

# 70.48 Acres of Development Potential

Springfield Road, Bardstown, KY 40004



Presented By:  
The Lancaster Agency



**NOTE: BOUNDARY LINES ARE NOT EXACT**

# Springfield Road Bardstown, KY 40004

70.48 Acres +/-

## Property Details

Here's a generational opportunity to get your hands on some the of the most valuable land located right in the heart of the Bourbon Capital of the World! This 70.48-acre (+/-) spread of land is prominently posted in the affluent Retail Business District (Next to Lowe's & Walmart) of Bardstown, Kentucky and is just waiting to be turned into a lucrative development project. The land offers an immense amount of eye-catching road frontage in a location second to none as it is visible from multiple major highways including the Bluegrass Parkway and Highway 150 that drives in an annual average daily traffic (AADT) of 16,788! Plus... it already has a city street access with utilities readily available (including sewer) meaning this land is primed for some big-time development. This location gives you the best opportunity to capitalize the most on the booming development and economic growth that continues to thrive in this area. Call CHASE LANCASTER for all the details on turning this land into dollars.

**Price: \$10,954,000**

- Heavily Trafficked Area (16,788 AADT)
- In a City Experiencing Lots of Growth - Close to Multiple Bourbon Distilleries
- Next to Other Major Retailers (i.e. Lowe's & Walmart)

View the full listing here: <https://www.loopnet.com/Listing/Springfield-Road-Bardstown-KY/33434391/>

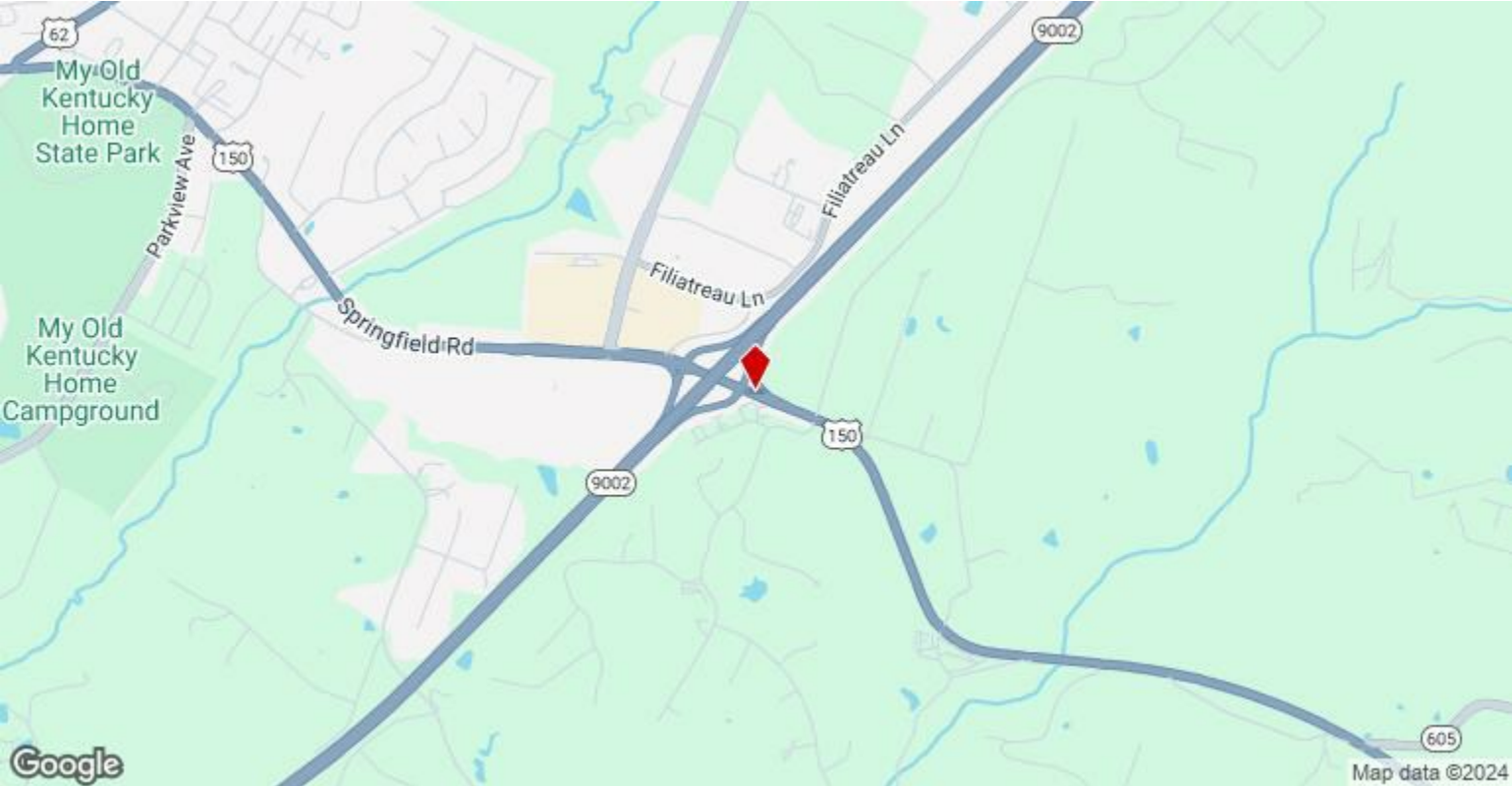
Price:	\$10,954,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	70.48 AC
No. Lots:	1



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## Location



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## Property Photos



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001



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002



# Springfield Road Bardstown, KY 40004

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## Property Photos



003



004



# Springfield Road Bardstown, KY 40004

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005



006



# Springfield Road Bardstown, KY 40004

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## Property Photos



007



008



# Springfield Road Bardstown, KY 40004

70.48 Acres +/-

## Property Photos



009



010



# Springfield Road Bardstown, KY 40004

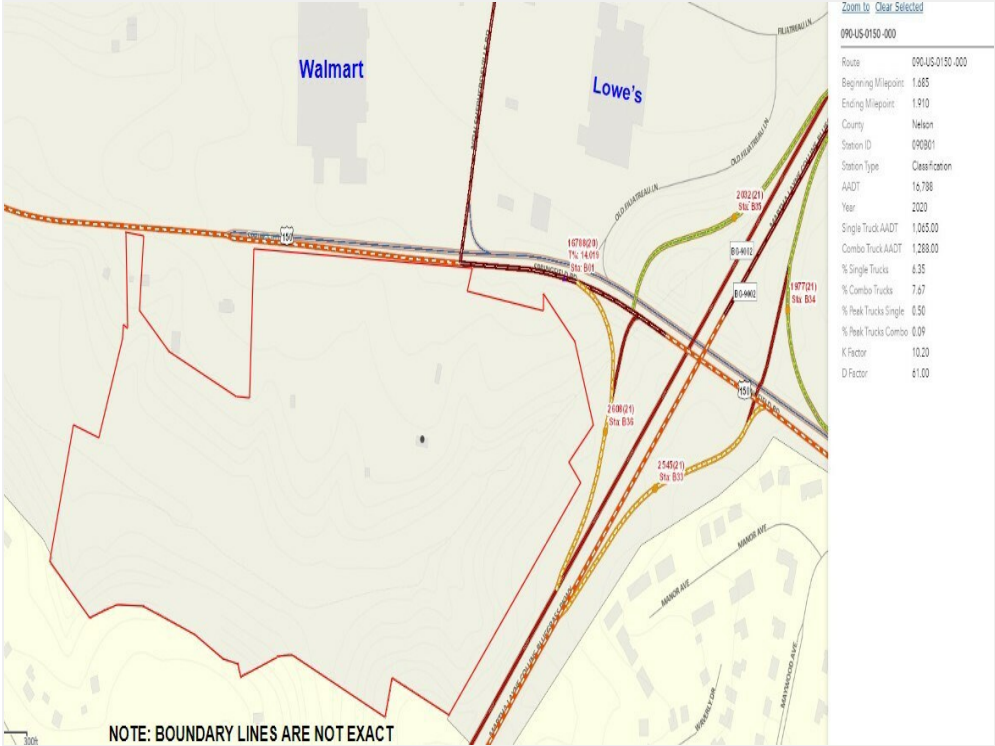
70.48 Acres +/-

## Property Photos



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011



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012



# Springfield Road Bardstown, KY 40004

70.48 Acres +/-



**Charles Lancaster**

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