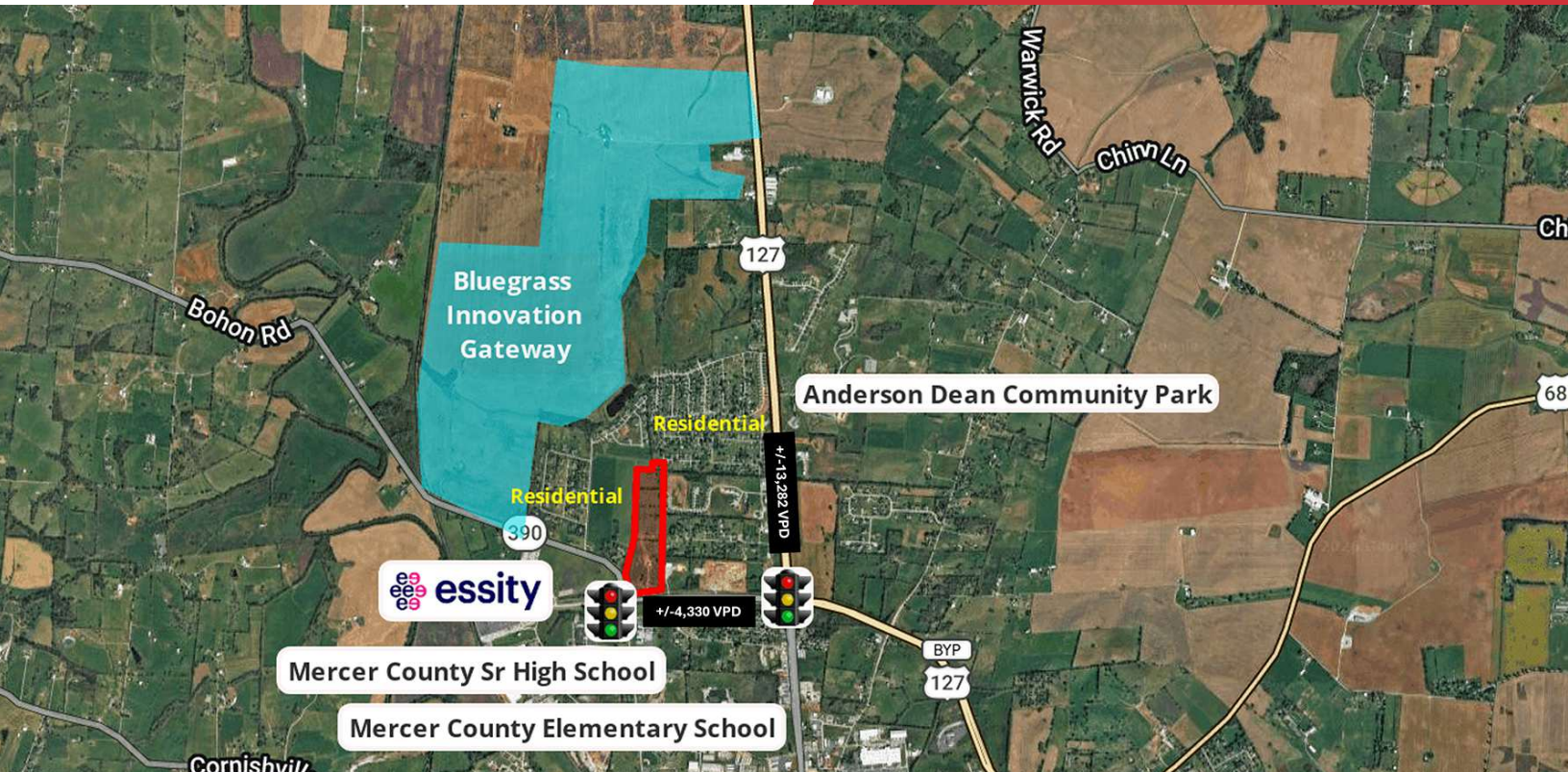




+/-41.29 Acres Zoned R-2 & I-2

653 Bohon Rd
Harrodsburg, Kentucky 40330

Property Highlights

- Prime development opportunity in the growing Harrodsburg market
- Strategically located at the corner of Industry and Bohon Roads, near the US 127 Bypass intersection
- Adjacent to Bluegrass Innovation Gateway, a 958-acre industrial park zoned I-2
- Front ±4 acres offer potential retail development (rezoning required)
- Well-positioned for residential, industrial, mixed-use, or investment development in one of Mercer County's expanding growth corridors
- Strong site readiness supported by existing infrastructure and nearby utility access
- Convenient access to Danville (±10 miles), Bluegrass Parkway (±12 miles), and Lexington (±36 miles)
- Harrodsburg continues to see steady economic and residential growth while maintaining its agricultural roots and small-town appeal
- Zoned R-2 (High Density Residential) and I-2 (Heavy Industrial)

Offering Summary

Sale Price:	\$2,200,000
Lot Size:	+/-41.29 Acres
Zoning:	R-2, High Density Residential & I-2, Heavy Industrial
Water Lines:	6"
Sewer Lines:	6" and 8"
High Powered Gas Lines:	6" steel at southend of property

For More Information

Al Isaac

President

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Bruce Isaac, SIOR, CCIM

Senior Vice President

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Location Description

Harrodsburg is located in the heart of the Bluegrass Region, Kentucky's oldest town offers an appealing mix of history, architecture and culture. Mercer County is nestled among breathtaking palisades and gently rolling countryside laden with historic stone fences and manicured horse farms. Harrodsburg is experiencing significant economic growth driven by major manufacturing expansions and high-tech investments as of early 2026. A transformative \$2.5 billion investment by Apple in the local Corning glass plant is elevating the town's role in global technology, supported by new logistics and industrial site developments designed to attract further industry. Harrodsburg is conveniently located 36 miles southwest of Lexington and 73 miles southeast of Louisville.

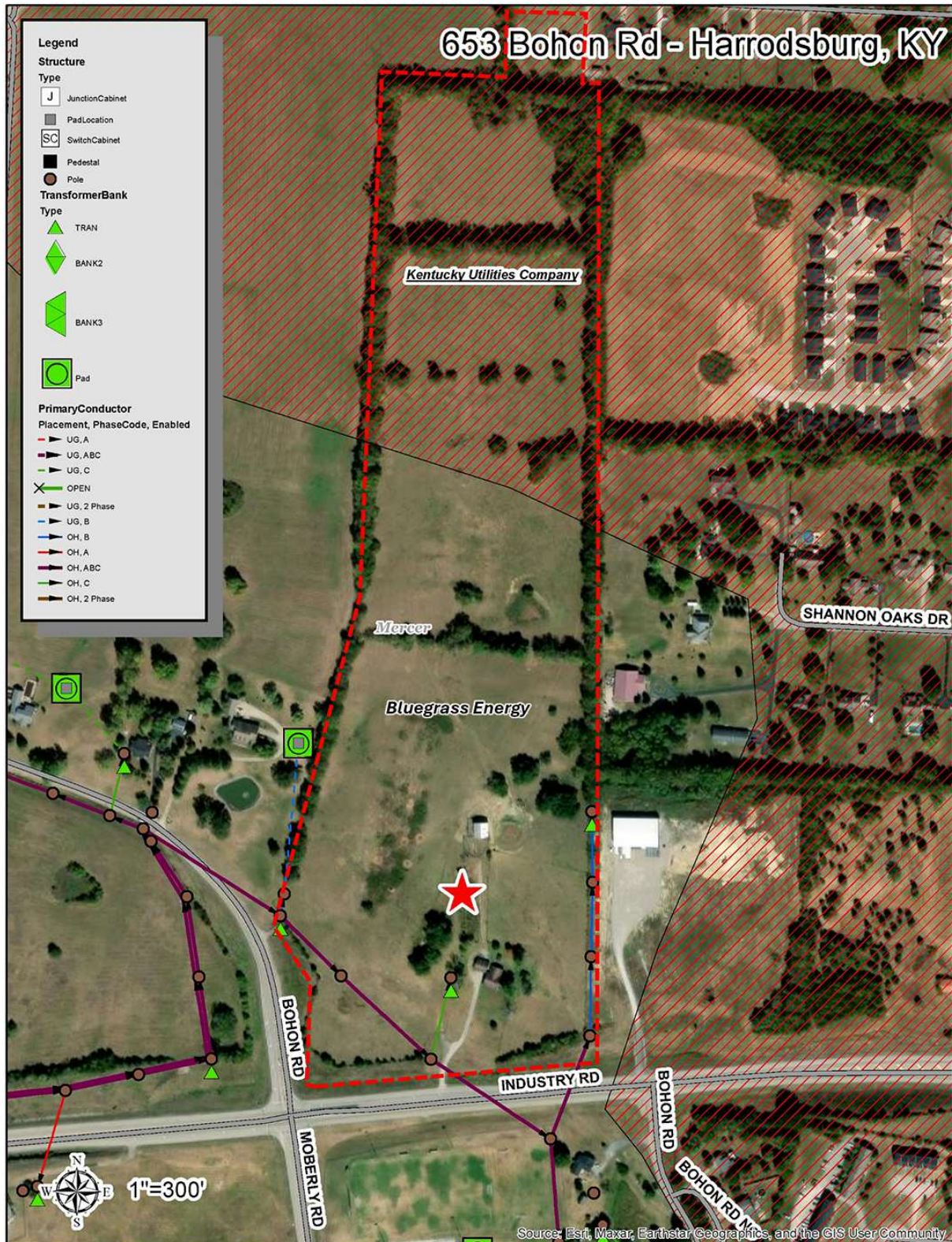
Bluegrass Innovation Gateway - Central Kentucky's Premier Megasite

Bluegrass Innovation Gateway (BIG) is a 958± acre, contiguous megasite in Mercer County, Kentucky, purpose-built for large-scale industrial, advanced manufacturing, and logistics development. With gently rolling to flat topography, BIG delivers the scale, infrastructure, and connectivity today's site selectors demand—paired with the workforce advantages of the thriving Lexington and Louisville Metro regions.

Strategically located with immediate access to US 127 and the Bluegrass Parkway, the site offers exceptional multimodal capabilities, including 1.5+ miles of Class I Norfolk Southern rail frontage and access to significant water, wastewater, and high-voltage power capacity. Zoned I-2 and supported by local public IDA ownership, BIG is a rare, future-ready opportunity for transformative economic development.

Located just over 30 minutes from Blue Grass Airport and Lexington, and within easy reach of the region's universities, training programs, and talent base, BIG combines modern infrastructure with a high quality of life. Nearby access to green energy and direct power generation connections further positions the site as an ideal destination for forward-thinking industries.

With due diligence complete and master planning underway, Bluegrass Innovation Gateway is ready to support your next expansion, relocation, or flagship facility in one of Kentucky's fastest-growing growth corridors.





For Sale

+/-41.29 Acres | \$2,200,000

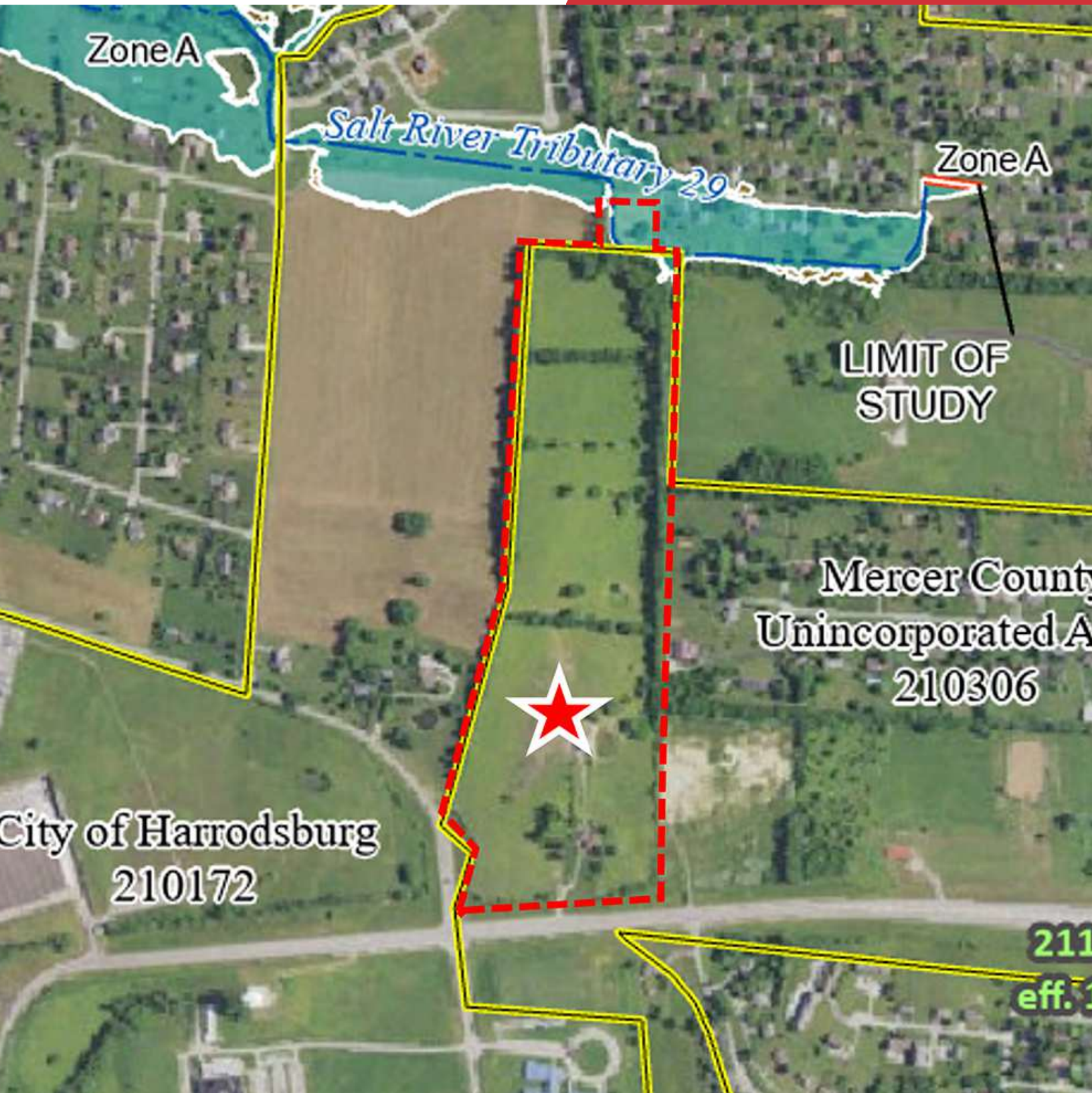
Sewer Lines

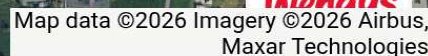


For Sale

+/-41.29 Acres | \$2,200,000

FEMA Floodplain Map





Harrodsburg's Major Industrial Manufacturing Employers

- Astemo: +/-820 employees, Astemo (formerly Hitachi-Astemo) manufactures ECU's, inverters, autonomous driving tech, fuel injectors, and more for applications for Honda, GM, Ford, and others
- Corning Display Technologies: +/-420 employees, Corning has been in Harrodsburg for over 65 years and is used for the screens of Apple's iPhone & iPad and more, and bendable "Willow" glass
- Earth Breeze: Opened Summer 2025, +/-226 employees in the manufacturing and distribution of laundry eco-sheets, a sustainable/environmentally friendly alternative to traditional detergent
- Essity: +/-550 employees, manufacturing of paper towels, toilet paper, tissue, & sanitary products
- E.W. Brown Generation Station: +/-200 employees, Brown is LG&E/KU's Herrington Lake power plant, providing, coal, combined cycle natural gas, solar, and experimental wind power to the region
- Toyota Boshoku America: +/-130 employees, design and manufacturing of interiors for the automobile industry; Products include moldings, carptes and other interior products

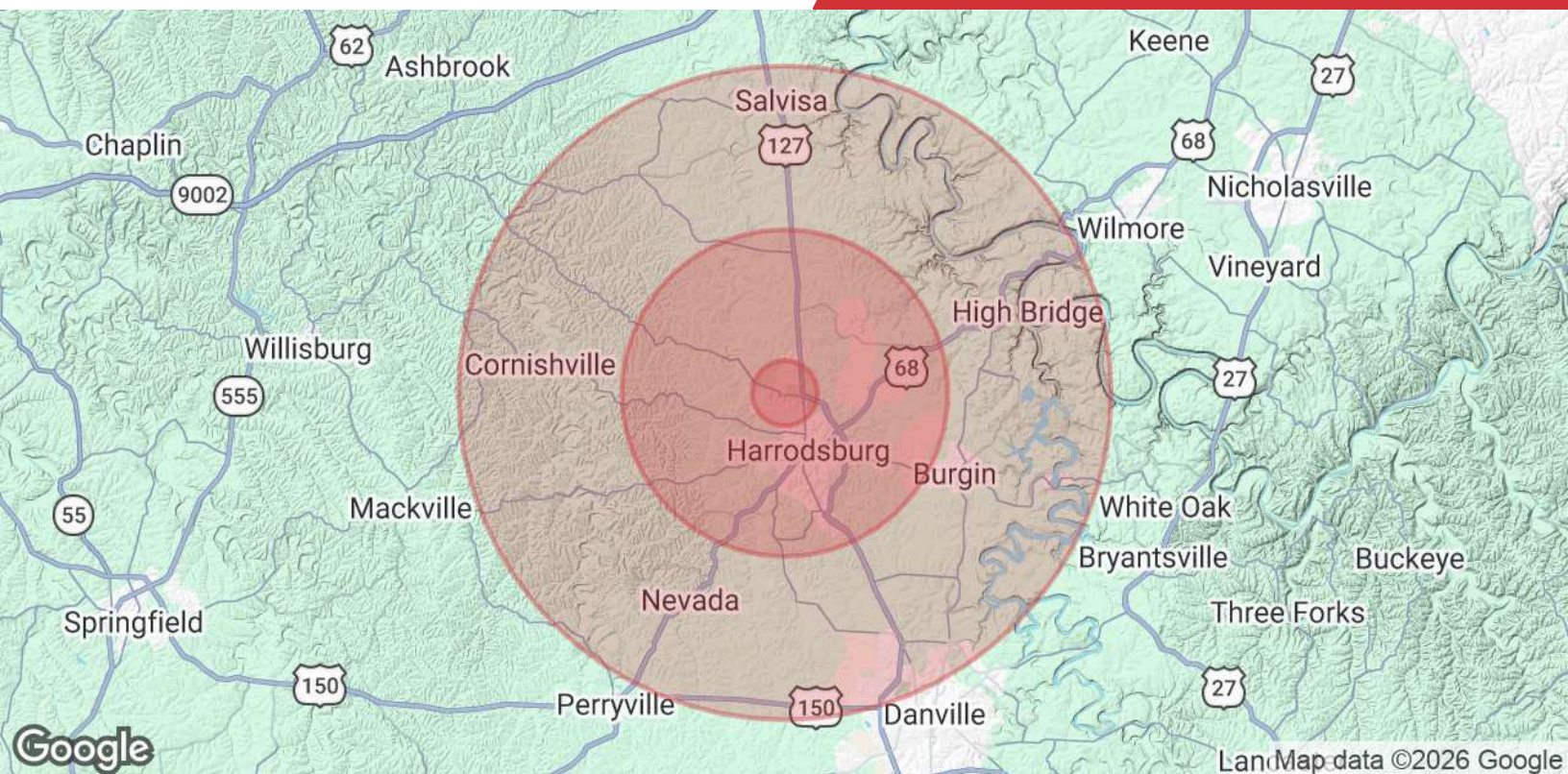
Astemo

The Essity logo features a stylized icon of four interlocking circles in pink and blue, followed by the word "essity" in a bold, dark blue sans-serif font.

CORNING

The Earth Breeze logo consists of the words "earth" and "breeze" in a blue sans-serif font, with "earth" stacked above "breeze". A blue circular swoosh is positioned behind the text.

TOYOTA BOSHOKU AMERICA



Population

	1 Mile	5 Miles	10 Miles
Total Population	1,572	14,419	31,156
Average Age	46.1	40.2	41.9
Average Age (Male)	44.3	38	40.6
Average Age (Female)	48.3	42.2	43.6

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	582	5,920	12,249
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$67,354	\$74,345	\$88,603
Average House Value	\$142,775	\$179,816	\$219,575

2025 American Community Survey (ACS)