet
Rear Yard Setback	20 feet
Side Yard Setback	8 feet

Yard requirements for corner lots - The side yard requirements for all buildings on corner lots shall be such that no corner lot buildings extend toward the side street more than ten (10) feet beyond the setback line set for buildings along the street considered to be the side street to the corner lot.

Accessory Structures - Shall have the following minimum space to the lot lines and all other structures on the lot:

Rear depth - 5 feet
Side width - 5 feet

Minimum lot area and lot width served by sanitary sewer:

Lot area - 6,000 square feet
Lot width - 50 feet

Minimum lot area and lot width NOT served by sanitary sewer:

Lot area - 12,000 square feet
Lot width - 100 feet

All commercial buildings on lots adjacent to a residential zone shall have be required to create a screening buffer of ten (10) feet in addition to the side yard requirement of an R-2 district where there is an abrupt change between normally incompatible uses.

All buildings on corner lots shall be lofted so as to conform to corner lot side yard requirements of residential districts.

Height - No building shall exceed two (2) stories or thirty (30) feet in height, unless each side yard is increased over the required minimum by five (5) feet for every five (5) feet, or fraction thereof, of additional height over thirty (30) feet. In no case shall the height exceed fifty (50) feet.