



## Industrial Land

0 Lane View

Frankfort, Kentucky 40601

### Property Highlights

- This +/- 64 AC site has a unique combination of scenic, rolling bluegrass hills and IG Zoning
- This site sits within the Franklin County Business Park just 2 minutes off the I-64 exit with close proximity to area hotels, retail, restaurants, other amenities and tourism attractions
- Several distilleries located within 10 miles of this location, including Buffalo Trace Distillery, Woodford Reserve Distillery and Castle & Key Distillery
- Located in Frankfort, Kentucky, the state's capital, which is the primary retail and commercial hub along the I-64 corridor midway between Louisville (34 miles) and Lexington (22 miles)

### Offering Summary

Sale Price:	\$2,800,000
Lot Size:	64 Acres
Zoning:	IG, General Industrial

### For More Information

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### Location Information

Street Address	Lane View
City, State, Zip	Frankfort, KY 40601
County	Franklin County
Cross-Streets	US 60

### Property Information

Property Type	Land
Property Subtype	Industrial
Zoning	IG, General Industrial
Lot Size	64 Acres

### Utilities

Electric On Site	Yes
Electric Service Provider	Frankfort Plant Board
Electric PSC Regulatory Region	Owen Electric Cooperative
Natural Gas	Columbia Gas
Sewer	Frankfort Sewer Dept - end of line shown in orange
Sewer Line	No service to site - force main extension and pump station needed to tie into existing sewer on Lane Drive
Water	Frankfort Plant Board
Water Line	24-inch water line across the site - existing hydrant
Broadband	Frankfort Plant Board; possibly AT&T



Boundaries are approximate; For illustration purposes only







For Sale

64 Acres | \$2,800,000

IG Zoned Land



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For Sale

64 Acres | \$2,800,000

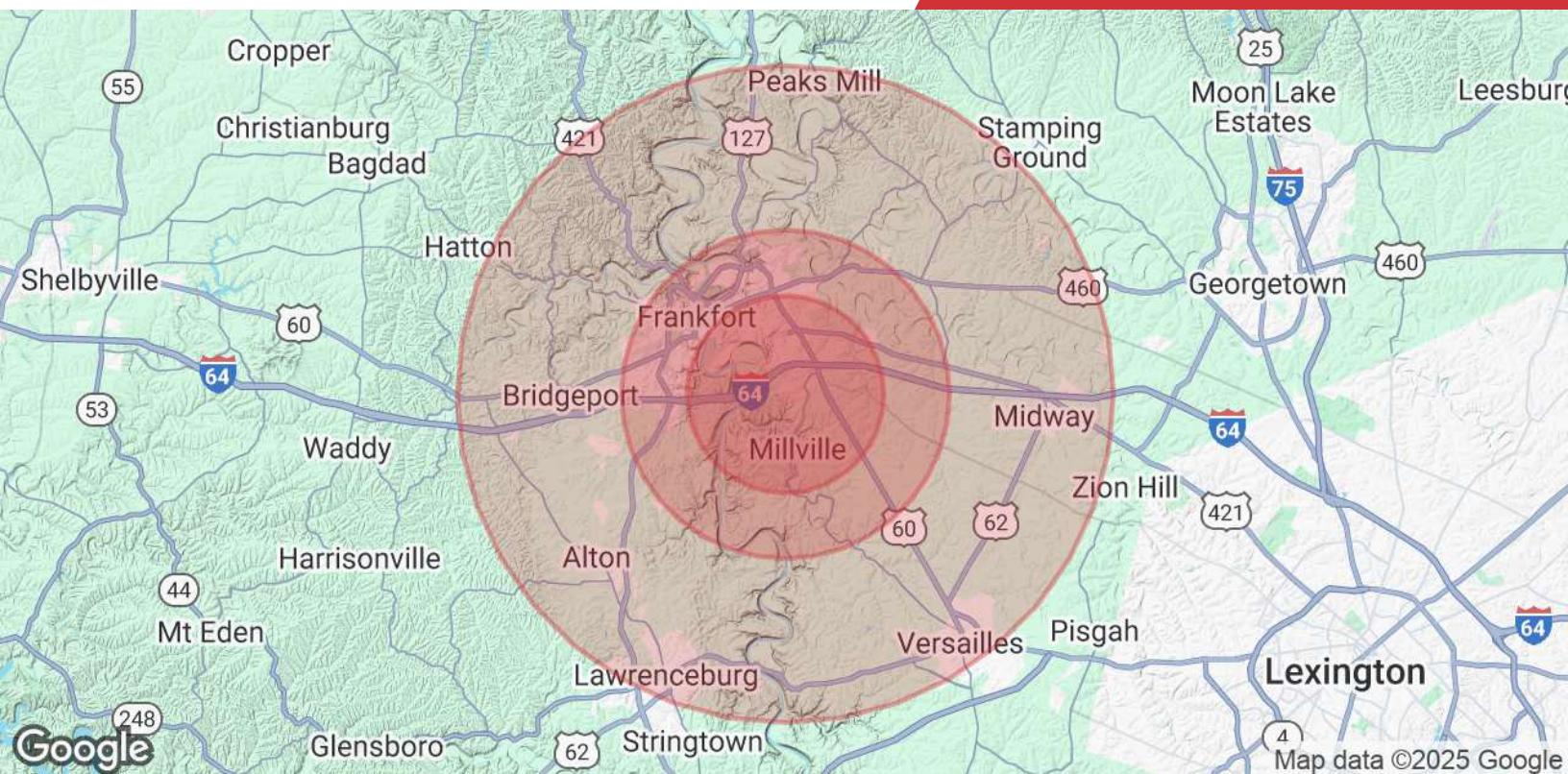
IG Zoned Land



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### Population

	3 Miles	5 Miles	10 Miles
<b>Total Population</b>	10,336	39,268	82,427
<b>Average Age</b>	42	41	41
<b>Average Age (Male)</b>	41	40	40
<b>Average Age (Female)</b>	43	43	43

### Households & Income

	3 Miles	5 Miles	10 Miles
<b>Total Households</b>	4,496	17,085	34,293
<b># of Persons per HH</b>	2.3	2.3	2.4
<b>Average HH Income</b>	\$96,711	\$89,006	\$91,119
<b>Average House Value</b>	\$233,417	\$224,105	\$250,928

\* Demographic data derived from 2024