

For Sale

**+/-22.69 Acres
I-1 Zoned Land**

PACKAGING
GROUP



Quality Drive & McClelland Circle

Georgetown, Scott County, Kentucky, 40324

For More Information:

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NAI Isaac

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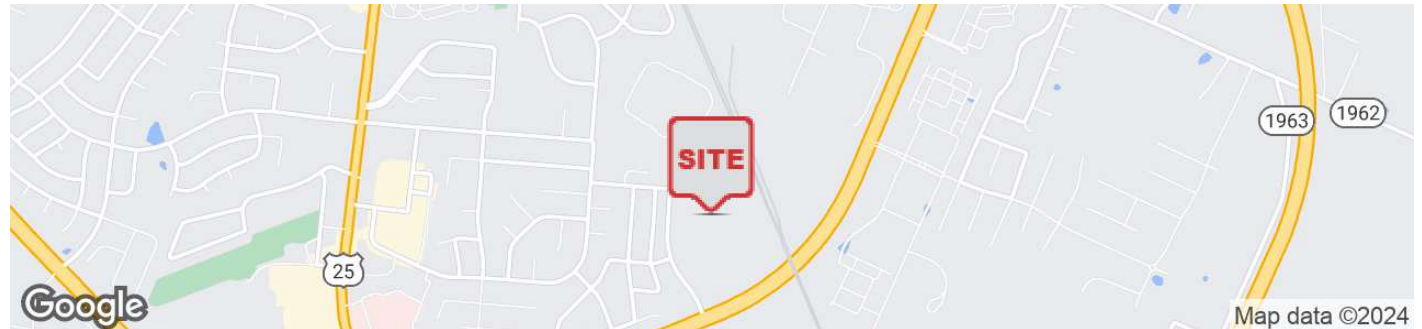
Executive Summary



Property Details

Sale Price	\$39,500/AC
Lot Size	+/-22.69 Acres
Zoning	I-1 (ELSI) Environmentally Sensitive Light Industrial

Location Map



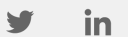
Demographics

	3 Miles	5 Miles	10 Miles
Total Households:	10,748	13,884	47,048
Total Population:	27,533	38,201	125,756
Average HH Income:	\$65,565	\$72,835	\$62,118
Median HH Income:	\$44,236	\$51,288	\$56,707



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Property Description

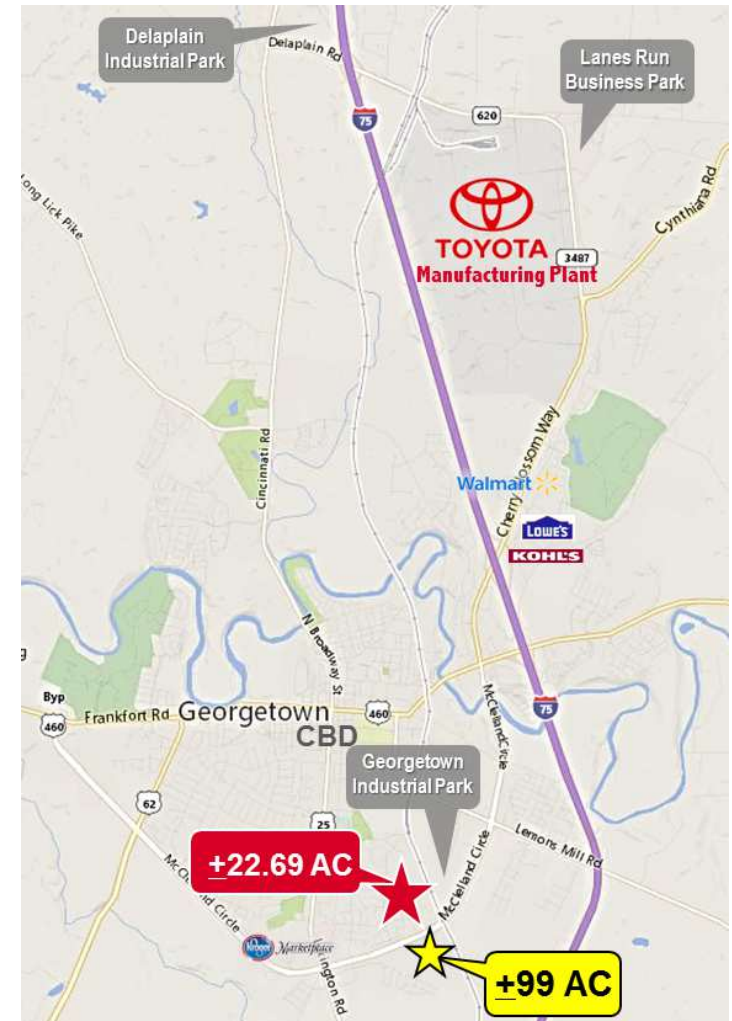
PROPERTY OVERVIEW

NAI Isaac is pleased to present +/-22.69 acres of development land with mixed-use potential for sale. Owner will divide. Sewer is on-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. Additional +/-99.64 acres of land for sale by same owner just across Bypass/McClelland Circle.

LOCATION OVERVIEW

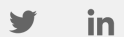
The property is located just off the Bypass/McClelland Circle on Quality Drive. The Georgetown/Scott County area has been increasing rapidly in recent years. Both Georgetown and Scott County have experienced employment increases. The well-established horse industry, recent expansion to several of the local manufacturing companies, the firm commitment of the Toyota Motor Manufacturing plant, the new 125,000 sf Kroger Marketplace and new high school shows steady growth for Georgetown and Scott County.

Sale Price: \$39,500 Per Acre



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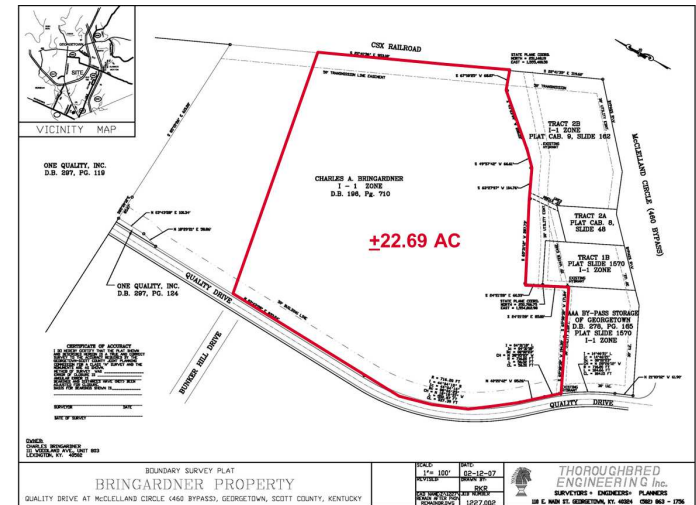
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Complete Highlights

PROPERTY HIGHLIGHTS

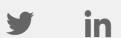
- +/-22.69 acres of development land with mixed-use potential; Owner will divide
- Sewer is on-site
- Located on Quality Drive just off the Bypass/McClelland Circle at a signalized intersection in SE Georgetown with easy access to I-75/I-64 and Georgetown's Central Business District
- Georgetown is one 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 (ELSI), Environmentally Sensitive Light Industrial
- Sale Price: \$39,500 per acre
- Additional +/-99.64 acres of land for sale by same owner just across the Bypass/McClelland Circle



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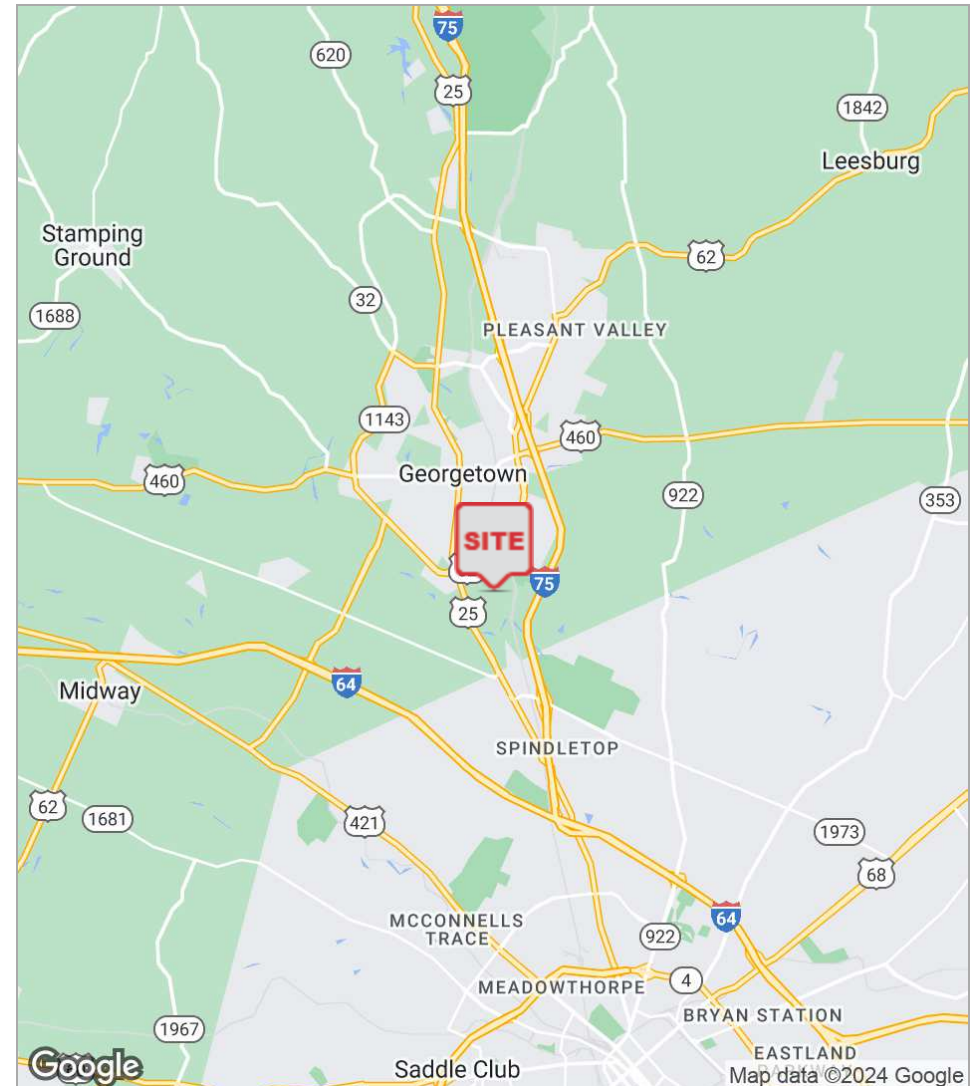
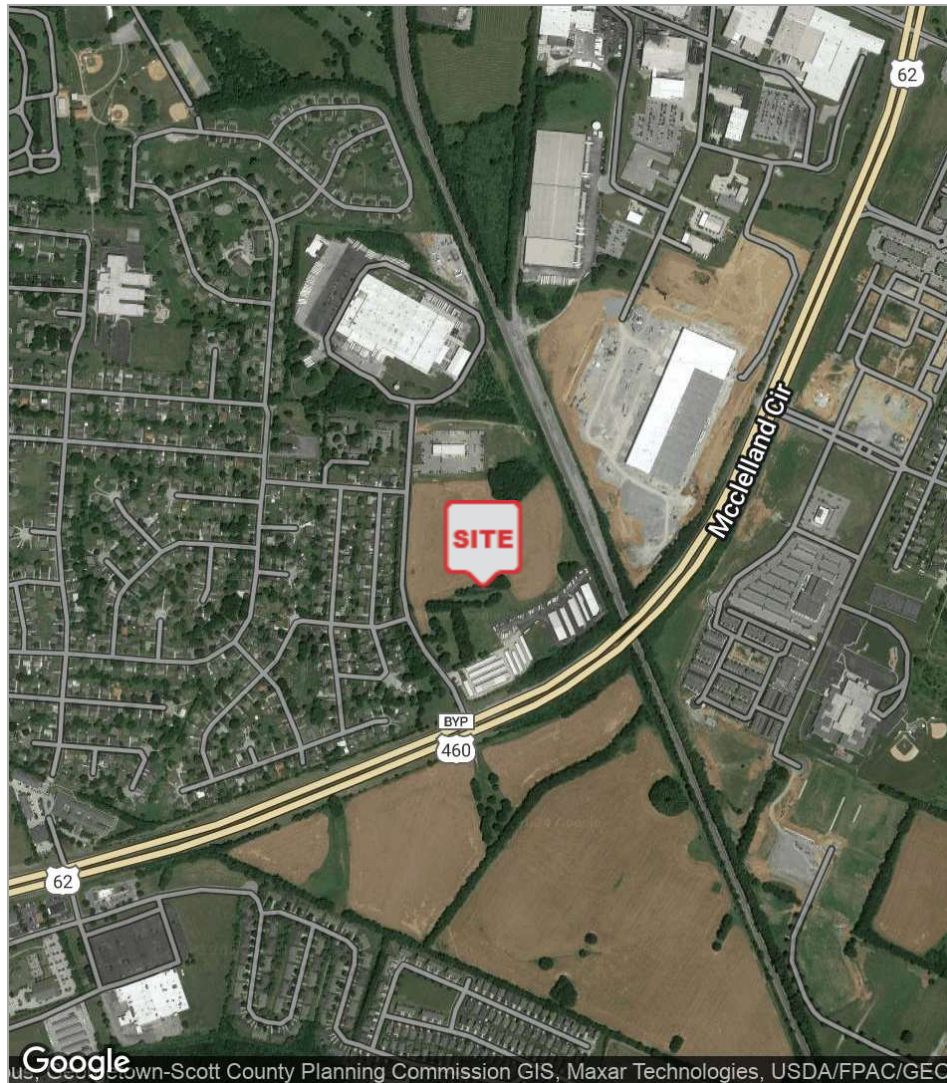
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Location Maps

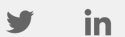


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Aerial Photographs



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Site Plan



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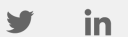
Site Plan



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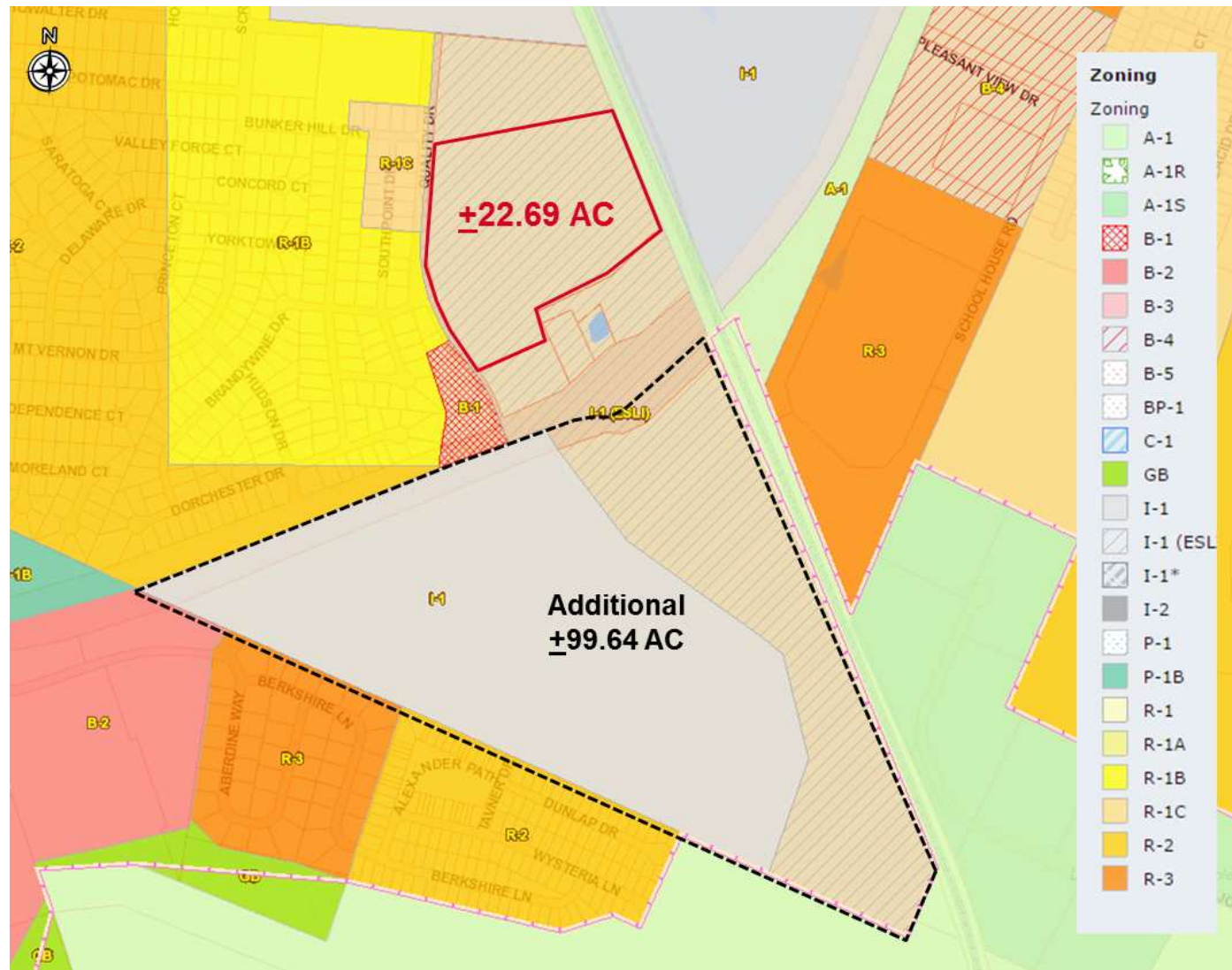
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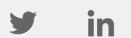


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Georgetown Ordinance

I-1 (ESLI) Zoning Ordinance

SCOTT FISCAL COURT
ORDINANCE NO. 92-012

AN ORDINANCE RELATED TO THE AMENDMENT OF ARTICLE IV
OF THE GEORGETOWN/SCOTT COUNTY ZONING ORDINANCE,
ZONING DISTRICT REGULATIONS TO EFFECT THE
CREATION OF ENVIRONMENTALLY SENSITIVE LIGHT
INDUSTRIAL ZONING DISTRICT

WHEREAS, the 1991 Georgetown/Scott County Comprehensive
Plan proposed a new zoning classification, Environmentally
Sensitive Light Industrial, to provide for limited light industrial
uses in areas without adequate sewage treatment facilities or with
important natural resources; and

WHEREAS, after appropriate public hearings concluding
September 10, 1992, the Planning Commission recommends the
following Zoning Ordinance amendment.

NON THEREFORE BE IT ORDLINED BY THE SCOTT FISCAL COURT AS
FOLLOWS:

Section I. Section 4.5 of the Georgetown/Scott County Zoning
Ordinance is amended to read as follows:

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

Section II. A new section of the Georgetown/Scott County Zoning
Ordinance is created which shall read as follows:

Section 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.

Section III. A new section of the Georgetown/Scott County Zoning
Ordinance is hereby created which shall read as
follows:

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

A. Light industry as defined by definition number 16 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 shall be limited to those which do not
present a substantial level of risk for potential
contamination of water quality. Industrial uses shall
not include the use, generation or storage of hazardous
materials, as defined by state and federal regulation,
except upon showing by applicant that the presence of
hazardous materials will be minimal and will pose no
threat to ground water. This showing shall consist of
specific documentation on all proposed uses and character
of hazardous materials and proposed systems for detaining
any spill of those materials.

ii) Uses within the urban service boundary which are
otherwise appropriate for industrial development but
which lack adequate sewage treatment capacity shall be
permitted with on-site sewage treatment providing that
only domestic waste is generated and the number of
employees associated with the use is limited to 10 per
open acre. For the purpose of this section, open acre is
defined as an acre which is reserved for the location of
the on-site domestic sewage system or open space only.
Any anticipated significant gray water production shall
be accommodated outside the open acres reserved for on-
site domestic sewage disposal.

This minimum number of employees may be varied at the
development plan stage of the approval process upon a
showing that the proposed site is suitable for a higher
number by the Commission. The factors which shall be
considered before varying the minimum number of employees
permitted per acre in an environmentally sensitive light
industry zone are:

a) Health Department environmentalist site evaluation for
type, location and capacity of on-site domestic sewage
system.

b) Capacity of local transportation system.

c) Minimum required setbacks, parking, landscape and
building area.

The Commission shall not consider a variance of the
minimum employee number until applicant has submitted the
following:

a) The health department environmentalist site evaluation
of the proposed site's minimum requirements for on-site
sewage disposal;

b) site development plan containing all elements
required.

B. Non-retail commercial uses would satisfy the
standards set out in paragraph A ii. of this section.

Section IV. CONNECTION TO MUNICIPAL SEWAGE TREATMENT FACILITY
MANDATORY.

A. All uses within environmentally sensitive light
industrial districts shall connect to the municipal
sewage treatment system upon its availability.

B. For the purposes of this section, available municipal
sewage treatment facility is defined as the location of
an adequately sized sanitary sewer facility within 150
feet of a property designated environmentally sensitive
light industrial.

C. Except for uses described in Section 4.55 I. A. i,
connection to a municipal sewage treatment facility shall
remove the limitations of this classification.

Section V. ACCESSORY STRUCTURES AND USES PERMITTED.

A. Signs identifying the industrial activity on the same
premises (see sign ordinance, section 2.53).

B. Dwelling unit (conventional) for caretaker or
watchmen employed by the industrial firm.

C. Accessory Buildings

Section VI. DIMENSIONAL AND AREA REGULATIONS.

The regulations on the dimensions and areas for lots and
structures for the I-1 ESLI zone shall be the same as the
regulations for I-1 uses as set forth Schedule of
Dimensions and Area Regulations.

The foregoing Ordinance was read for the first time
October 12, 1992, and read for the second time, adopted and
approved October 19, 1992.

APPROVED BY:

George Lushy
GEORGE LUSHY, COUNTY JUDGE

ATTESTED BY:

Marta Neclerio
MARTA NECLERIO, CLERK



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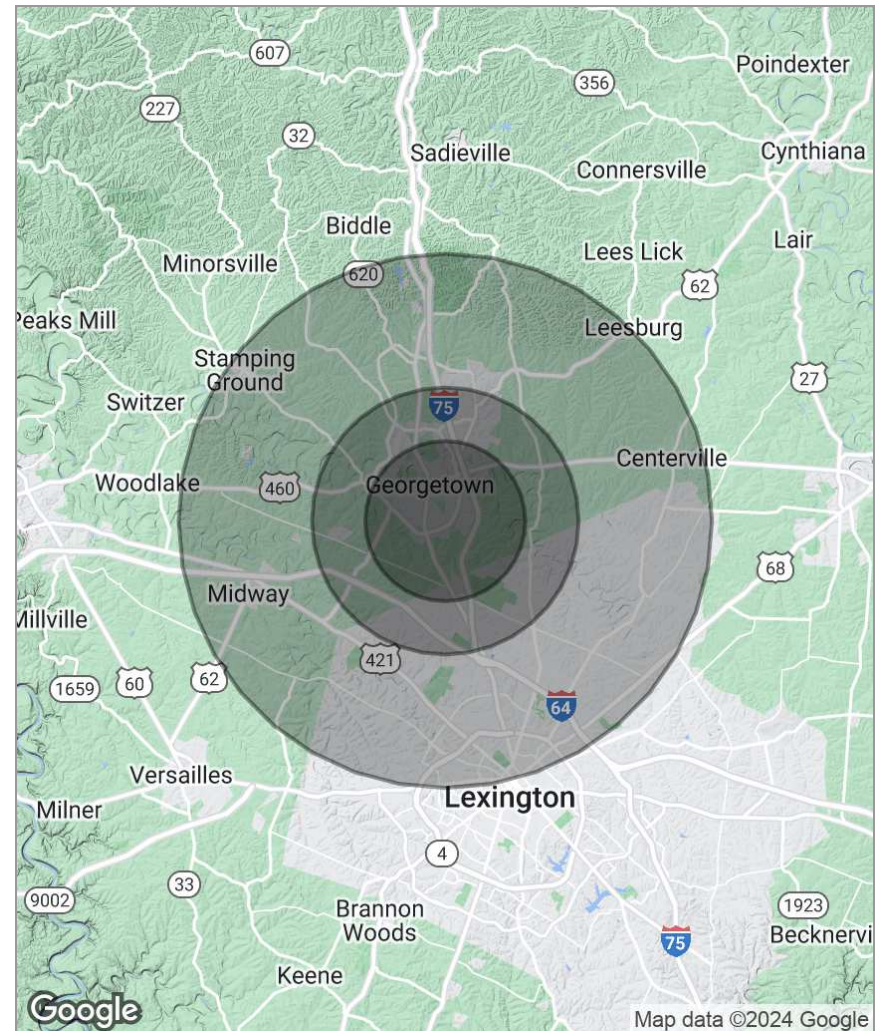


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Demographics Map

Demographic Profile	3 Miles	5 Miles	10 Miles
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