



Zoned IG Industrial Land

1505 Leestown Road

Frankfort, Kentucky 40601

Property Highlights

- Great development opportunity
- +/-32.87 AC industrial land on Leestown Road near US 60
- Suitable for +/-54,000 - 170,000 SF in two or three buildings
- Manufacturing, assembly, wholesaling and warehouse uses permitted
- Utilities available to site (electric, gas, water, sewer)
- Electric: 3 phase available north and south of property
- Gas: 8" steel line with a maximum operating pressure of 250 PSIG; This is a high-pressure pipeline that can serve a wide range of industrial applications; Additional 8" high-pressure line runs along Leestown Road
- Zoned IG, General Industrial
- Sale Price: \$2,900,000

Offering Summary

Sale Price:	\$2,900,000
Zoning:	IG, General Industrial
Lot Size:	32.87 Acres

For More Information

Bruce R. Isaac, SIOR, CCIM

Senior Vice President

O: 859 422 4403

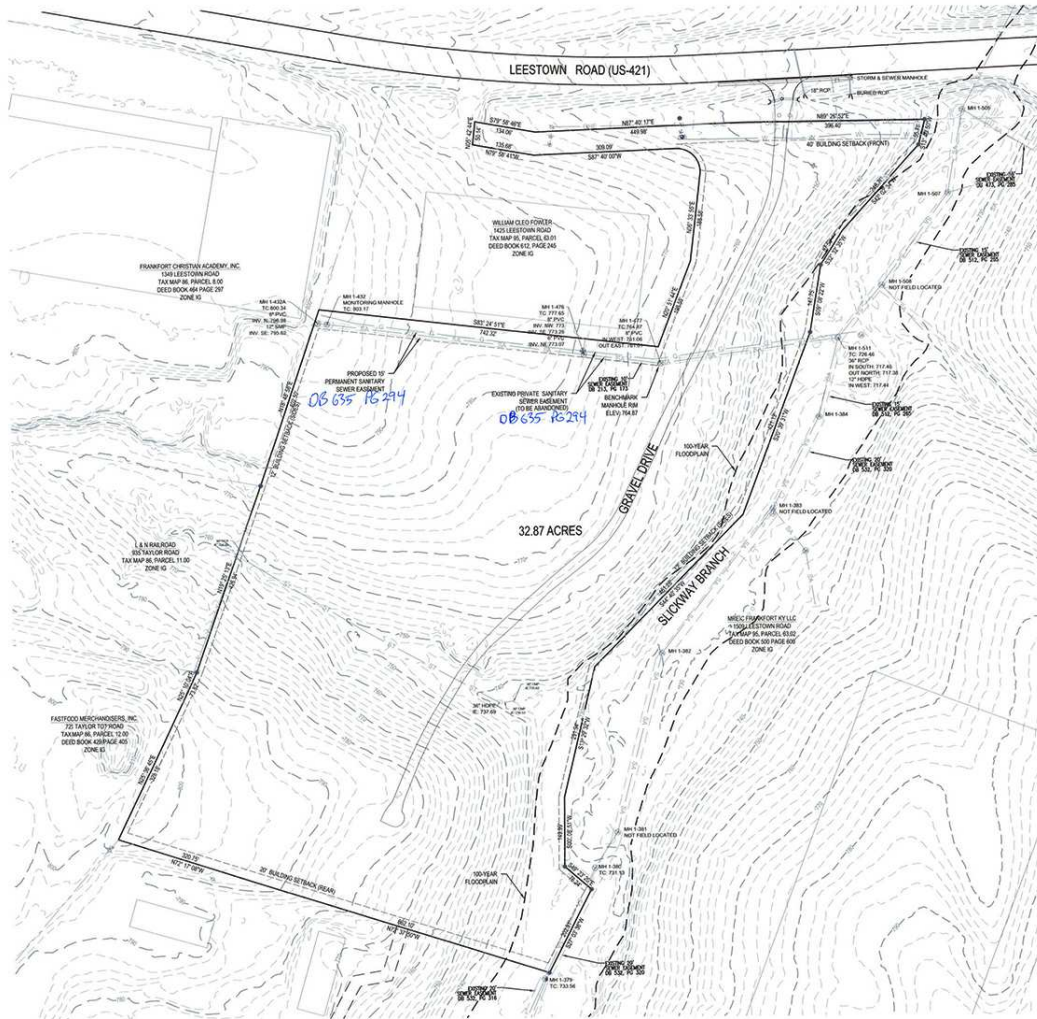
bruceisaac@naiisaac.com | KY #182312

For Sale

32.87 Acres | \$2,900,000

Industrial Land





SITE DATA TABLE	
MUNICIPALITY:	FRANKLIN COUNTY
PARCEL NUMBER:	855-00-00-000-00
ZONING DISTRICT:	NO INDUSTRIAL GENERAL
TOTAL LOT AREA:	32.87 ACRES
LATITUDE:	38°11'11.87"
LONGITUDE:	85°41'42.24"

NO BOUNDARY SURVEY WAS PERFORMED. PROPERTY BOUNDARY FROM DEED DATED 11-6-13, BY MAYETTE ENGINEERING SERVICES.

DEVELOPER & CONTRACTOR ARE RESPONSIBLE FOR VERIFYING THE PHYSICAL LOCATION OF PROPERTY AND RIGHT-OF-WAY BOUNDARY.

THIS PLAN DOES NOT REPRESENT A FIELD RUN TOPOGRAPHIC SURVEY. EXISTING GROUND CONTOURS SHOWN ARE FROM PUBLICLY AVAILABLE LIGHT DATA VIA "KENTUCKY" FROM ABOVE. SOURCE OF DATA IS THE KENTUCKY ELEVATION DATA SET (KEDS) ELEVATION MODEL.

UTILITIES SHOWN WERE TAKEN FROM PUBLIC AS-BUILT RECORDS AND MAPPING PROVIDED BY UTILITY OWNERS.

BY GRAPHIC SCALING FROM THE LATEST F.E.M.A. FLOOD INSURANCE RATE MAP, A PORTION OF THIS PROPERTY IS LOCATED IN A F.E.M.A. 1% APM SPECIAL FLOOD HAZARD AREA, ZONE "A".

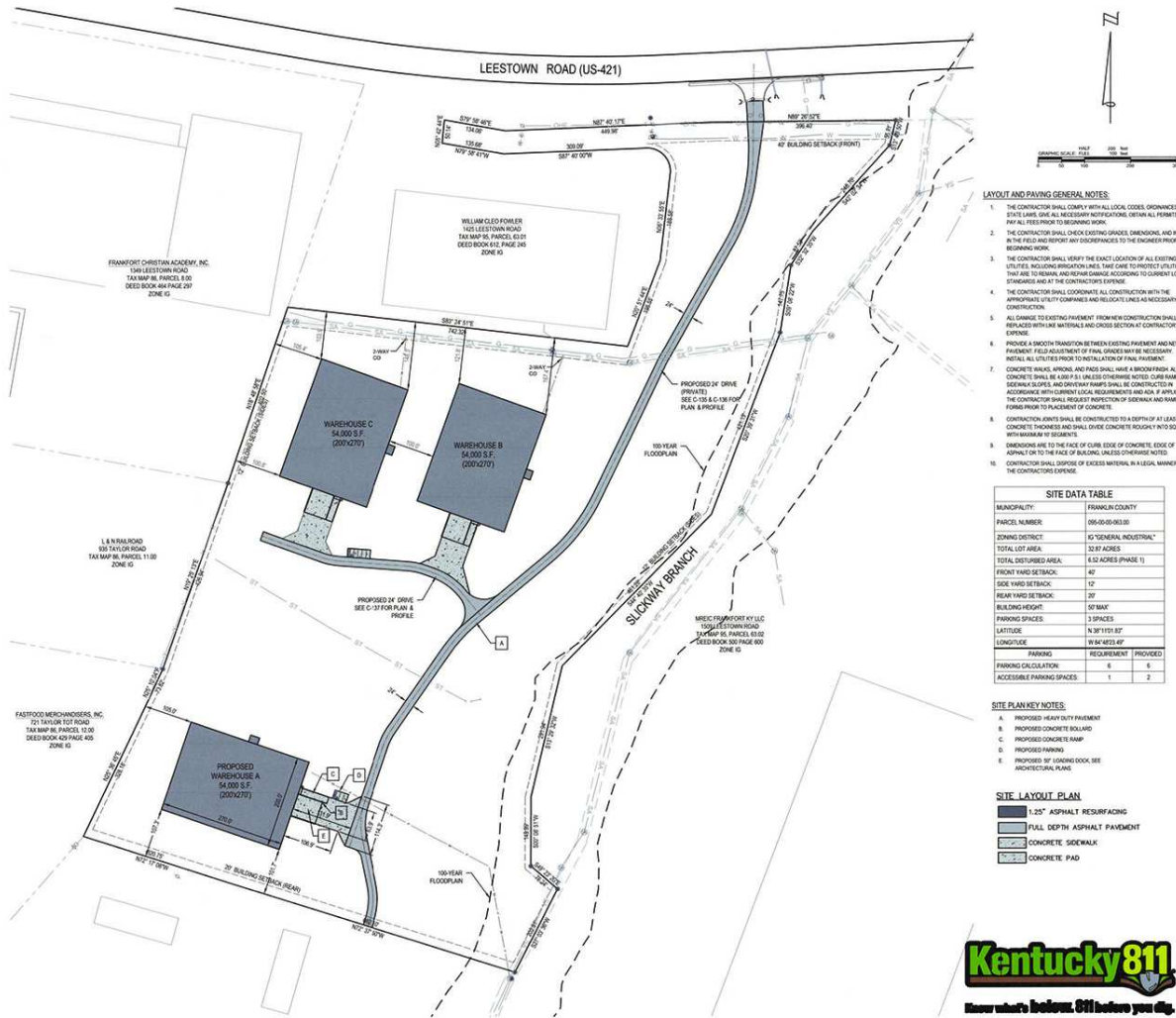
MAP 170725010
EFF. DATE 6/18/2010



THIS IS A PRELIMINARY SURVEY. IT IS NOT TO BE USED FOR CONSTRUCTION OR RECORDING WITHOUT THE SIGNATURE OF THE SURVEYOR.

BARREL VAULT LIMITED, LLC
BARREL VAULT
FRANKFORT, KENTUCKY

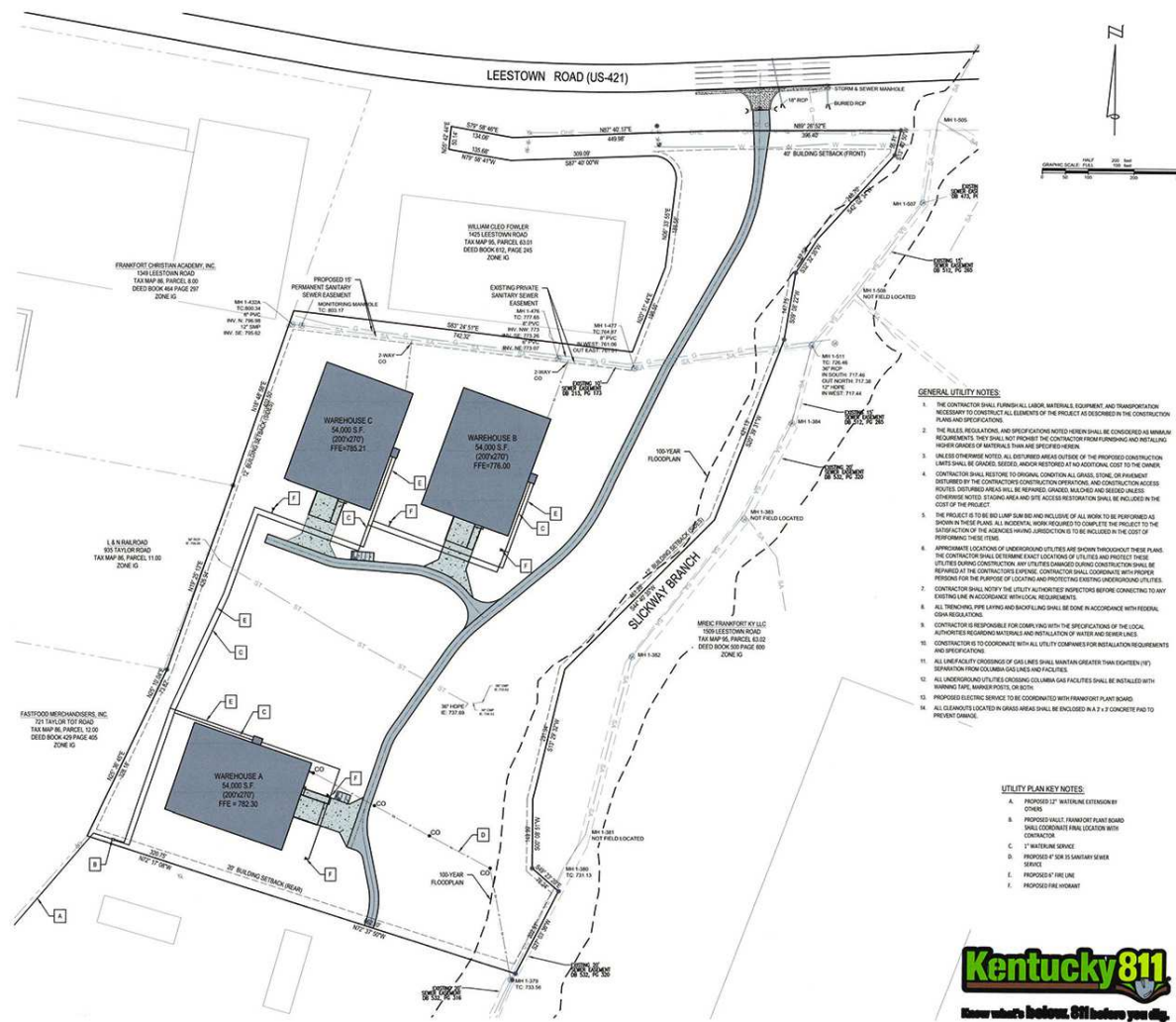
C-110



FRANKLIN COUNTY, KY
 1000 EAST MAIN STREET, SUITE 500
 LEXINGTON, KY 40503
 859.224.2000
 www.naiisaac.com

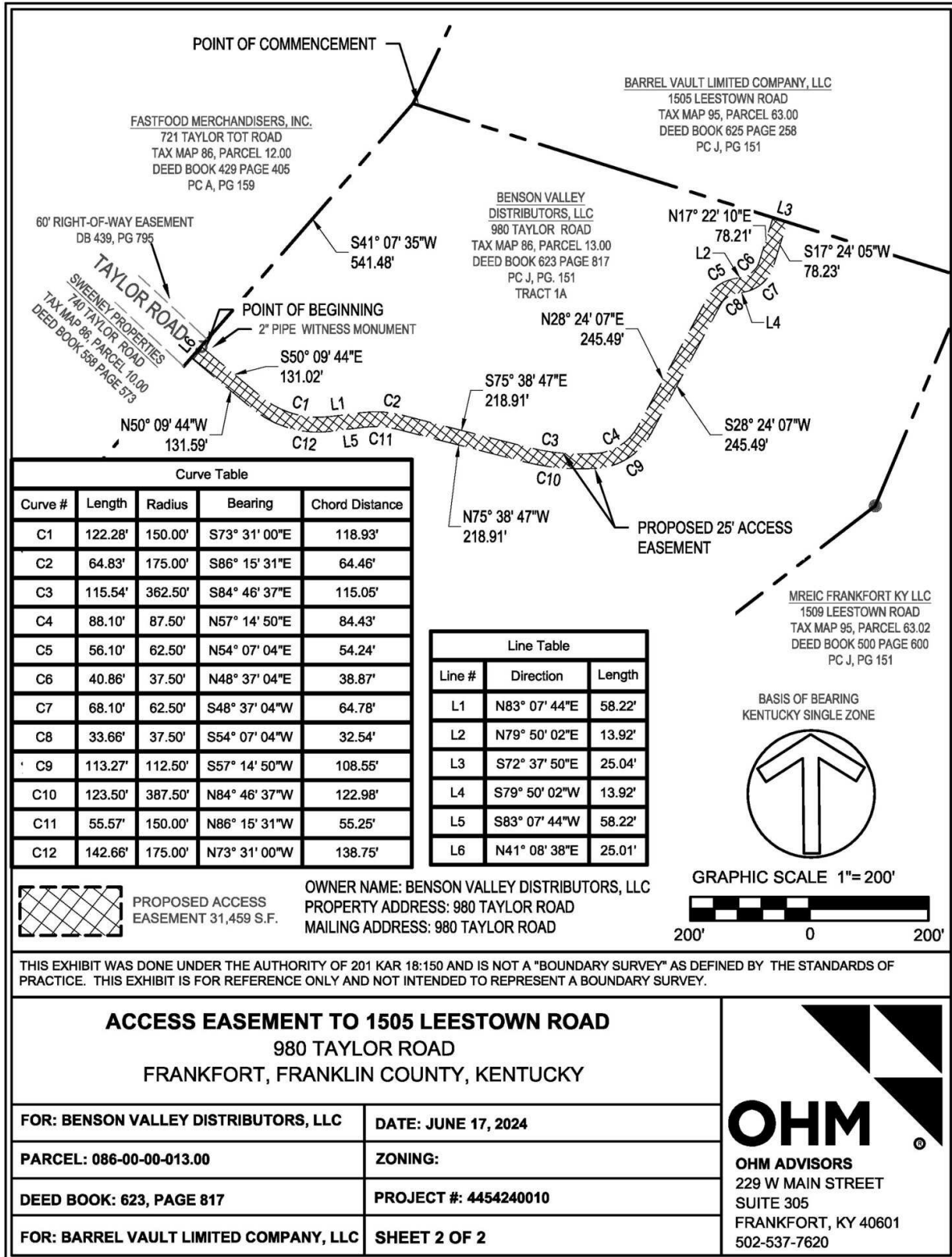
BARREL VAULT LIMITED, LLC
 BARREL VAULT
 FRANKFORT, KENTUCKY
 SITE LAYOUT PLAN

C-120



BARREL VAULT LIMITED, LLC
BARREL VAULT
FRANKFORT, KENTUCKY
OVERALL UTILITY PLAN

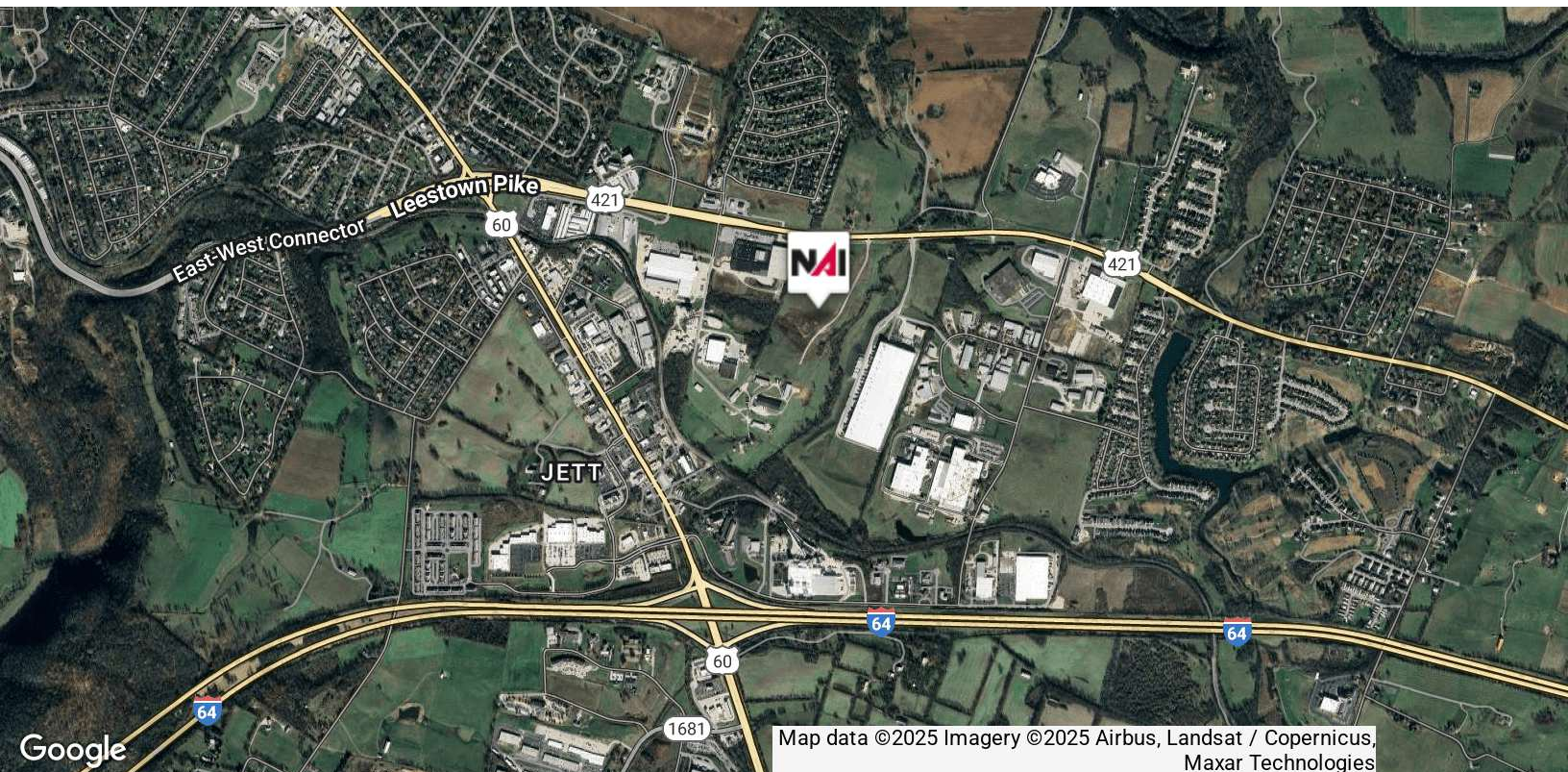
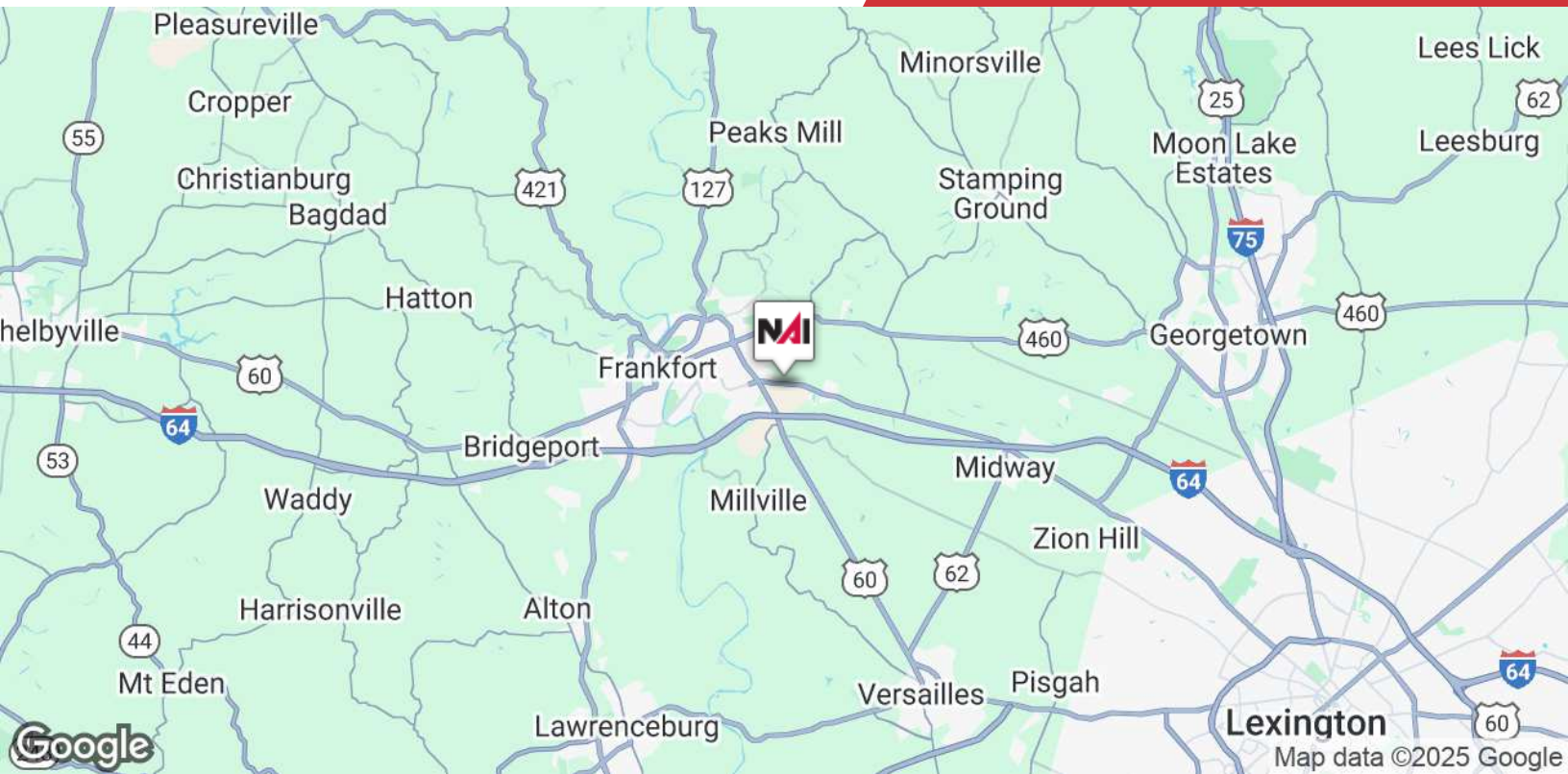
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For Sale

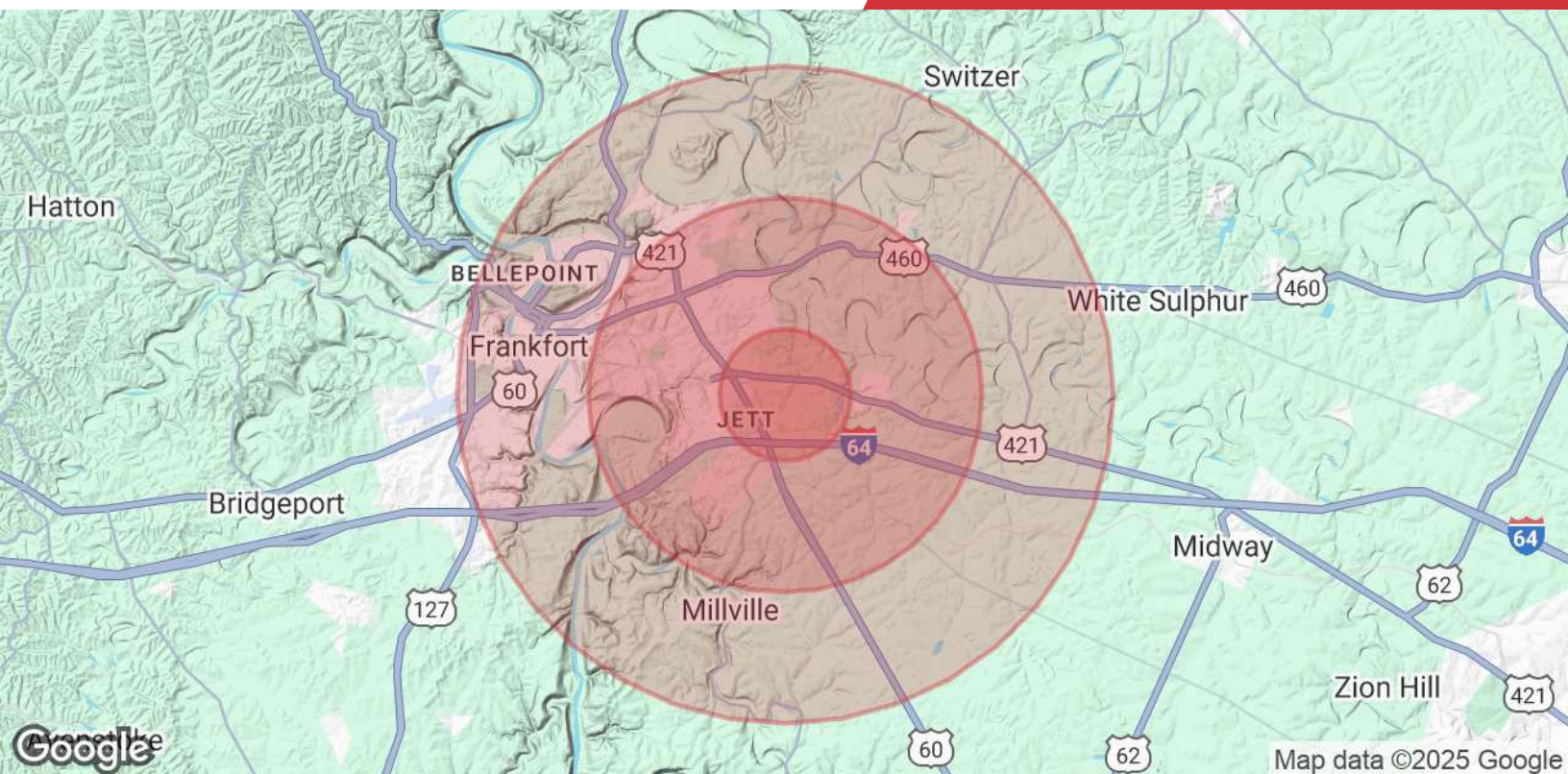
32.87 Acres | \$2,900,000

Industrial Land



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Population

	1 Mile	3 Miles	5 Miles
Total Population	2,390	17,456	34,033
Average Age	45	41	41
Average Age (Male)	43	40	40
Average Age (Female)	45	43	42

Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	1,070	7,463	14,768
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$114,119	\$95,305	\$87,839
Average House Value	\$291,339	\$226,708	\$226,804

Demographics data derived from 2024 STDB