

## Lincoln County 26-Lot Subdivision Opportunity

2200 State Hwy 1273, Stanford, KY 40484

Offered at **\$750,000**

**Property Type:** Agricultural Land / Residential Development

**Broker:** Tanner Good | Principal Broker | 859.339.8105 | tanner@kycb.net

---

### Property Overview

A rare investment and development opportunity in Lincoln County, Kentucky. This 26-lot subdivision is approved for sidewalks, curb, and gutter and already benefits from **city sewer access**, **Spectrum high-speed internet**, and **phone service**. The property is strategically located between Stanford and Danville, providing excellent access to regional employers, major retailers, and transportation infrastructure.

#### Highlights:

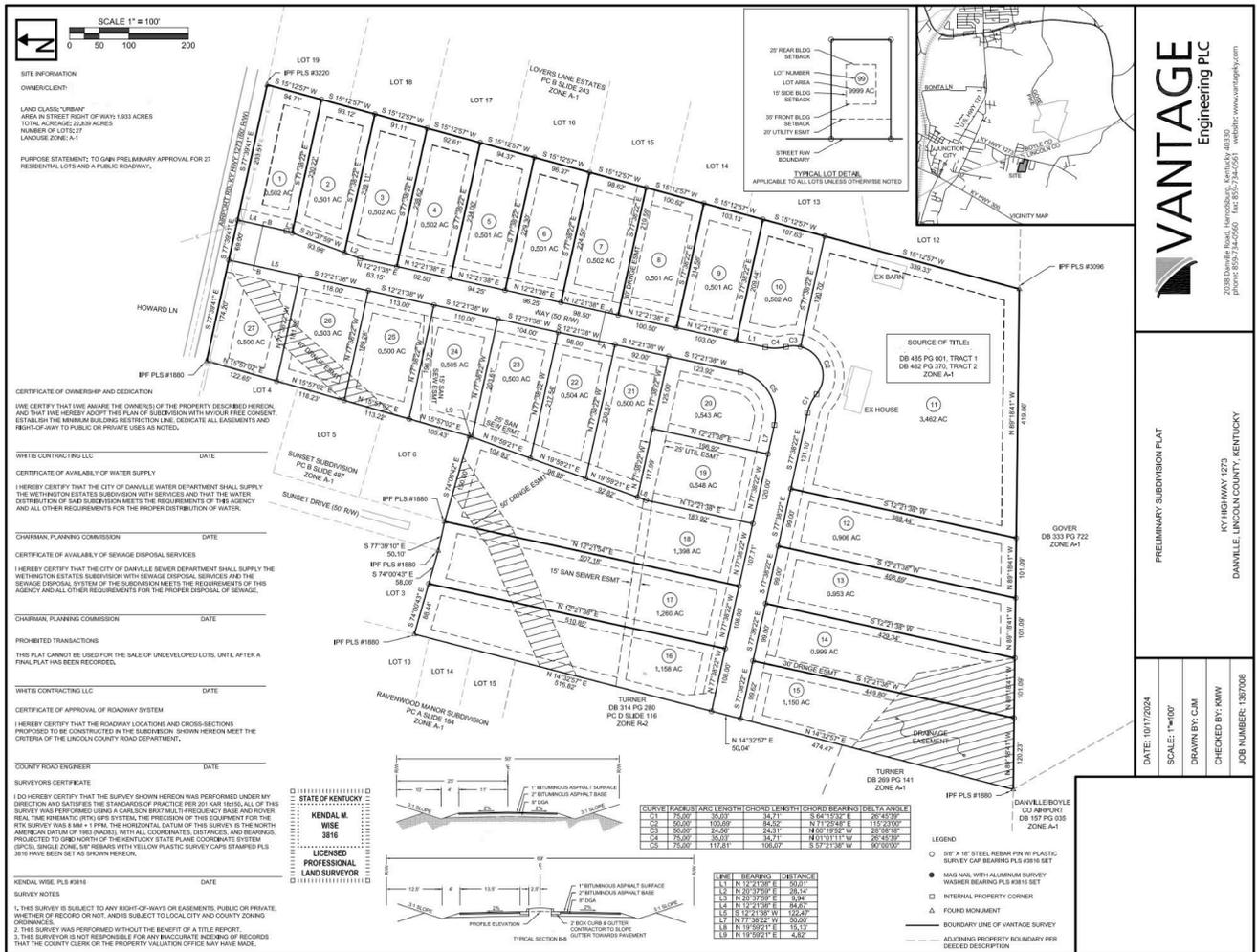
- 26 surveyed lots (see attached plat)
- City utilities available: sewer, Spectrum internet, and phone
- Approved for sidewalks, curb, and gutter
- Estimated infrastructure cost: \$500,000–\$700,000
- Potential lot value up to \$60,000 each (~\$1.56M total)
- 5 minutes from downtown Stanford
- 15 minutes to Danville's retail hub (Walmart, Lowe's, Kroger, Hobby Lobby)
- Close proximity to Danville–Boyle County Airport
- Excellent for phased build-out or lot sales
- High housing demand area with regional growth



---

## Location Advantage

Situated along State Hwy 1273, this property offers both rural charm and regional connectivity. It lies just south of Danville, one of Central Kentucky's fastest-growing commercial centers, home to **Centre College**, **Ephraim McDowell Regional Medical Center**, and a variety of national retailers. The site benefits from its location near the **airport**, supporting logistics, travel, and economic expansion.



**Drive Times:**

- Stanford: 5 minutes
- Danville: 15 minutes
- Lexington: 55 minutes
- Louisville: 1 hour 25 minutes

**Market Overview**

**VANTAGE**  
 Engineering PLLC

2038 Danville Road, Herndon, Kentucky 40330  
 phone: 859-734-0560 fax: 859-734-0561 website: www.vantagepllc.com

PRELIMINARY SUBDIVISION PLAT

177 HIGHWAY 1273  
 DANVILLE, LINCOLN COUNTY, KENTUCKY

DATE: 10/17/2024

SCALE: 1"=100'

DRAWN BY: CJM

CHECKED BY: MMW

JOB NUMBER: 1307006

Central Kentucky continues to experience strong housing absorption and limited new supply. With low vacancy rates and population migration from urban markets, demand for residential lots and build-to-suit projects is increasing. The Danville-Stanford corridor in particular has shown consistent growth supported by infrastructure improvements, retail expansion, and healthcare investments.

### Development Summary:

Metric	Estimate
Total Lots	26
Asking Price	\$750,000
Infrastructure Cost	\$500K-\$700K
Potential Lot Value	~\$60,000
Potential Build-Out	~\$1.56M
Zoning	Residential / Agricultural Transition
Utilities	City Sewer, Internet, Phone
Approval	Sidewalks, Curb, Gutter

---

### Investment Summary

This property represents a rare opportunity to enter a growth corridor at a favorable cost basis. Developers, builders, and investors can capitalize on immediate potential for appreciation and income through lot sales or custom home builds. With ready access to utilities and strong local demand, the property offers a streamlined path to development.

---

### Broker Contact

**Tanner Good | Principal Broker**  
KYCB Commercial Brokers  
129 N 4th St, Danville, KY 40422  
859.339.8105 | [tanner@kycb.net](mailto:tanner@kycb.net)  
[www.KYCB.net](http://www.KYCB.net)

---





**Photos:**

- Aerial overview of property and surrounding area
- Plat map
- Close-ups of lot access and terrain
- Proximity to Danville and major retailers
- KYCB branding banner in gold, gray, and white