



**SITE DATA SHEET**  
**111 Burch Court**  
**Total Acreage: 1.15**  
**Largest Possible Tract: 1.15**

**GENERAL INFORMATION**

**County:** Franklin  
**Reference City:** Frankfort  
**School District:** Franklin County Schools  
**Location:** 111 Burch Court, off of Flynn Avenue and Sower Boulevard, accessible from the East-West Connector  
**Zoning:** PO – Professional Office

**TRANSPORTATION**

**Nearest Interstate/Parkway:**  
I-64, I-75

**General Highway Access Description:**

**Nearest Airport:**  
Capital City Airport

**Commercial/International:**  
Bluegrass Airport  
(21 miles southeast of Frankfort)

**Rail Access:**

**Nearest Riverport:**  
Louisville-Jefferson County Riverport  
(65 miles from site)

**PRICE**  
\$250,000

**OWNERSHIP**

**UTILITIES**

**Electricity:**  
Frankfort Plant Board

**Natural Gas:**  
Columbia Gas of Kentucky, Inc.

**Sewer:**  
City of Frankfort Sewer Department

System Information (gallons per day):  
Treatment Capacity: 9,900,000  
Average Daily Flow: 6,100,000  
Excess Capacity: 3,800,000

**Water:**  
Frankfort Plant Board

System Information (gallons per day):  
Treatment Capacity: 18,000,000  
Average Daily Flow: 8,524,000  
Excess Capacity: 9,476,000

**Broadband/Internet**  
Frankfort Plant Board; AT&T

**LINKS TO ADDITIONAL INFO**

N/A

**REMARKS**



**111 Burch Court  
Frankfort, KY 40601**

MLS#: 1515807

Price: \$250,000

111 Burch Court is a Professional Office zoned property that boasts 1.146 acres of land with advantageous topography for development. It is ideally located with frontage on the East-West Connector in Frankfort. The property is adjacent to

Commonwealth Credit Union, United State Social Security Administration, Cabinet for Family and Health Services, and the soon to be completed Frankfort Plant Board. The site is aggressively priced and is ideal for a multiple building development exceptional upside potential.

**General Features**

<b>Driving Directions</b>	The site is located off of Flynn Avenue and Sower Boulevard which is accessible from Frankfort's East-West Connector. Interstate 64 is 3 miles from the property.	<b>County</b>	Franklin
<b>Subdivision</b>	Commercial		

**Property Features**

<b>Acres</b>	1.15	<b>Electricity Available</b>	Yes	<b>Current Zoning</b>	Professional Office
<b>Lot SqFt</b>	49,920	<b>Gas Available</b>	Yes		
<b>Irregular Lot</b>	No	<b>Water Available</b>	Yes		
<b>Floodplain</b>	No	<b>Sewer Available</b>	Yes		

Listing information courtesy of: BLOCK + LOT REAL ESTATE, © 2015 LBAR MULTIPLE LISTING SERVICE. ALL RIGHTS RESERVED.

© 2015 LBAR Multiple Listing Service. All Rights Reserved.

The data relating to real estate for sale on this website comes in part from the Internet Data Exchange Program of the Lexington-Bluegrass Association of REALTORS® Multiple Listing Service. Real estate listings held by IDX Brokerage firms other than Rector Hayden Realtors are marked with the IDX logo or the IDX thumbnail logo, and detailed information about them includes the name of the listing IDX Brokers. Information deemed reliable but not guaranteed.

© 2001 - 2015 [Reliance Network](#) and Rector Hayden Realtors. All rights reserved. US Reg. Copyright TX-5-910-991, TX-5-910-992, TX-5-910-993, and TX-5-910-994. Equal Housing Opportunity.

998 Governors Lane, Suite 125 | Lexington, KY 40513 | Phone: 859.276.4811