

**SITE DATA SHEET**  
**2088 Versailles Road**  
**Total Acreage: 201.5**  
**Largest Possible Tract: 201.5**

**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  
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

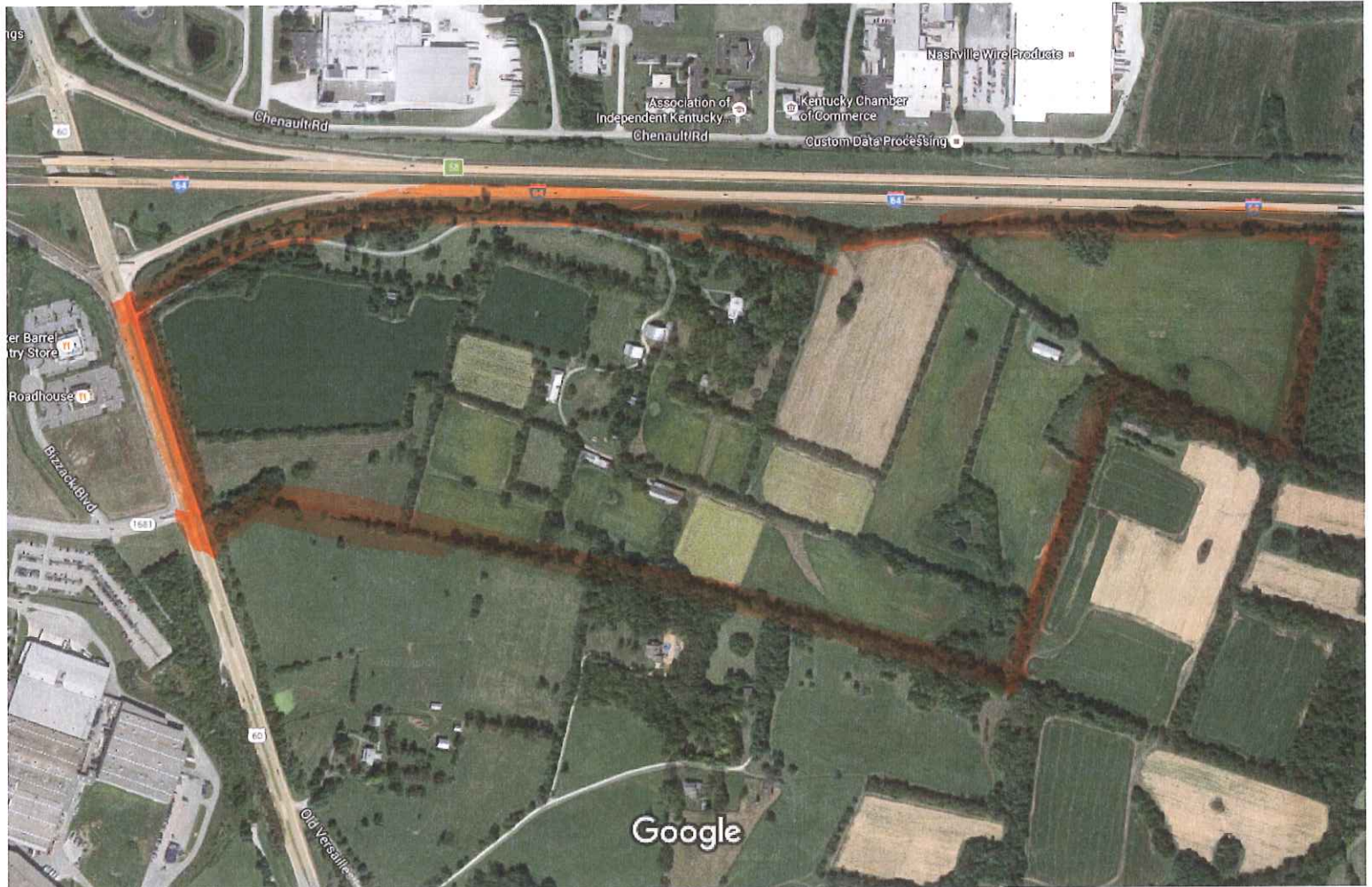
**LINKS TO ADDITIONAL INFO**

<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**

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Google Maps

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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:

Danny R Willis

CENTURY 21 Commonwealth R E



Primary 502-803-5011

97 C Michael Davenport Blvd

Secondary 502-226-2121

Frankfort, KY 40601

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

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

March 2017



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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, T.J. 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)

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