



UNDER CONTRACT!

PROPERTY HIGHLIGHTS

- +/-99.64 acres of development land with mixed-use potential; Owner will divide; Sewer nearby
- Railroad spur available; Norfolk Southern Railway is adjacent to the east boundary of the site
- Located on Bypass/McClelland Circle in southeast Georgetown with easy access to I-75/I-64 and Georgetown's Central Business District
- Georgetown is one of Kentucky's fastest growing communities and the American home of Toyota's Camry, Solara, and Avalon production facility; Toyota started building the Lexus ES 350 in 2015 (investing \$360 million and creating 750 new jobs to produce 50,000 vehicles annually) Source: Toyota
- Zoned I-1 Light Industrial and I-1 (ELSI) Environmentally Sensitive Light Industrial
- Sale Price: \$39,500 per acre
- Additional +/-22.69 acres of land for sale by same owner just across McClelland Circle on Quality Drive



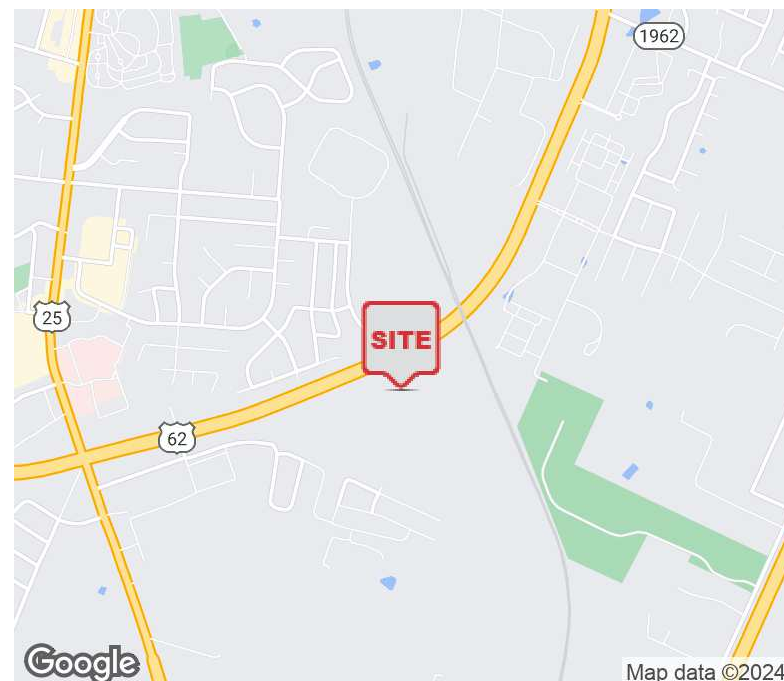
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For Sale

**+/-99.64 Acres
Mixed-Use Potential**

McClelland Circle & Quality Drive

Georgetown, Scott County, Kentucky 40324



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For Sale
+/-99.64 Acres
Mixed-Use
Potential

Additional Photos

CONCEPT SITE STATISTICS				
USE	SIZE	HIGH	PARKING REQ'D	PARKING PROV'D
RETAIL				
RETAIL CENTER	18,715 SQ FT	3 STORY	291	441
RETAIL	15,400 SQ FT	1 STORY	40	88
RETAIL CENTER	16,000 SQ FT	1 STORY	64	N/A
PHARMACY	14,000 SQ FT	1 STORY	56	81
GAS STATION/GARMIN	4,000 SQ FT	1 STORY	36	14
BAR	5,000 SQ FT	1 STORY	36	N/A
HOTEL	8,000 SQ FT	1 STORY	78 ROOMS	87
OFFICE	10,000 SQ FT	2 STORY	33	105
OFFICE	10,000 SQ FT	2 STORY	33	N/A
RESTAURANT				
FAST FOOD #1	3,125 SQ FT	1 STORY	20	N/A
FAST FOOD #2	3,000 SQ FT	1 STORY	31	N/A
FAST FOOD #3	4,000 SQ FT	1 STORY	36	53
CASUAL DINING #1	6,000 SQ FT	1 STORY	48	N/A
CASUAL DINING #2	3,000 SQ FT	1 STORY	30	N/A
HOUSING				
CONDOMINIUMS	120 UNITS			
TOWNHOMES	120 UNITS			
DUPLEX	14 UNITS			
SINGLE FAMILY	14 UNITS			
APARTMENTS				
BUILDINGS	300,000 SQ FT	3 STORY	24	101
2 BEDROOM UNITS (100)	600			
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CONCEPT A
BRINGARDNER
SEPTEMBER 12, 2014

Conceptual Plan proposes a mixed use community with retail, office, and a mix of residential types and would require a zone change

