

# Anderson County Rail Site



## Anderson County Rail Site

Anderson County Industrial Park, Lawrenceburg, Kentucky 40342 - Anderson County



### Property Details

**Latitude/Longitude:** 38.0554, -84.9165  
**Type of space:** Vacant Land  
**Min Size:** 41.30 acres  
**Max Size:** 41.30 acres  
**Last Updated:** 6/29/2022

### Contact Information

**Company:** MWM Consulting, LLC  
**Contact Name:** Lucas Witt  
**Address:** 135 West Short Street Suite 200  
**City:** Lexington-Fayette  
**State:** Kentucky  
**Phone:** 859-309-0099 x 233  
**Cell:** 859-948-5646  
**Email:** [lucas@mwm-llc.com](mailto:lucas@mwm-llc.com)  
**Website:** [www.mwm-llc.com](http://www.mwm-llc.com)



### General Information

**PropertyID:** 005-002  
**Largest Possible Tract:** 41.30  
**School District:** Anderson County Schools

### Site Details

**Zoning:** I-1 (Light Industrial)  
**Location:** Approximately 900 feet northwest of Lawrenceburg city limits  
**Ownership:** Private

### Availability

**For Sale:** Yes  
**Sale Terms:** \$65,000/acre

### Utilities

**Electric on Site:** Yes  
**Electric Service Provider:** Kentucky Utilities (a PPL company)  
**3-Phase Available:** Yes  
**Phase:** 3-Phase  
**Voltage:** 12,470  
**Natural Gas:** Atmos Energy Corporation  
**Gas Line:** 6-inch line along west side of US 127 Bypass  
**Sewer:** Lawrenceburg Water & Sewer Department  
**Sewer Line:** 6-inch gravity line southwest of site  
**Excess Wastewater Capacity (gpd):** 1,848,000  
**Wastewater Website URL:**  
<https://wris.ky.gov/portal/WwSysData/KY0021067>  
**Water:** Lawrenceburg Water & Sewer Department  
**Water Line:** 12-inch line along western boundary  
**Excess Water Capacity (gpd):** 1,272,000  
**Water Website URL:**  
<https://wris.ky.gov/Portal/DwSysData/KY0030239>  
**Broadband:** Cable: Time Warner Cable; DSL: BellSouth Corp  
**Fiber:** Yes

### Incentives

**Shovel Ready:** Yes [Shovel Ready Criteria](#)  
**AgriTech\_FoodBeverage:** Yes

### Transportation

**Nearest Airport:** Blue Grass Field (Lexington, KY)  
**Distance to Airport (miles):** 17

## State Contact

**Company:** Kentucky Cabinet for Economic Development

**Contact Name:** Amy Bowman

**Address:** 300 West Broadway, Frankfort, KY 40601

**City:** Frankfort

**State:** Kentucky

**Phone:** 502-564-7670

**Email:** [EconDev@ky.gov](mailto:EconDev@ky.gov)

**Website:** <https://ced.ky.gov>



## Documents

[Lawrenceburg\\_Conceptual\\_Plan.pdf](#)

[Lawrenceburg\\_Rail\\_Site,\\_Site\\_Data.pdf](#)

**Airport Access Description:** 17 miles east of Lawrenceburg  
**Nearest Interstate:** US 127 Bypass adjacent to western boundary; paved access road adjacent to southwestern corner of site; Martha Lane Collins Blue Grass Parkway approximately 6 miles south via US 127 Bypass

**Distance to Interstate (miles):** 6 miles to Interstate-64

**Rail Available:** Yes

**Rail Company:** Norfolk Southern Railway runs along the northeastern site boundary

**Distance to Riverport (miles):** 68

## Description

41 acres of land available directly off of the 4-lane US127 Highway. Sits directly in between the Bluegrass Parkway (6 miles away) and Interstate 64 (6 miles away). The site is served by Norfolk Southern for rail and has been confirmed a rail spur can be constructed.