

For Sale
**Interstate
Development
Land**



137 Scotland Drive
Georgetown, Scott County, Kentucky, 40324

For More Information:

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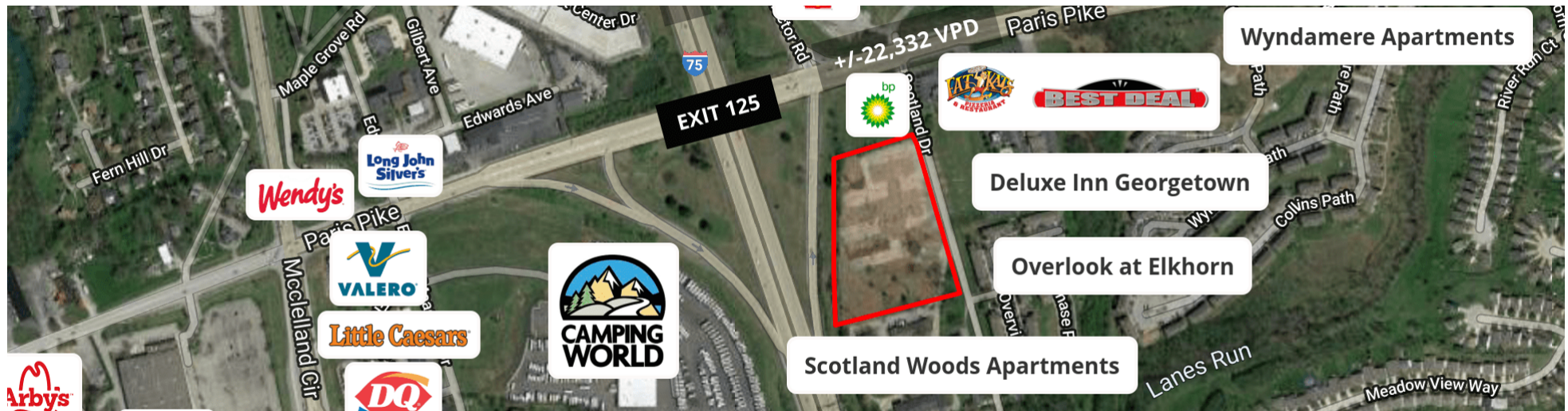


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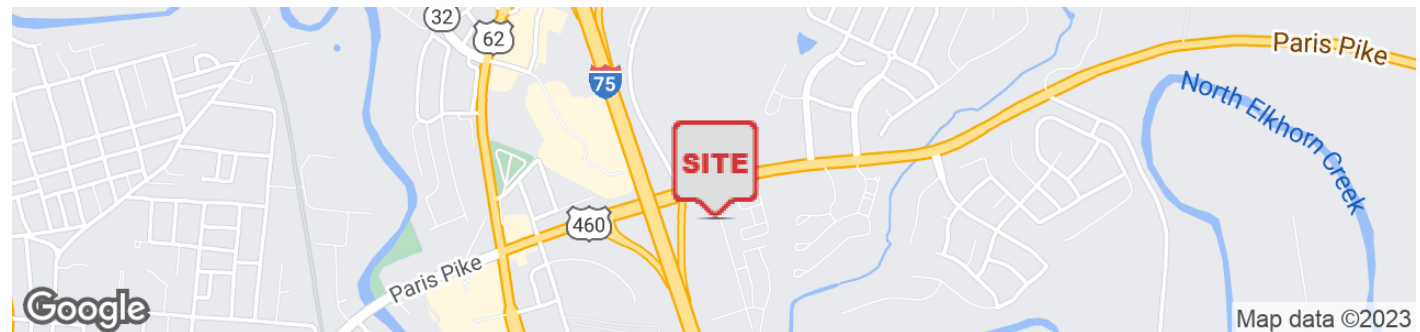
Executive Summary



Property Details

Sale Price	\$1,500,000
Lot Size	5.75 Acres
Zoning	B-2, Highway Commercial
Cross Streets	I-75 & Paris Pike

Location Map

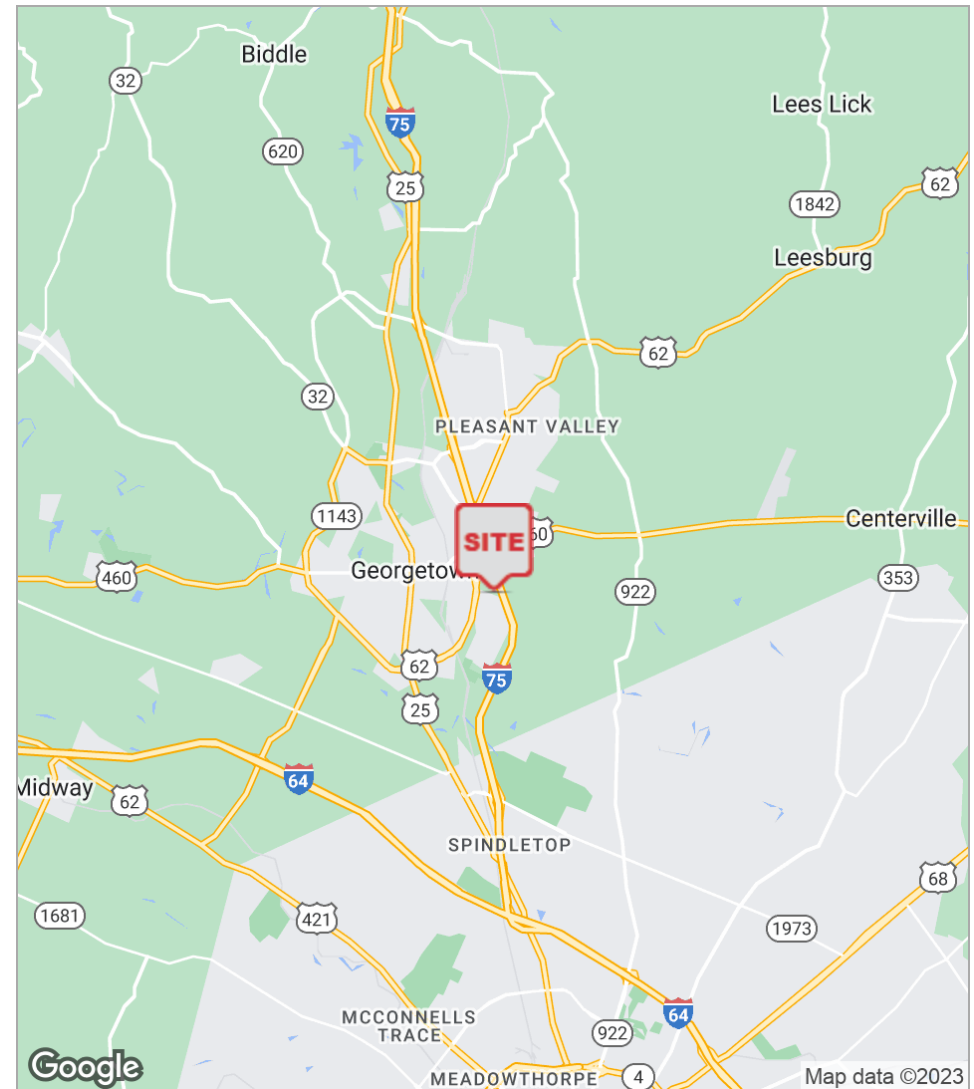
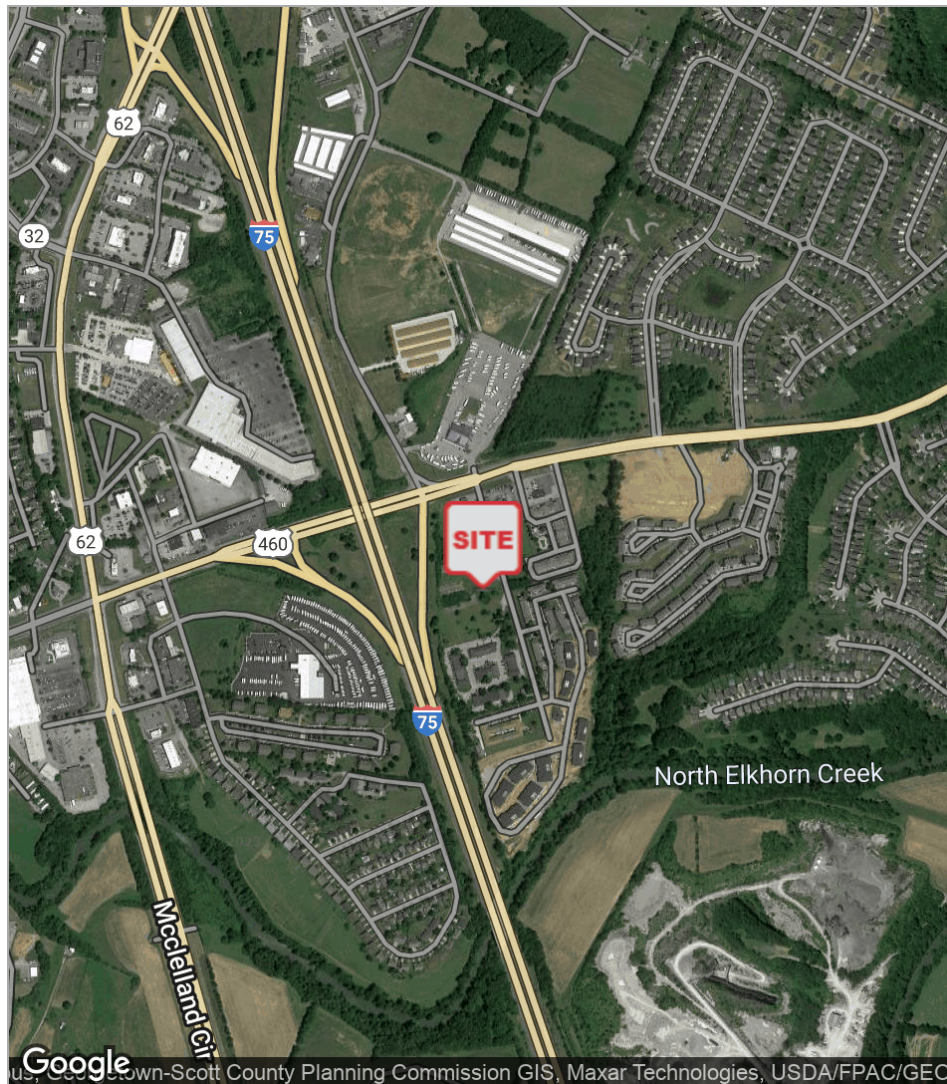


Demographics

	1 Mile	5 Miles	10 Miles
Total Households:	2,280	15,693	33,480
Total Population:	6,367	42,108	91,266
Average HH Income:	\$74,951	\$81,805	\$83,579
Median HH Income:	\$59,722	\$64,934	\$65,864

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Location Maps



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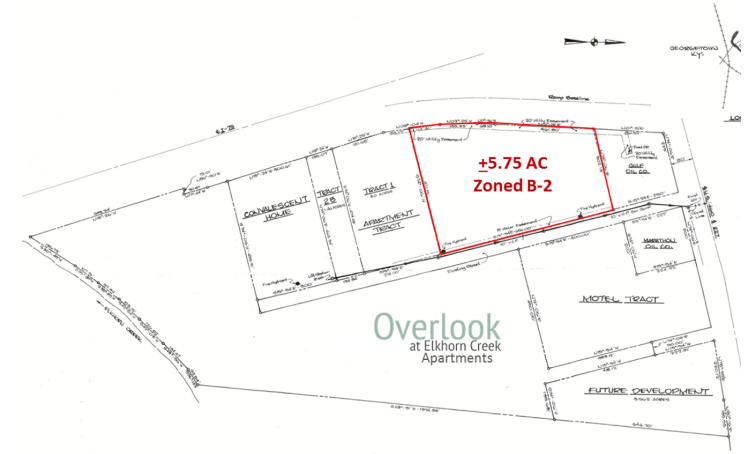
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Complete Highlights

PROPERTY HIGHLIGHTS

- Development opportunity at the corner of US 460 and I-75 in Georgetown at Exit 125
- +/-5.75 AC available for sale
- Great visibility from I-75 with many potential uses
- Daily traffic counts on US 460 in front of the site is +/-22,332 ('16) VPD and +/-51,753 ('16) on I-75
- Ideal location for restaurants, hotels and other interstate service users
- Area retailers include Walmart, Lowe's, Kohl's, O'Charley's, Tractor Supply, Starbucks, Cracker Barrel and more
- Both Georgetown and Scott County have experienced rapid employment increases in recent years; The well-established horse industry, recent expansion to several of the local manufacturing companies and the firm commitment of the Toyota Motor Manufacturing plant, Georgetown and Scott County will continue with steady growth
- Georgetown, KY is only +/-12 miles to Lexington, +/-70 miles to Louisville and +/-67 miles to Cincinnati, OH
- Zoned B-2, Highway Commercial
- Sale Price: \$1,500,000



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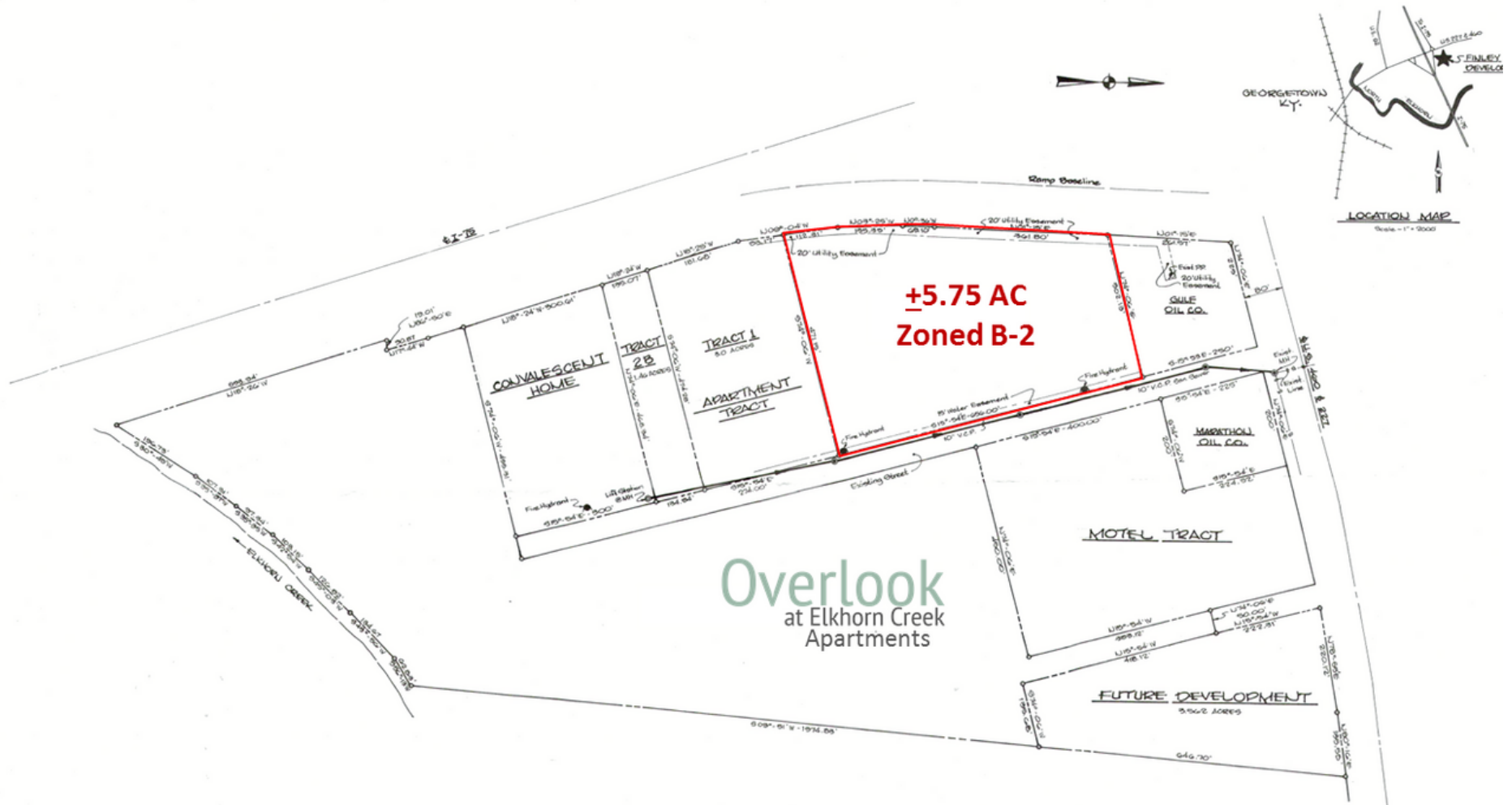
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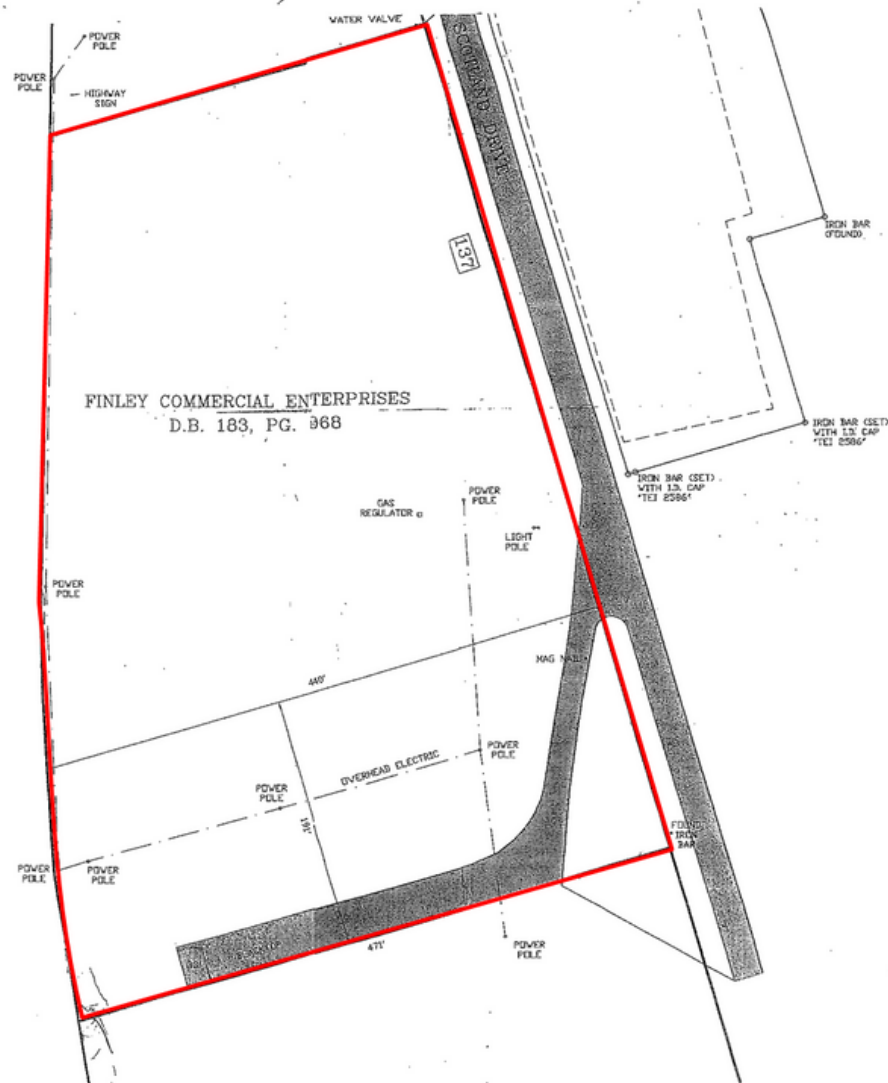


Site Plan



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Site Plan



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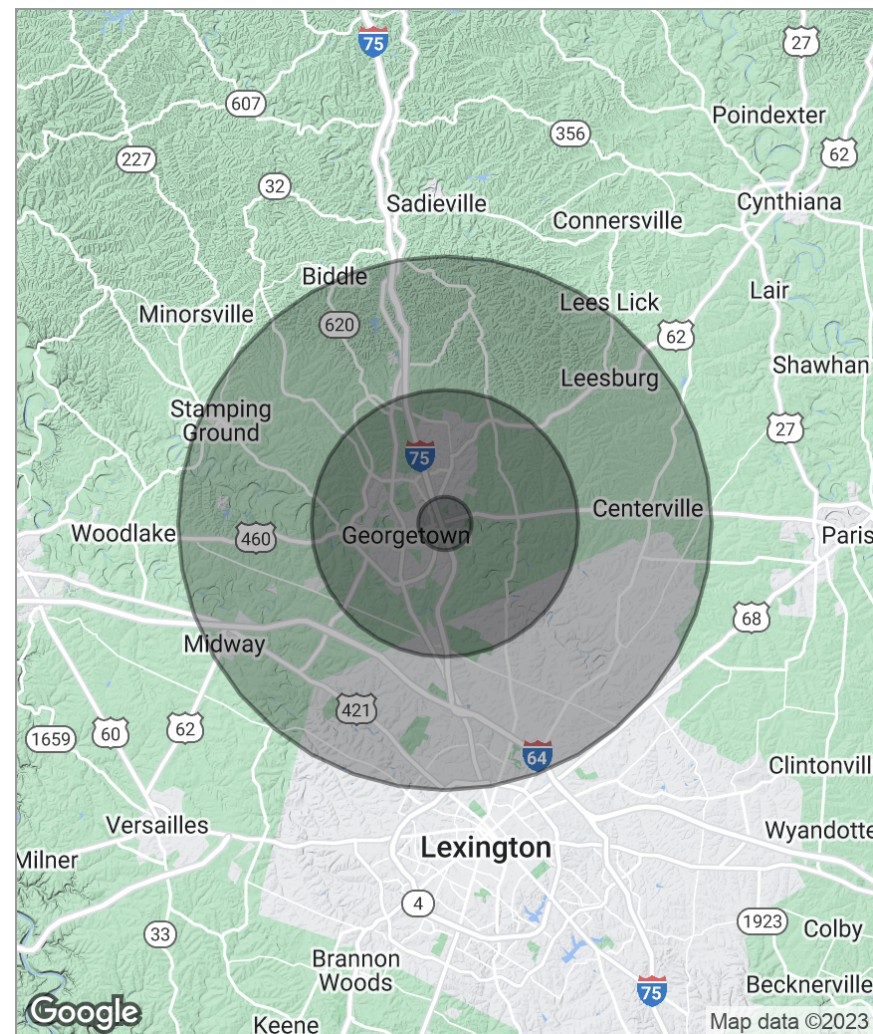


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Demographics Map

Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	6,367	42,108	91,266
MEDIAN AGE	33.0	32.0	34.0
MEDIAN AGE (MALE)	32.6	32.0	33.6
MEDIAN AGE (FEMALE)	33.7	32.8	35.0
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	2,280	15,693	33,480
# OF PERSONS PER HH	2.4	2.6	2.6
AVERAGE HH INCOME	\$74,951	\$81,805	\$83,579
AVERAGE HOUSE VALUE	\$180,711	\$165,472	\$192,626



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