

# FOR SALE

\$150,000

This 1-acre commercial site—Lot 6 and Lot 8 (Parcel 07-024B-06)—offers prime positioning along Highway 127 in Stanford, KY. The property delivers approximately 300 feet of road frontage, strong visibility, and direct exposure to the region's main north-south traffic corridor.

- 1-acre commercial development site on Highway 127
- Approx. 300 feet of prime road frontage with strong visibility
- Highway Business (HB) zoning supporting retail, office, service, and flex uses
- Flat, usable terrain ideal for fast, cost-effective development
- Adjacent 1,700 SF commercial building also available, creating 1.5 acres of contiguous frontage
- Located on a major north-south corridor with strong daily traffic volume
- Excellent owner-user opportunity or long-term commercial hold
- Growing commercial corridor with expanding demand and limited available road frontage



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THE LOT SITS DIRECTLY BESIDE KYCB'S 1,700 SF COMMERCIAL BUILDING (ALSO AVAILABLE), GIVING BUYERS THE OPTION TO COMBINE BOTH PARCELS FOR A FULL 1.5-ACRE COMMERCIAL FOOTPRINT WITH NEARLY 450 FEET OF COMBINED FRONTAGE. THIS CORRIDOR CONTINUES TO GROW, AND PROPERTIES WITH THIS LEVEL OF EXPOSURE RARELY HIT THE MARKET.



## CONTACT US

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