

**SITE DATA SHEET**  
**2088 Versailles Road**  
**Total Acreage: 145**  
**Largest Possible Tract: 145**

**GENERAL INFORMATION**

**County:** Franklin  
**Reference City:** Frankfort  
**School District:** Franklin County Schools  
**Location:** At the intersection of US 60 and I-64  
**Zoning:** Commercial

**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**

Tract A, 145.0 acres, \$19,575,000 (Full tract)  
Tract B, 55.6 acres, \$8,340,000

**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

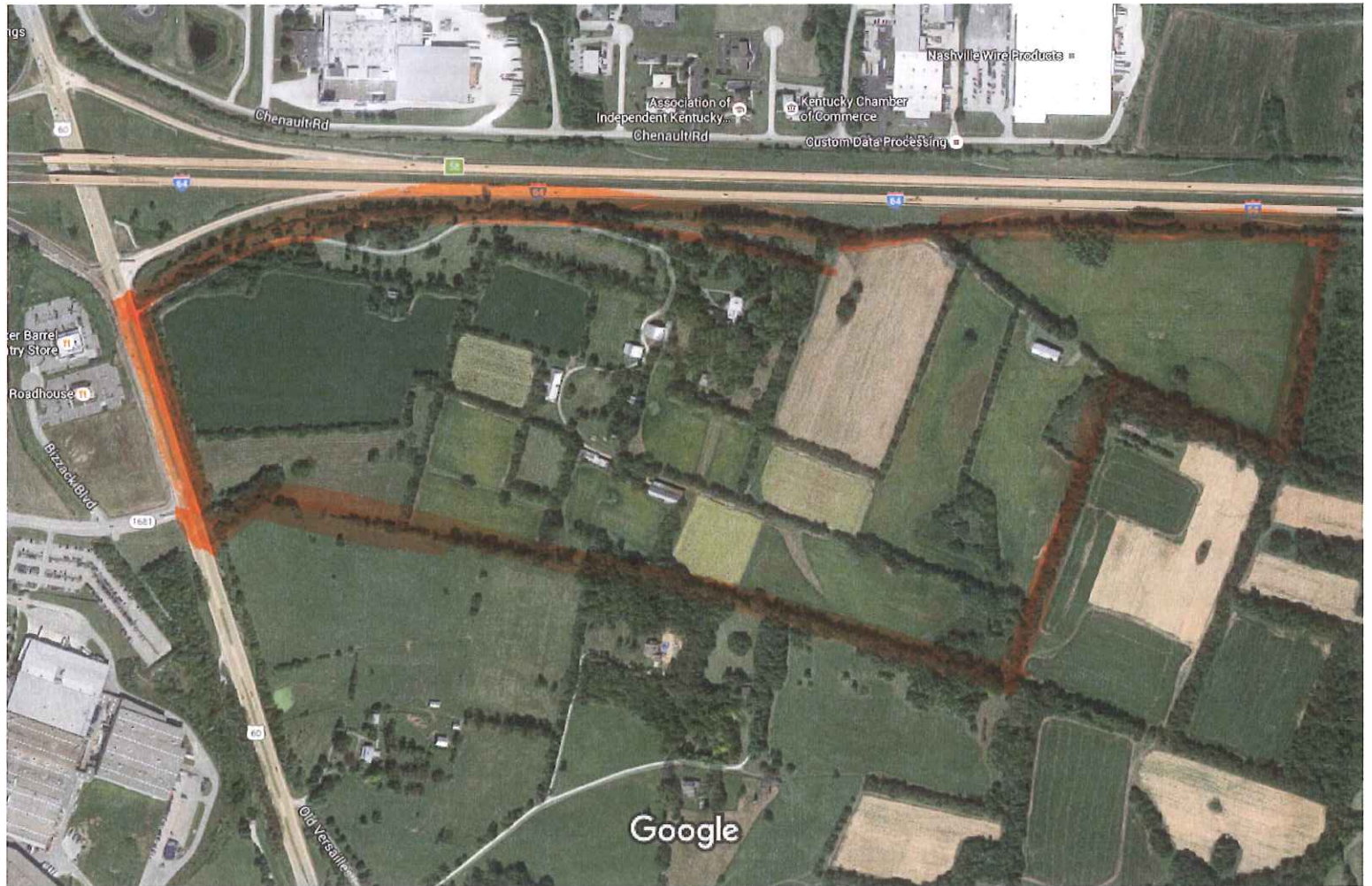
**LINKS TO ADDITIONAL INFO**

<http://www.century21.com/property/2088-versailles-tct-a-road-frankfort-ky-40601-REN017633301?k=1>

<http://www.century21.com/property/2088-versailles-tct-b-road-frankfort-ky-40601-REN017633299?k=1>

**REMARKS**

All information regarding property is from source deemed reliable, but no warranty or representation is made by KCDC or any of its affiliates as to its accuracy. It is subject to errors, omissions, change of price, prior sale, lease, or withdrawal. Further, no warranty or representation is made as to the environmental suitability or condition of the property. Prospective purchasers and/or lessees should perform their own due diligence in determining the suitability of a property for their intended use.



Imagery ©2016 Google, Map data ©2016 Google 500 ft

Google Maps

# Century 21 SMARTER. BOLDER. FASTER.



**2088 versailles Tct A Rd Frankfort, KY 40601**

**\$19,575,000**

Location, location, location!! Where everybody wants to be, regional commerce center location with potential for immediate success and high returns! 145 Acres (w/house) with frontage on US 60 and adjoining I-64, recommended regional retail in updated comprehensive plan- Ideal for development with high traffic count and visibility, across from new Cracker barrel location. Other retailers in the area include: Kohl's, TJ Maxx, Maurice's, Dress Barn, Michaels, Star Bucks, Dairy Queen, Cattleman's, Buffalo Wild Wings, Sprint, Aspen Dental, Cracker Barrel, Logan's, Honda, KFC, Tire Discounters, Nissan, Zaxby's and Waffle House. Can be divided. 55.6 acres available for \$8,340,000

**Directions:** Versailles Rd

|                    |                 |                    |            |
|--------------------|-----------------|--------------------|------------|
| ML#: 1313251       |                 | Subdivision        | Rural      |
| Property Type      | Commercial Land | Irregular?         | No         |
| Property Subtype   | Commercial Land | Current Zoning     | Commercial |
| Tax ID             |                 | Floodplain?        | No         |
| Lot Sq Ft (approx) | 6316200         | Electricity Avail? | Yes        |
|                    | 145.0000        | Water Available?   | Yes        |
| County             | Franklin        | Sewer Available?   | Yes        |

**Presented By:**



March 2017

**Danny R Willis**

Primary 502-803-5011

Secondary 502-226-2121

E-mail: [drwc21@aol.com](mailto:drwc21@aol.com)

Web Page <http://www.century21cre.com>

**CENTURY 21 Commonwealth R E**

97 C Michael Davenport Blvd

Frankfort, KY 40601

502-226-2121

Fax : 502-227-9033

**See our listings on the Internet: <http://www.Century21CRE.com>**



The above featured property may not be listed by the office/agent presenting this brochure. Information has not been verified, is not guaranteed and subject to change.



(RAP08 -0)

# Century 21 SMARTER. BOLDER. FASTER.



**2088 Versailles Tct B Rd Frankfort, KY 40601**

**\$8,340,000**

Location, location, location!! Where everybody wants to be, regional commerce center location with potential for immediate success and high returns! 55.6 Acres with frontage on US 60 and adjoining I-64, recommended regional retail in updated comprehensive plan- Ideal for development with high traffic count and visibility, across from new Cracker barrel location. Other retailers in the area include: Kohl's, TJ Maxx, Maurice's, Dress Barn, Michaels, Star Bucks, Dairy Queen, Cattleman's, Buffalo Wild Wings, Sprint, Aspen Dental, Cracker Barrel, Logan's, Honda, KFC, Tire Discounters, Nissan, Zaxby's and Waffle House. Entire lot (145 acres) and the house can be sold @ \$19,575,000.

**Directions:** Versailles Rd

|                    |                 |                    |            |
|--------------------|-----------------|--------------------|------------|
| ML#:1017475        |                 | Subdivision        | Rural      |
| Property Type      | Commercial Land | Irregular?         | No         |
| Property Subtype   | Commercial Land | Current Zoning     | Commercial |
| Tax ID             |                 | Floodplain?        | No         |
| Lot Sq Ft (approx) | 2421936         | Electricity Avail? | Yes        |
|                    | 55.6000         | Water Available?   | Yes        |
| County             | Franklin        | Sewer Available?   | Yes        |

**Presented By:**



March 2017

**Danny R Willis**

Primary 502-803-5011

Secondary 502-226-2121

E-mail: [drwc21@aol.com](mailto:drwc21@aol.com)

Web Page <http://www.century21cre.com>

**CENTURY 21 Commonwealth R E**

97 C Michael Davenport Blvd

Frankfort, KY 40601

502-226-2121

Fax : 502-227-9033

**See our listings on the Internet: <http://www.Century21CRE.com>**



The above featured property may not be listed by the office/agent presenting this brochure.  
Information has not been verified, is not guaranteed and subject to change.



(RAP08 -0)