

FOR SALE

Copperleaf Commercial & Residential Development Lots

Copperleaf Boulevard & US 421, Frankfort, Kentucky



Lot #	Size (AC)	Price/AC	Sale Price	Zoning
1	+/- 1.310	\$170,000	\$222,700	PC, Planned Commercial
2	+/- 1.359	\$170,000	\$231,030	PC, Planned Commercial
3	+/- 0.998	\$170,000	\$169,660	PC, Planned Commercial
4	+/- 0.834	\$170,000	\$141,780	PC, Planned Commercial
5	+/- 2.465	\$125,000	\$308,125	PC, Planned Commercial
6	+/- 1.134	\$125,000	\$141,750	PC, Planned Commercial
7	+/- 1.919	\$125,000	\$239,875	PC, Planned Commercial
8	+/- 1.820	\$125,000	\$227,500	PC, Planned Commercial
B	+/- 14.925		\$525,000	RS, Special Residential
Total			\$2,207,420	

Property Highlights

- Name:** Copperleaf
- Location:** Copperleaf Boulevard & US 421 Frankfort, Kentucky-State Capital; Just east of US 60/US 421 intersection
- Lots Available:** Variety of lot sizes ranging from +/- 0.834 to 26.76 AC
- Utilities:** Electric, water, gas, sewer and telephone are all available to site
- Storm Water:** Shared detention basin on Lot B allowing for maximum commercial lot development
- Infrastructure:** Significant infrastructure in place
- Zoning:** Planned Commercial & Special Residential (High Density); Flexible zoning



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Location Notes

- Copperleaf Boulevard is just 4 miles east of downtown Frankfort. The property is at a signaled intersection with Leestown Road which is a major commuter route from Lexington to Frankfort with daily traffic counts of up to 13,965.
- Walking distance to public and private schools including Hearn's Elementary, Good Shepherd School, and Frankfort Christian Academy.
- Existing walk/bike path, sidewalks, curbs, and landscaping in place.
- Close to major manufacturing and distribution centers with large employment bases including Centria, Jim Beam, ASKA, Topy and others.



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Aerials



