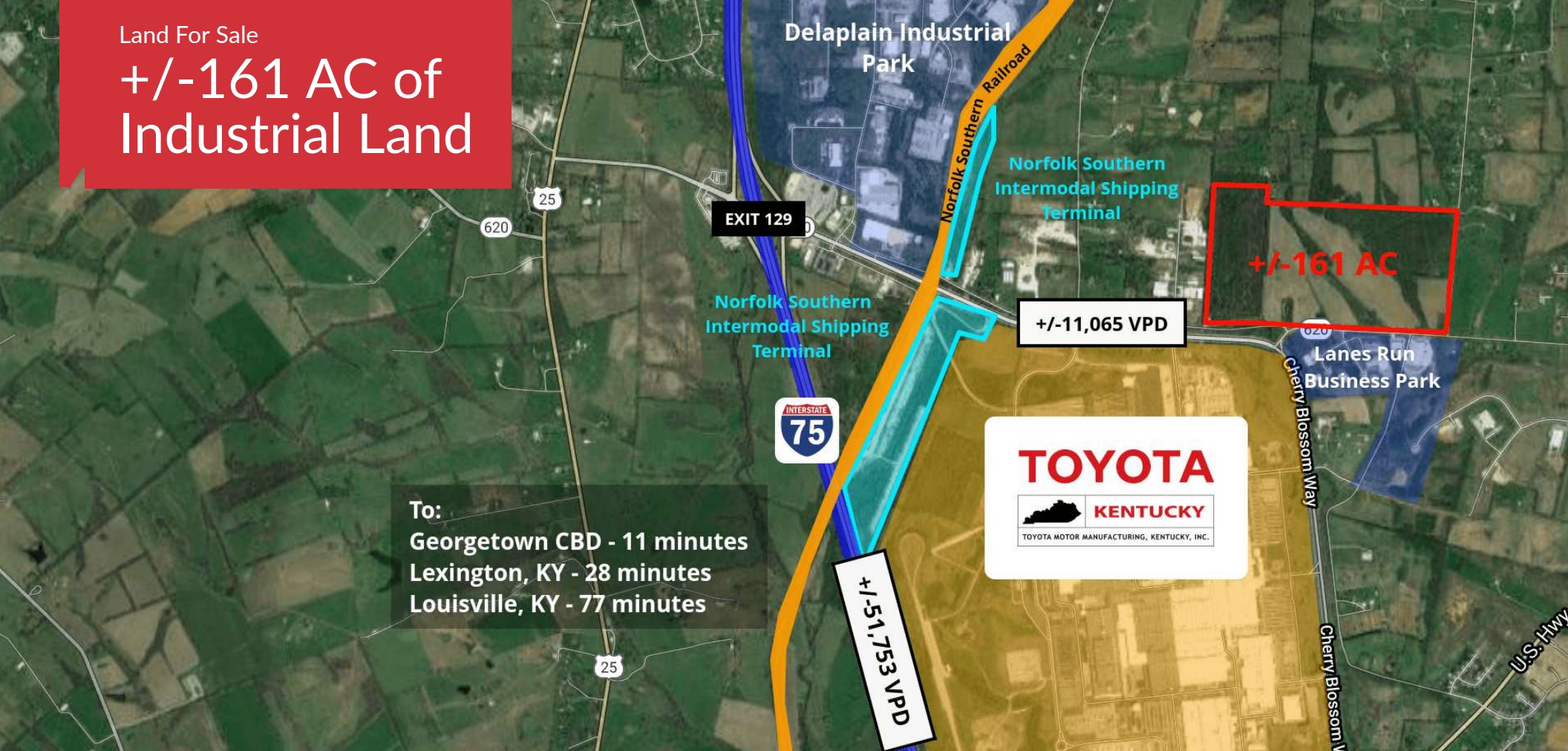


Land For Sale

**+/-161 AC of
Industrial Land**



892 Delaplain Road
Georgetown, Scott County, Kentucky, 40324

For More Information:

Bruce R. Isaac, SIOR, CCIM, Senior Vice President
+1 859.422.4403 • bruceisaac@naiisaac.com

Al Isaac, President
+1 859.422.4400 • alisaac@naiisaac.com

NAI Isaac

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

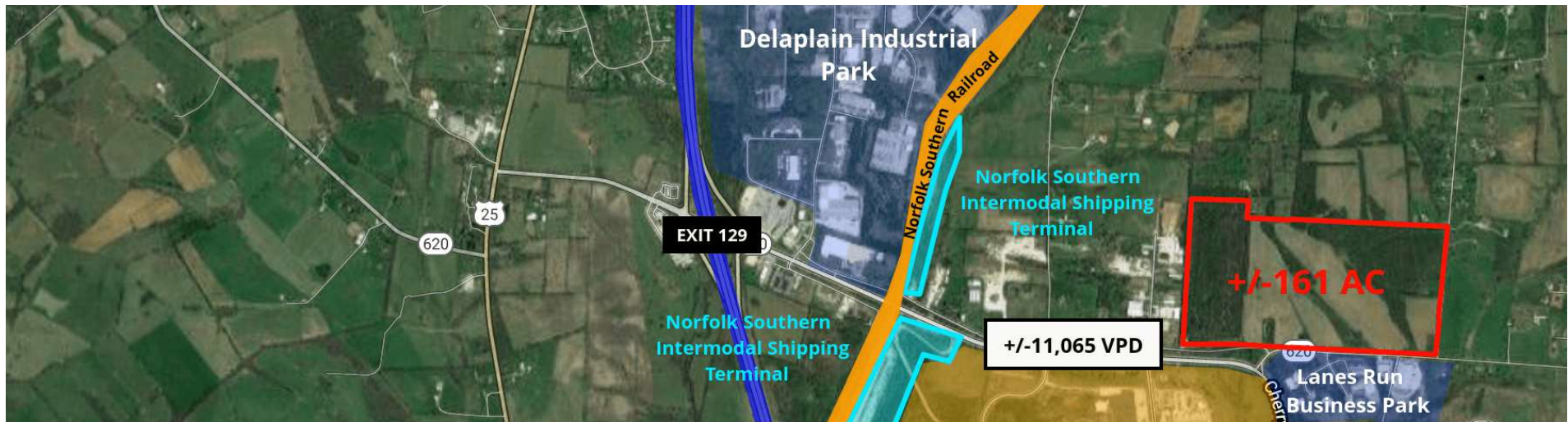
771 Corporate Drive, Suite 500
Lexington, KY 40503
+1 859 224 2000
naiisaac.com



Land For Sale

+/-161 AC of Industrial Land

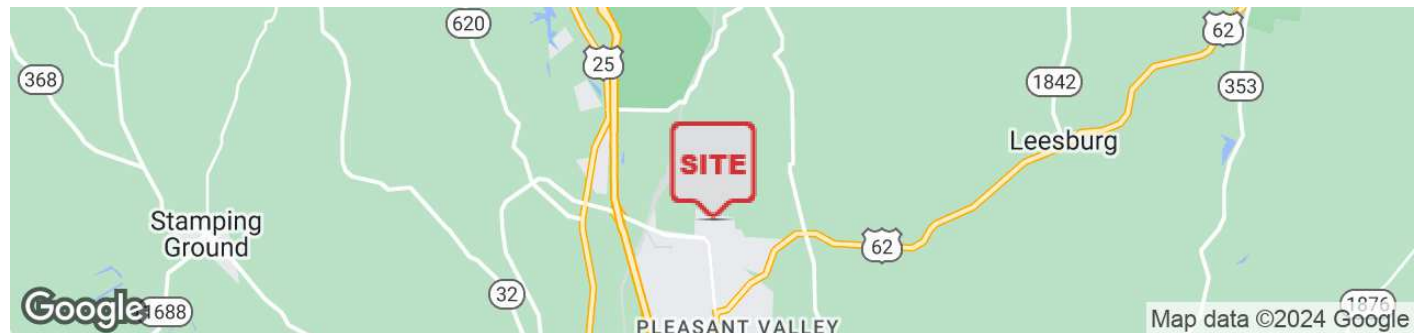
Executive Summary



Property Details

Total Sale Price	\$6,440,000
Price Per Acre	\$40,000
Lot Size	+/-161 Acres
Zoning	I-1, Light Industrial
Cross Roads	Delaplain Drive & Cherry Blossom Way

Location Map



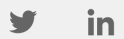
Demographics

	5 Miles	10 Miles	15 Miles
Total Households:	10,453	22,005	49,407
Total Population:	28,752	59,020	132,644
Average HH Income:	\$86,164	\$87,484	\$77,354
Median HH Income:	\$36,456	\$68,903	\$58,676



Commercial Real Estate Services, Worldwide.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS. PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

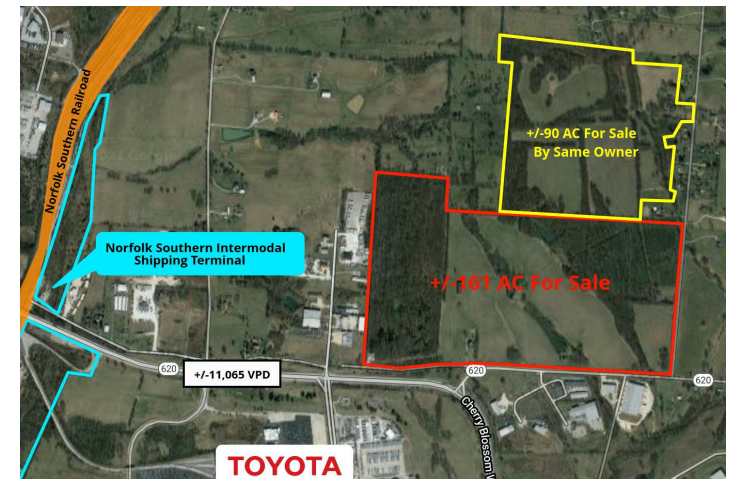
Land For Sale

+/-161 AC of Industrial Land

Complete Highlights

PROPERTY HIGHLIGHTS

- +/-161 acres of industrial land for sale
- Located just off I-75 at Exit 129 across from Toyota Manufacturing Plant, near Norfolk Southern Railroad Intermodal Shipping Terminal and Delaplain Industrial Park
- Norfolk Southern Intermodal Shipping Terminal one mile from the site
- Across from +/-7,000,000 SF Toyota Motor Manufacturing Plant (Gates 3 & 4), which is the largest Toyota manufacturing plant in the world, annually capable of producing 550,000 vehicles and more than 600,000 engines with over 8,000 employees
- Average daily traffic count of +/-11,065 ('17) along Cherry Blossom Way
- Easy access to I-75 and downtown Georgetown, +/-16 miles to Lexington, KY, +/-75 miles to Louisville, KY and +/-68 miles to Cincinnati, OH
- Utility providers include: water service with Kentucky American Water, electric service with Blue Grass Energy Cooperative Corp and sewer service with Georgetown Municipal Sewer Service
- Zoned I-1, Light Industrial
- The Georgetown/Scott County area has been growing rapidly in recent years and the 8th fastest growing city in Kentucky with a population growth rate of 11% over a five year period
- Sale Price: \$6,440,000/ \$40,000 per acre
- Adjacent +/-90 acres also available for sale by the same owner for a combined total of up to +/-250 acres



Commercial Real Estate Services, Worldwide.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS. PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

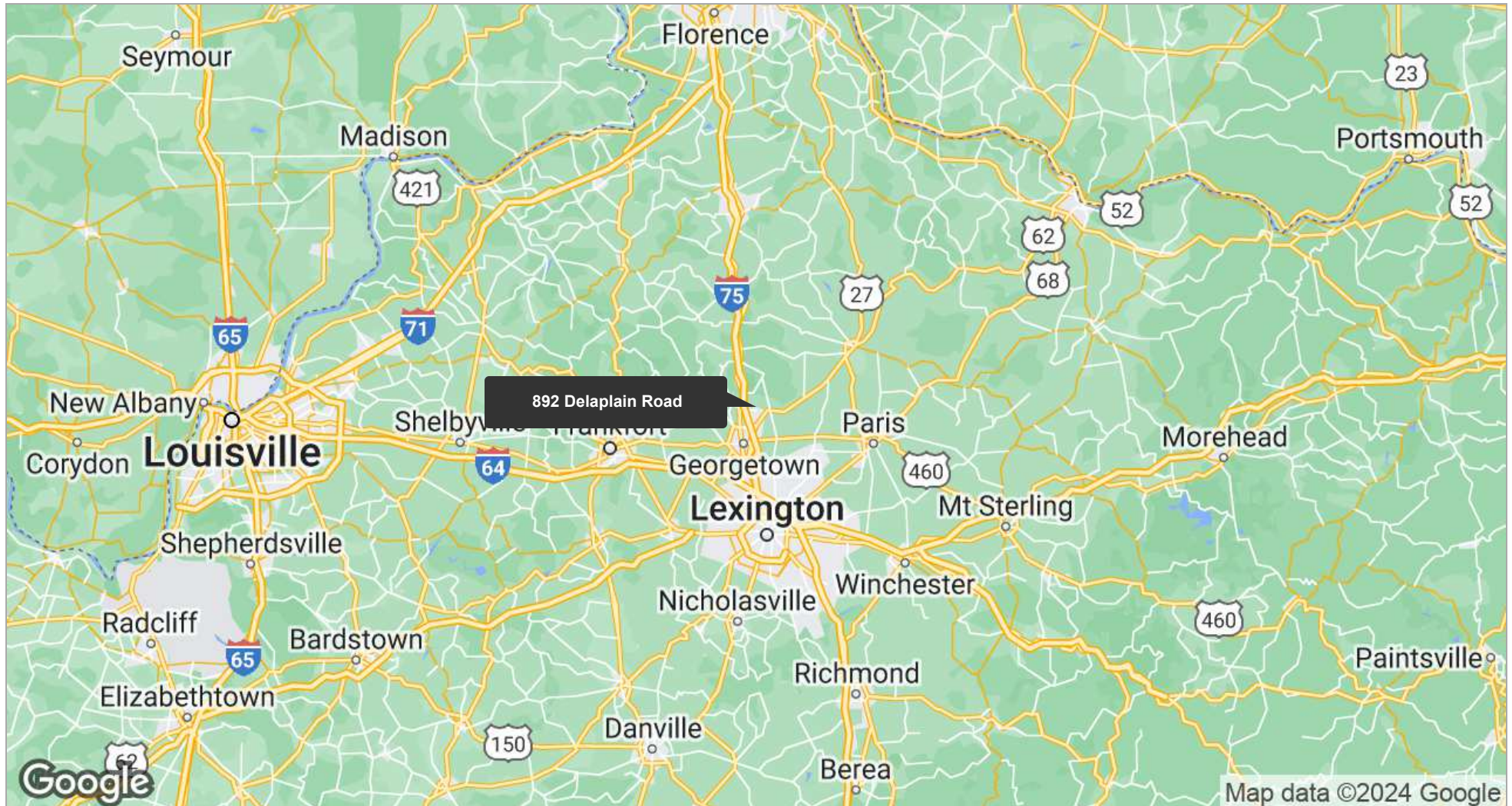
771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



Land For Sale

**+/-161 AC of
Industrial Land**

Regional **Map**

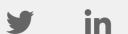


Commercial Real Estate Services, Worldwide.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel

naiisaac.com



Land For Sale

**+/-161 AC of
Industrial Land**

Retailer
Map



NAIisaac

Commercial Real Estate Services, Worldwide.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS. PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

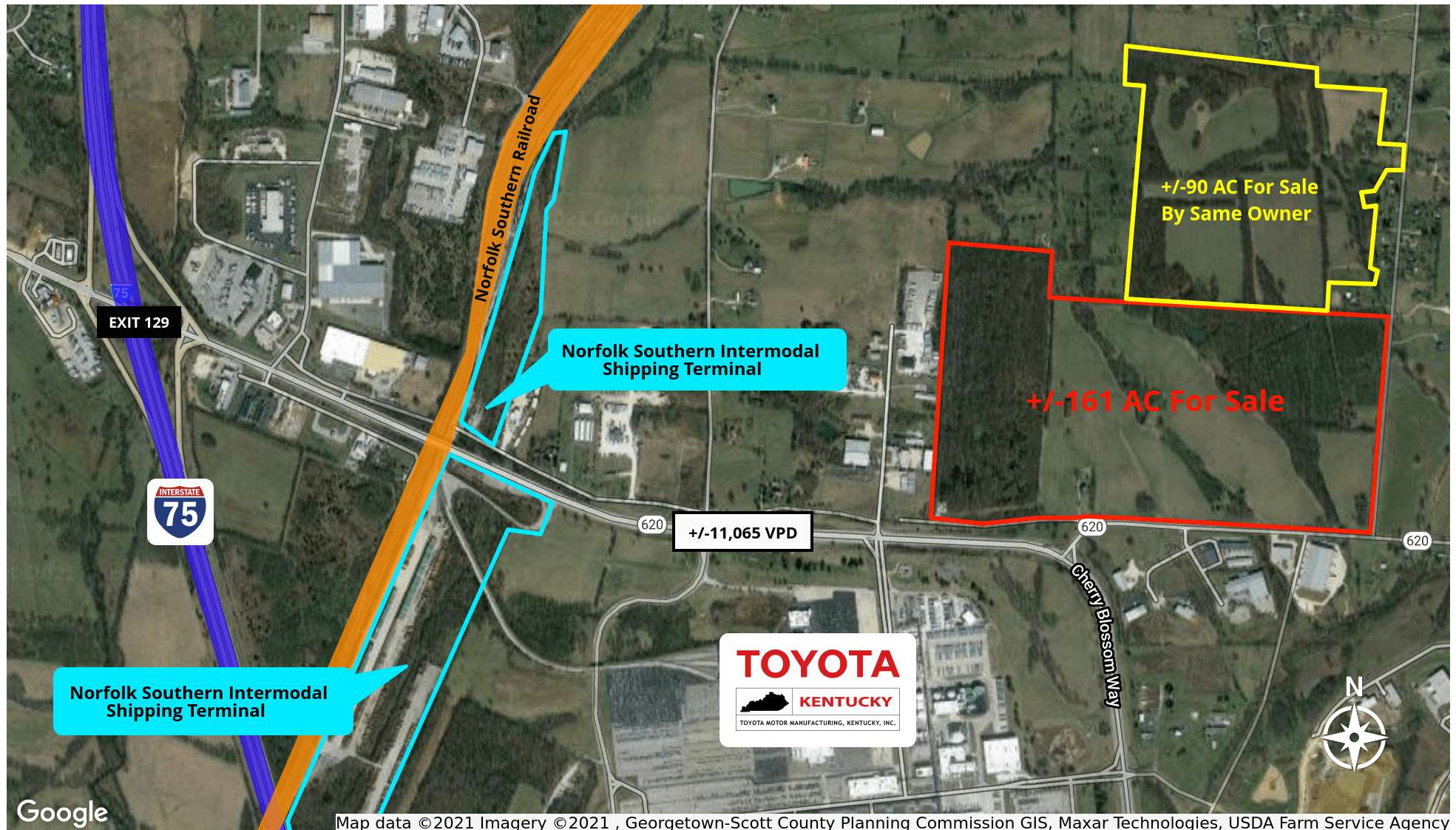
771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



Land For Sale

**+/-161 AC of
Industrial Land**

Retail
Map



NAIisaac

Commercial Real Estate Services, Worldwide.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS. PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

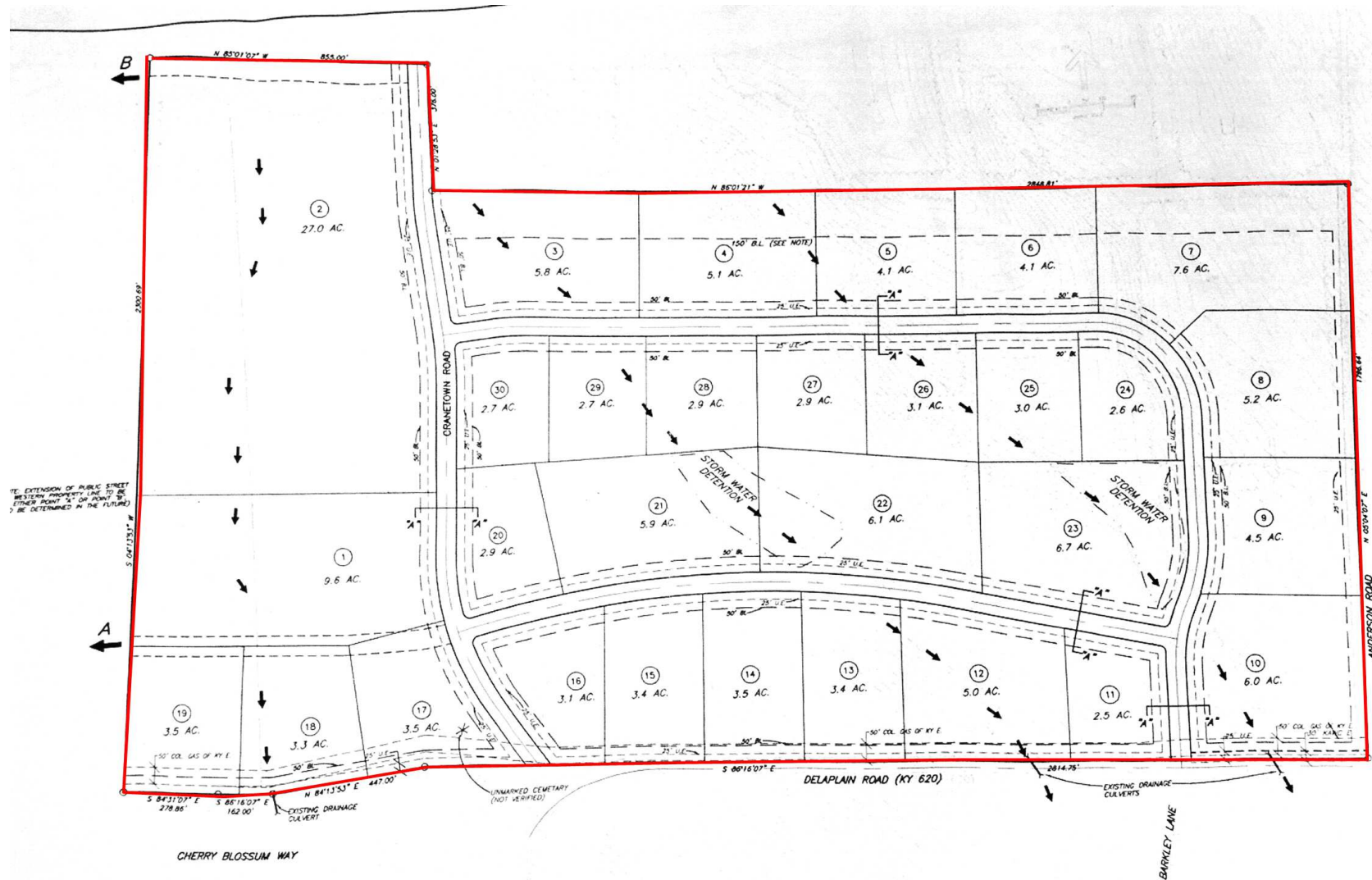
771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



Land For Sale

+/-161 AC of Industrial Land

Plat



Naisaac

Commercial Real Estate Services, Worldwide.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS. PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



4.5 LIGHT INDUSTRIAL DISTRICT (I-1)

The following regulations shall apply in all industrial districts, except where limited by the provisions of section 4.55 et sec..

4.51 PERMITTED USES

- A. Non-retail commercial
- B. Light Industry: The Board of Adjustment shall distinguish between light and heavy industry according to the definition in Section 2.1 upon application by the Enforcement Officer when the classification is in doubt.
- C. Research laboratories.
- D. Planned development project for industrial use only. The procedure under Section 2.32 shall be followed.
- E. Manufactured building systems used as office buildings. (Amendment dated 1/26/88)
- F. Adult oriented uses (Amendment added 1/6/2000 by the City of Georgetown)

4.52 ACCESSORY STRUCTURES AND USES PERMITTED

- A. Signs identifying the industrial activity on the same premises.
- B. Dwelling unit (conventional) for caretaker or watchmen employed by the industrial firm.
- C. Accessory buildings.

4.53 CONDITIONAL USES

- A. Sanitary landfill for refuse disposal in conformance with the standards set forth in the Kentucky Department of Health Manual Se-M-4, Recommendations for the Disposal of Refuse by the Sanitary Landfill Method. Approval of the sanitary landfill by the State Board of Health must be obtained before it may be permitted as a conditional use.
- B. Junkyards as defined in Section 2.52.
- C. Outdoor storage, providing all of the following conditions are met:
 - 1. Storage is incidental and accessory to the principal use of the property, and
 - 2. The storage shall not be visible from any right-of-way or adjacent area of different zoning classification. The Board of Adjustments may impose any reasonable conditions calculated to provide the required screening.
 - 3. The screening utilized to prevent visibility of the outdoor storage may consist of earthen mounds, plantings, fencing or walls.

- 4. The storage area boundaries must satisfy the minimum setback requirements of the zone.

4.54 DIMENSION AND AREA REGULATIONS

The regulations on the dimensions and area for lots and structures are set forth in the Schedule of Dimensions and Area Regulations on pages 109 and 110. The applicable regulations shall be observed in all industrial districts.

4.55 ENVIRONMENTALLY SENSITIVE LIGHT INDUSTRIAL

This zoning district regulation shall apply in all light industrial districts where the absence of adequate sewage treatment or presence of important natural resources require environmentally sensitive industrial development.

4.55 I. PERMITTED USES IN THE ENVIRONMENTALLY SENSITIVE LIGHT INDUSTRIAL DISTRICT

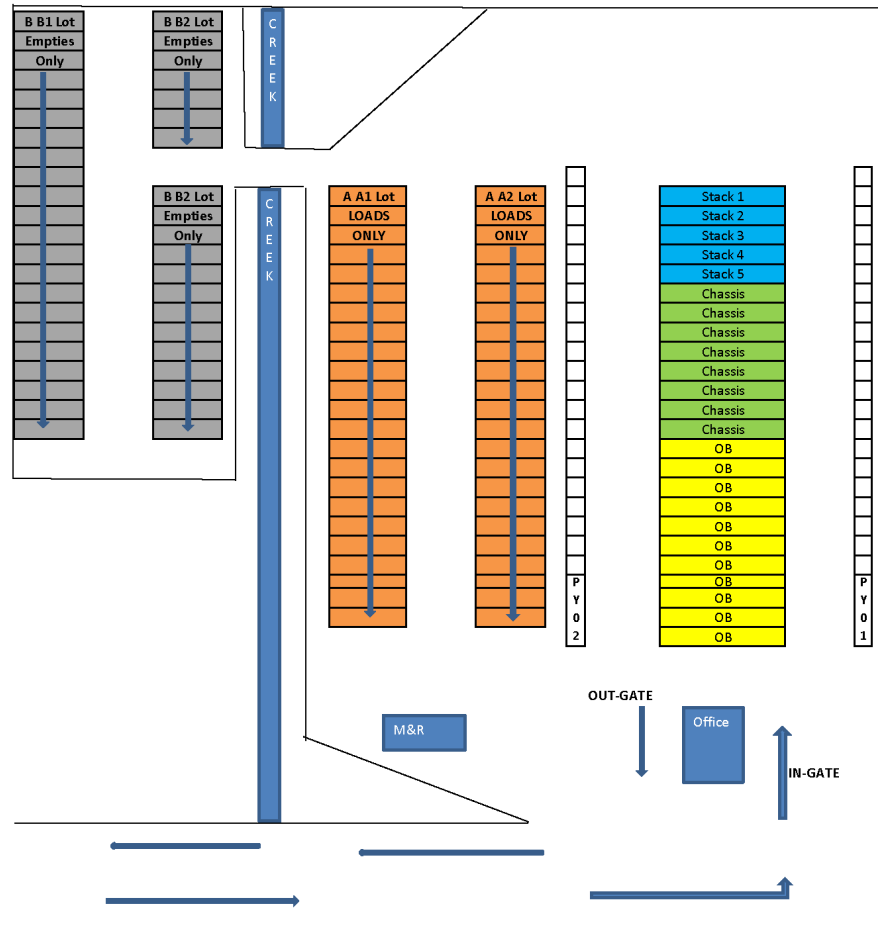
A. Light industry as defined in Section 2.1 of Article II. General Regulations set out in the Georgetown-Scott County Zoning Ordinance, in Article V Land Use Plan Subsection B.5. Industrial of the Growth and Land Use Element to the Georgetown-Scott County Comprehensive Plan and as limited by the following standards:

- i) Uses in the planned environmentally sensitive industrial areas, the Royal Spring Aquifer recharge area and properties draining directly to Elkhorn Creek within five miles of the Georgetown Municipal water and Sewer Service water intake as shown on the Georgetown Urban Area Land Use Plan

Land For Sale

+/-161 AC of
Industrial Land

Norfolk Southern Shipping



Commercial Real Estate Services, Worldwide.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

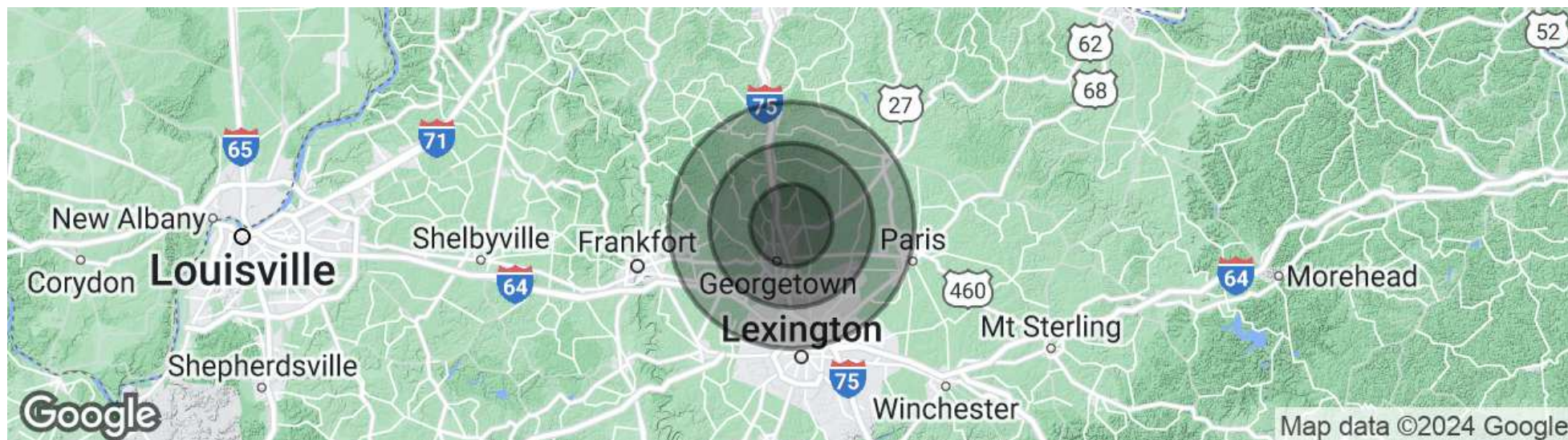
771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



Land For Sale

+/-161 AC of Industrial Land

Demographics Map & Report



POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	28,752	59,020	132,644
Average age	34.7	34.2	35.9
Average age (Male)	34.4	34.2	35.3
Average age (Female)	35.4	34.9	36.7

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total households	10,453	22,005	49,407
# of persons per HH	2.5	2.6	2.6
Average HH income	\$86,164	\$87,484	\$77,354
Average house value	\$208,520	\$190,695	\$187,315



Commercial Real Estate Services, Worldwide.

771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
naiisaac.com



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.