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	SOLD	~~$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

JAMES M. SCHRADER
859-288-5008
jschrader@schradercommercial.com

444 E Main Street, Suite 110
PO Box 21793 Lexington, KY 40522

SCHRADER COMMERCIAL PROPERTIES, LLC

859-288-5008 / schradercommercial.com

The information contained herein is from sources believed, but not guaranteed to be reliable. Schrader Commercial Properties, LLC makes no representations or warranties regarding the property and you should conduct a careful independent investigation of the property to determine its suitability for your use and investment.

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 Hearns 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.

SCHRADER
COMMERCIAL PROPERTIES, LLC

859-288-5008 / schradercommercial.com

The information contained herein is from sources believed, but not guaranteed to be reliable. Schrader Commercial Properties, LLC makes no representations or warranties regarding the property and you should conduct a careful independent investigation of the property to determine its suitability for your use and investment.

Aerials

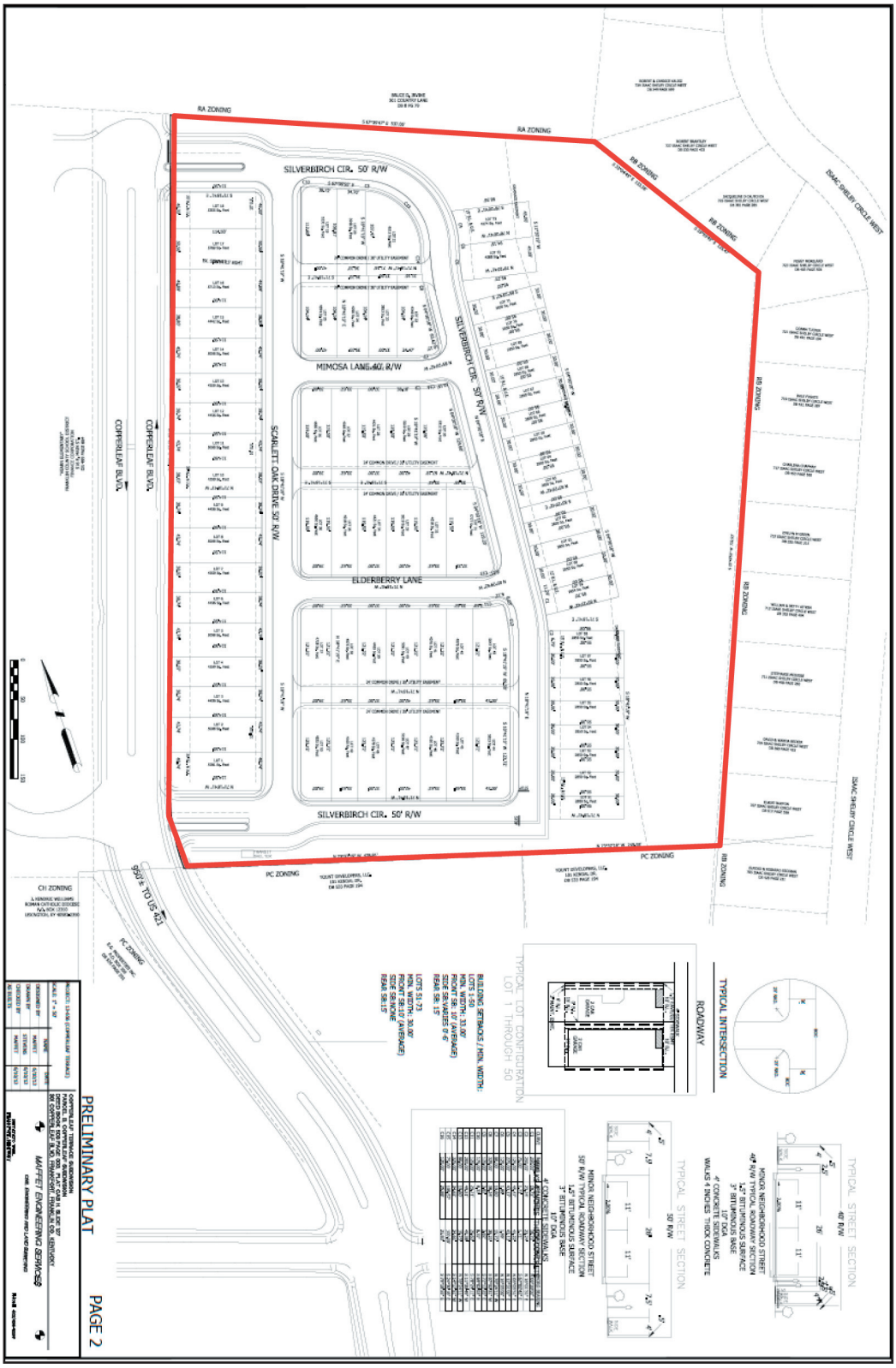
SCHRADER
COMMERCIAL PROPERTIES, LLC

859-288-5008 / schradercommercial.com

The information contained herein is from sources believed, but not guaranteed to be reliable. Schrader Commercial Properties, LLC makes no representations or warranties regarding the property and you should conduct a careful independent investigation of the property to determine its suitability for your use and investment.

Lot B:

+/- 14.925 Acres at $35,176 per acre or $525,000; Zoned RS, Special Residential



SCHRADER
COMMERCIAL PROPERTIES, LLC

859-288-5008 / schradercommercial.com

The information contained herein is from sources believed, but not guaranteed to be reliable. Schrader Commercial Properties, LLC makes no representations or warranties regarding the property and you should conduct a careful independent investigation of the property to determine its suitability for your use and investment.