



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:	\$1,400,000 NEW PRICE!
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



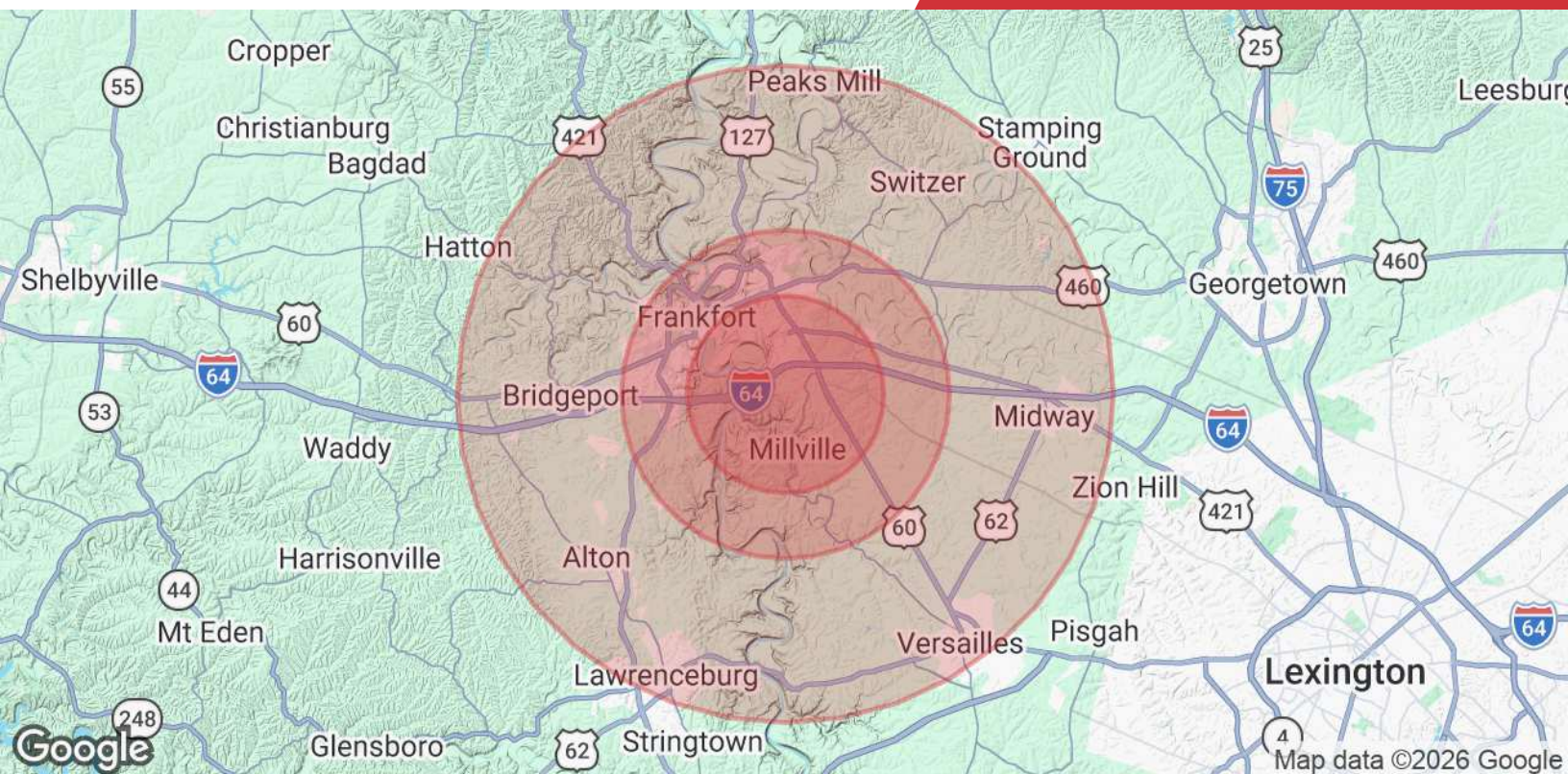


For Sale

64 Acres | \$1,400,000

IG Zoned Land





Population

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

Households & Income

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

* Demographic data derived from 2025