

\$113,000 - 19 Yates Road, Stanford

MLS® #26004002

\$113,000

Bedroom, Bathroom,
Residential on 7 Acres

Downtown, Stanford, KY

Prime 6.75 Acre Development Opportunity in Stanford City Limits Rare opportunity to acquire 6.75 acres inside the Stanford city limits in a highly desirable and growing area located just minutes from Lincoln County High School, downtown Stanford, and the major Highway 27 corridor. This versatile tract offers tremendous potential for a variety of development opportunities. The property is accessed by a 60' permanent access easement from Yates Road, providing ample width for a future entrance road and infrastructure. City water and electric are nearby, making the property well positioned for future development. If you're looking for land to build your dream home on and have land for the kids and family to roam.... this would work perfectly. Also with the new city zoning requiring a fairly minimum lot size, the tract appears well suited for a residential subdivision development with potential for approximately 16-18 residential lots, making it an ideal opportunity for builders or developers looking for their next project in a strong housing market. In addition to residential development, the size, location, and city-limit positioning also create excellent potential for commercial or investment uses, including: â€¢ Self-storage facility â€¢ Contractor or warehouse storage units â€¢ Business park or office complex â€¢ Retail or service-based businesses â€¢ Mixed-use commercial and residential development The property's proximity to schools, established



neighborhoods, and major travel routes creates a highly desirable location for both residential and commercial investment. With minimal restrictions in place (no swine, poultry, or mobile homes), this property provides flexibility for a wide range of future development concepts. Whether you are a solo/family looking to build, builder, investor, or developer, this property offers the space, location, and infrastructure potential needed to bring your vision to life. Opportunities like this within the city limits of Stanford are becoming increasingly rare. This property is currently zone ag 1 due to being vacant when city annexed further out, however talking to city hall it has potential to become what you need and a rezone meeting will have to happen once you decide on the direction you want to go. Listing agent has all docs and paperwork for the property and the docs from city hall showing all the zoning rules. Property Highlights

- 6.75 Acres
- Located inside Stanford city limits
- 60' permanent access easement from Yates Road
- City water and electric nearby
- Minimum sqft lot zoning
- Potential for 16-18 residential lots (conceptual)
- Minutes from Lincoln County High School
- Close to downtown Stanford amenities
- Excellent investment or development opportunity

Built in 2026

Essential Information

MLS® #	26004002
Price	\$113,000
Acres	6.75
Year Built	2026
Type	Residential
Sub-Type	Single Family Residence
Status	Active

Community Information

Address	19 Yates Road
Area	024 - Lincoln County
Subdivision	Downtown
City	Stanford
County	Lincoln
State	KY
Zip Code	40484

Exterior

Construction	Other
Foundation	Other

School Information

District	Lincoln County - 24
Elementary	Stanford
Middle	Lincoln Co
High	Lincoln Co

Additional Information

Date Listed	March 4th, 2026
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Listing Details

Listing Office	Keller Williams Commonwealth - Stanford
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