

+/-9 AC Development Land

2084 Harrodsburg Road

Lawrenceburg, Kentucky 40342

Property Highlights

- +/-9 AC development land located on US Highway 127 near Exit 59 on Bluegrass Parkway
- Ideal truck stop/fuel center location with water, sewer and electric onsite
- Seller engineered and constructed new turning lanes to allow for both northbound and southbound access
- Traffic count of 14,117 VPD in front of the site
- Only 16 miles to Lexington/Blue Grass Airport, 14 miles to I-64 and 68 miles to Louisville International Airport and UPS Worldport Air Hub
- New industrial park underway across Harrodsburg Road from the site
- Summit Polymers Inc. recently constructed a \$37.5M manufacturing facility in Lawrenceburg
- Buffalo Trace Distillery, one of the largest bourbon distillers in the world, has planned to build 24 barrel houses along Highway 151 in Lawrenceburg

Offering Summary

Sale Price:	\$2,600,000
Lot Size:	9 Acres
Zoning:	B-3, Highway Service Business

For More Information

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Vice President

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Vice President

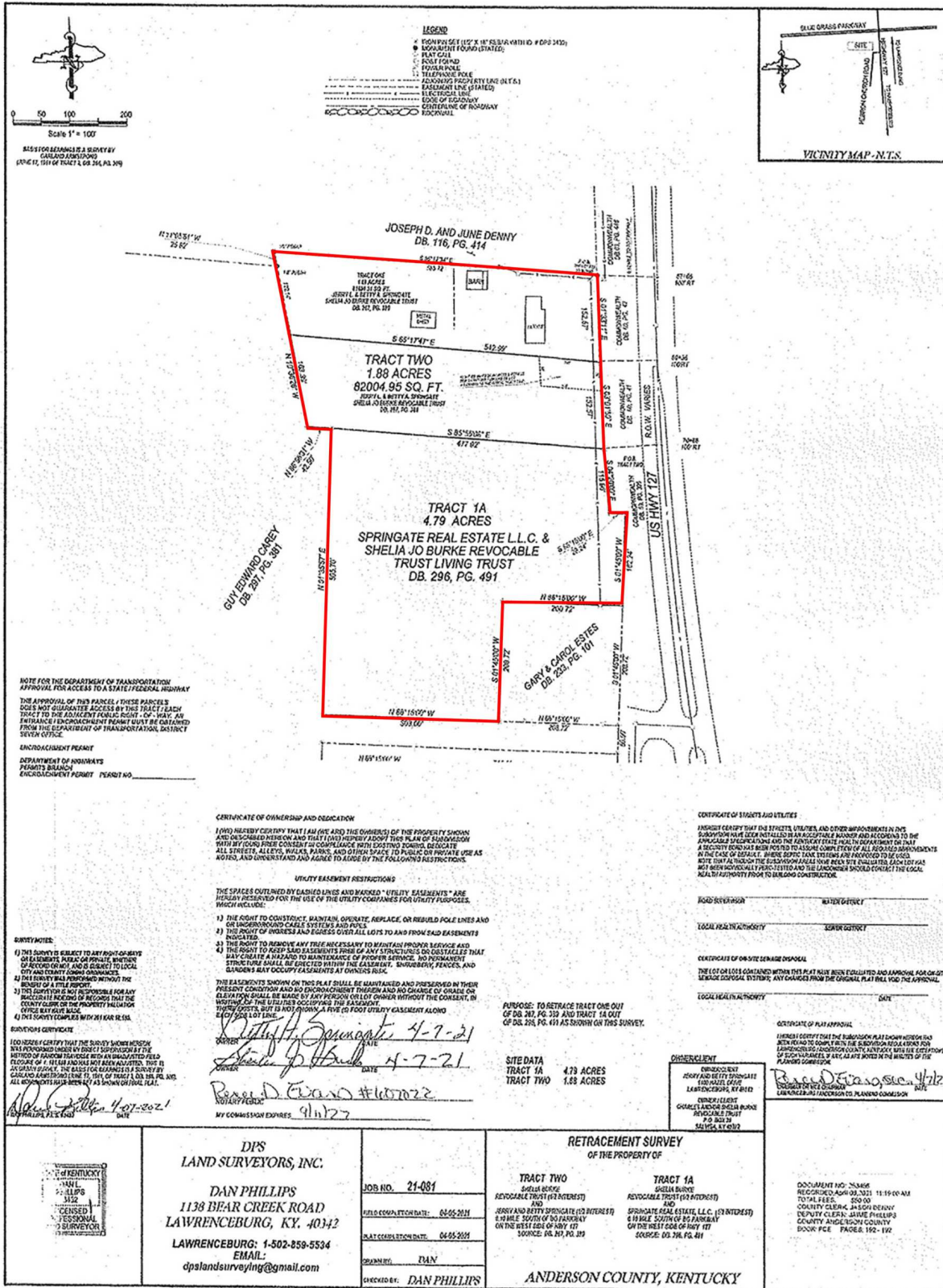
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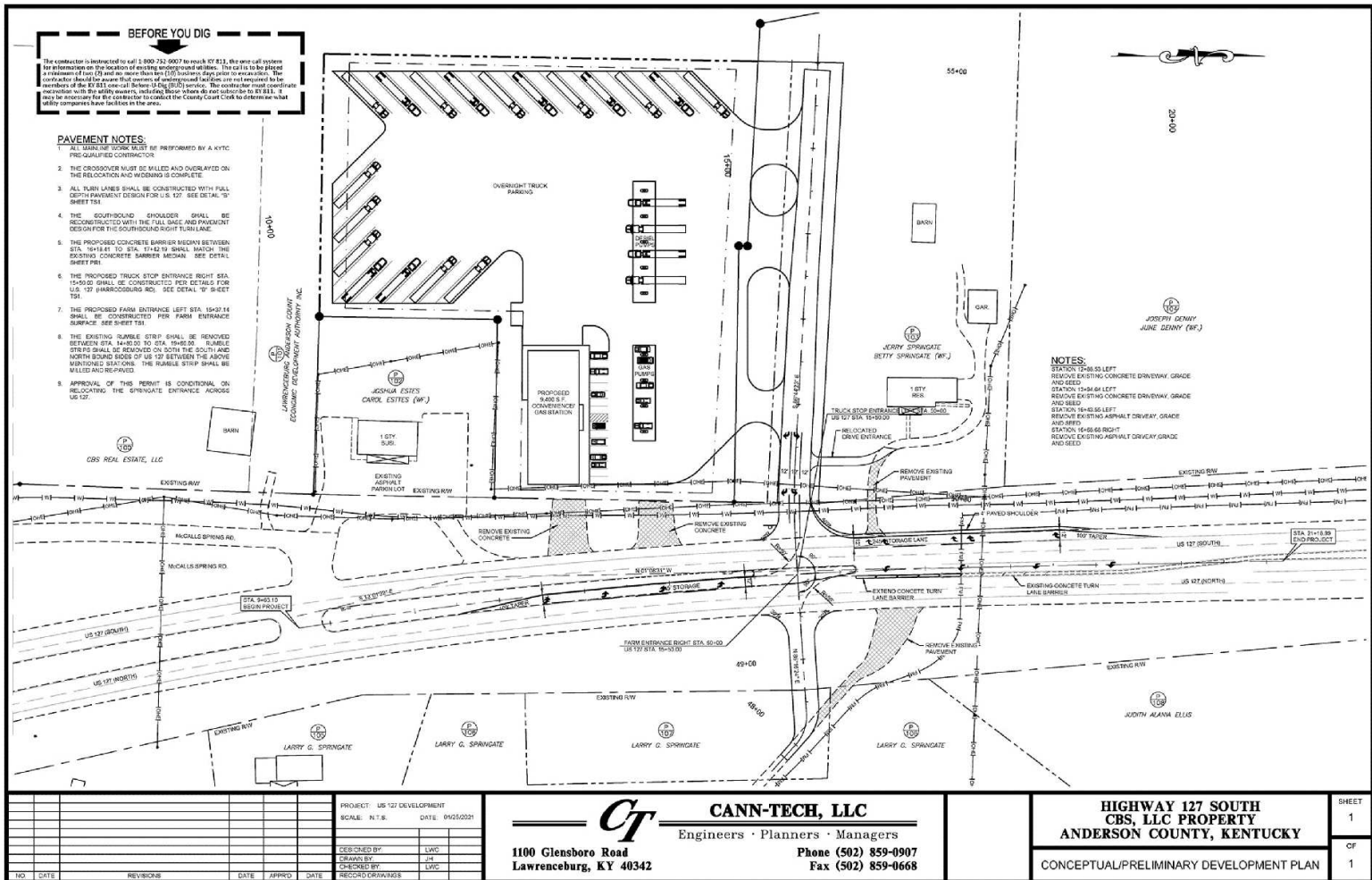
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CONCEPTUAL/PRELIMINARY DEVELOPMENT PLAN



U:\Jerry Herndon\000-US 127 Development Plan - Anderson County\Drawings\TURNING LANES.dwg, SHT 01A, 2/3/2021 12:23:53 PM, 1:1



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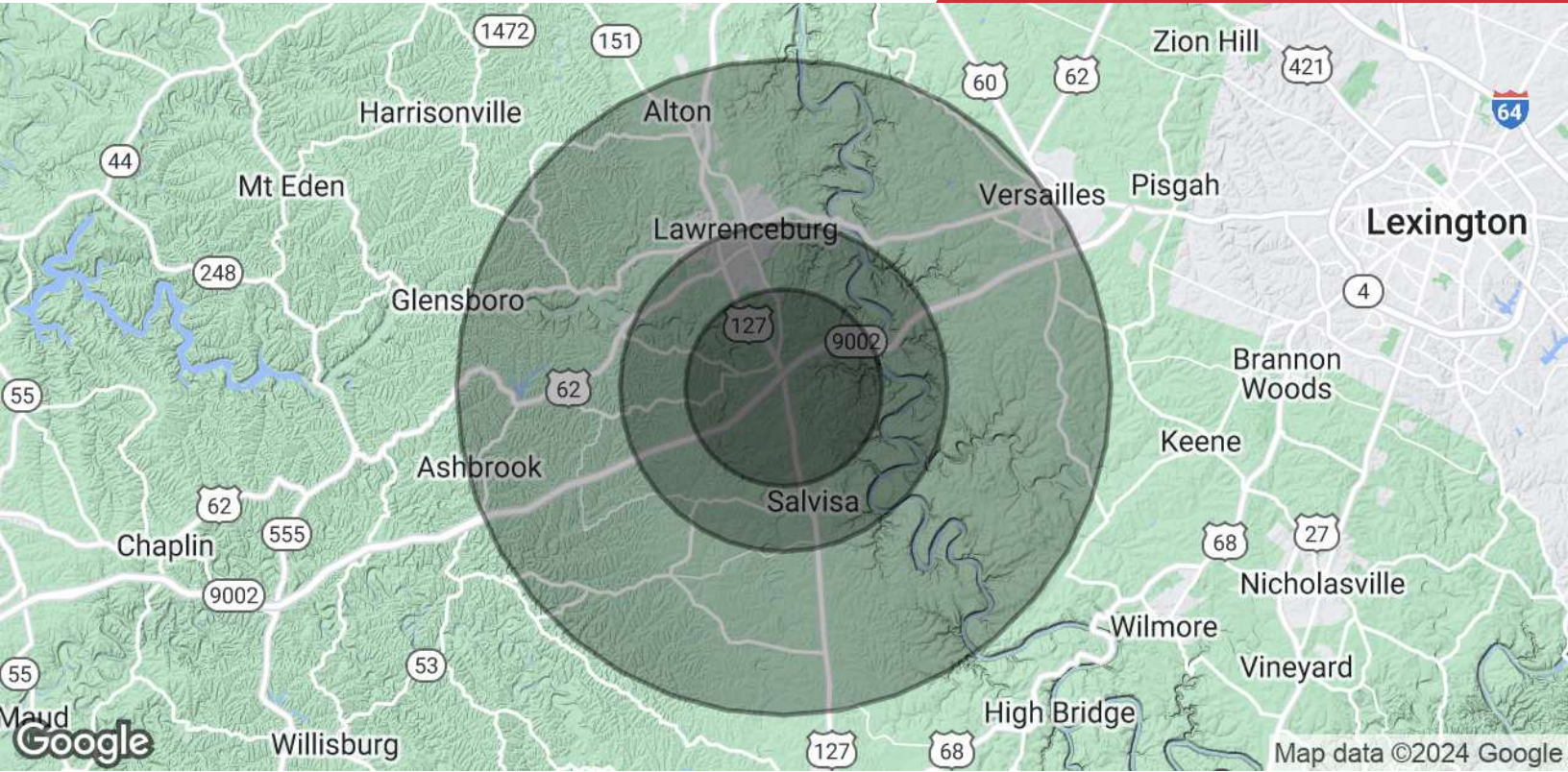
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Population	3 Miles	5 Miles	10 Miles
Total Population	2,401	12,841	40,868
Average Age	43	43	42
Households & Income	3 Miles	5 Miles	10 Miles
Total Households	961	5,161	16,316
Average HH Income	\$97,414	\$79,161	\$89,874
Average House Value	\$305,241	\$282,840	\$288,522

Demographics data derived from 2023 STDB