

Land For Sale

+/-161 AC of Industrial Land



892 Delaplain Road

Georgetown, Scott County, Kentucky, 40324

For More Information:

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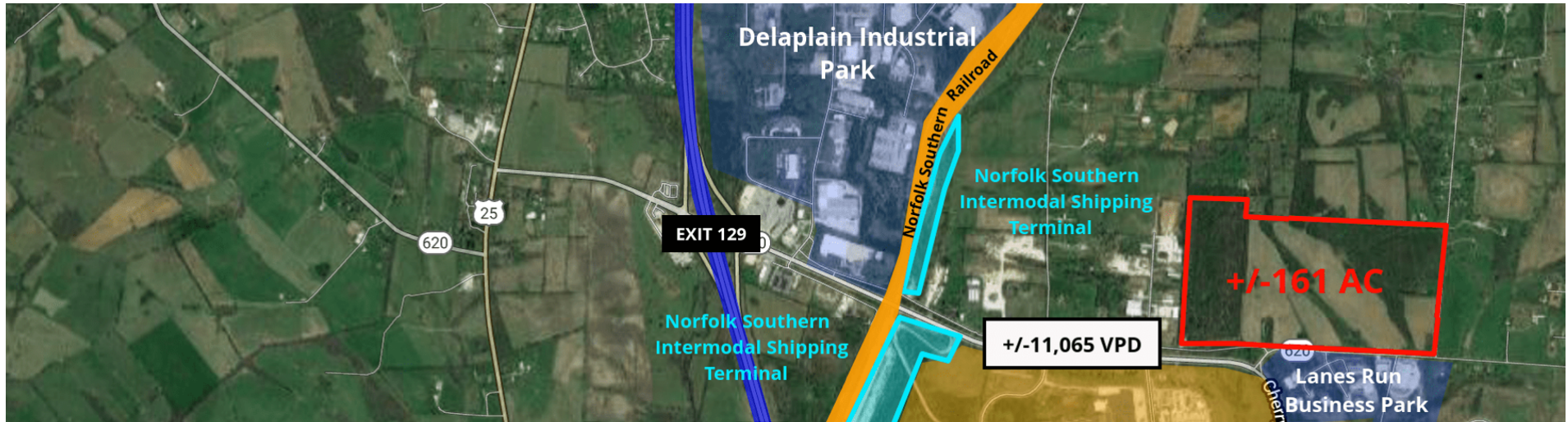
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Executive Summary



Property Details

Sale Price	\$39,500 / Acre
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



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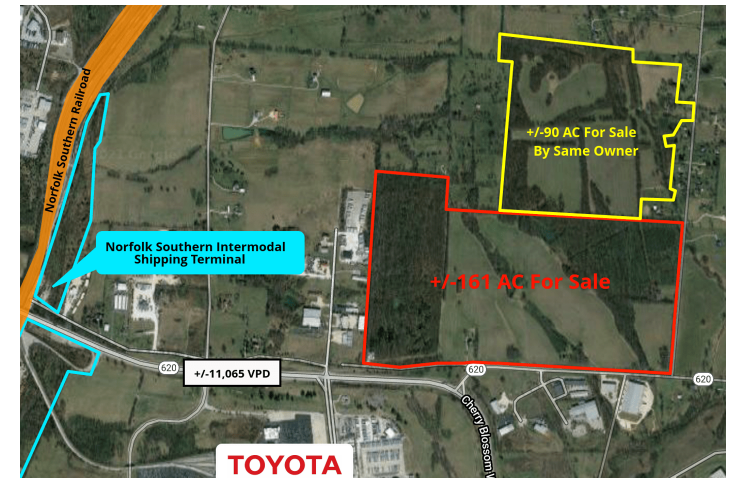
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Complete Highlights

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: \$39,500 per acre
- Adjacent +/-90 acres also available for sale by the same owner for a combined total of up to +/-250 acres



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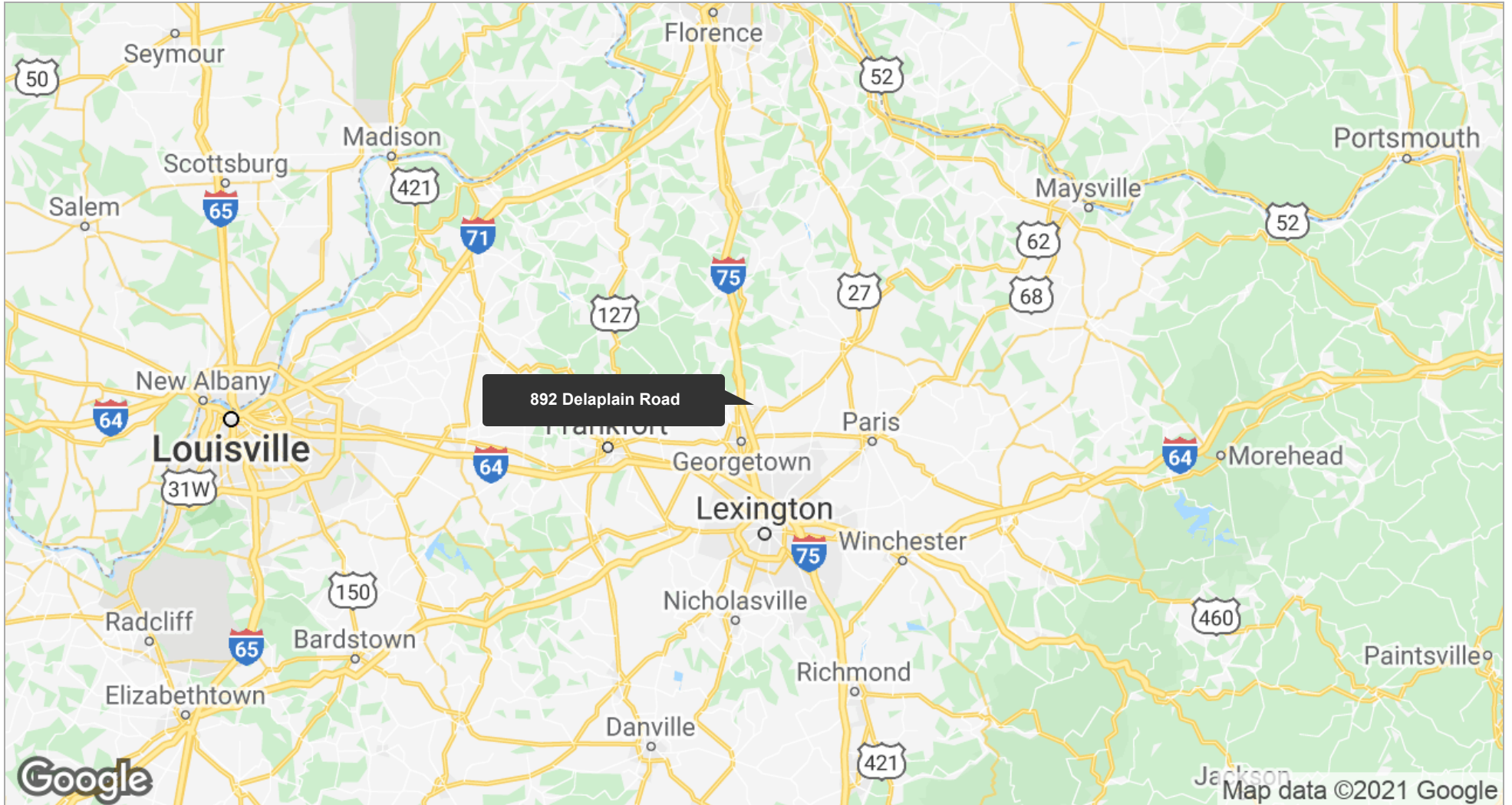


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Regional Map



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Retailer Map



Google

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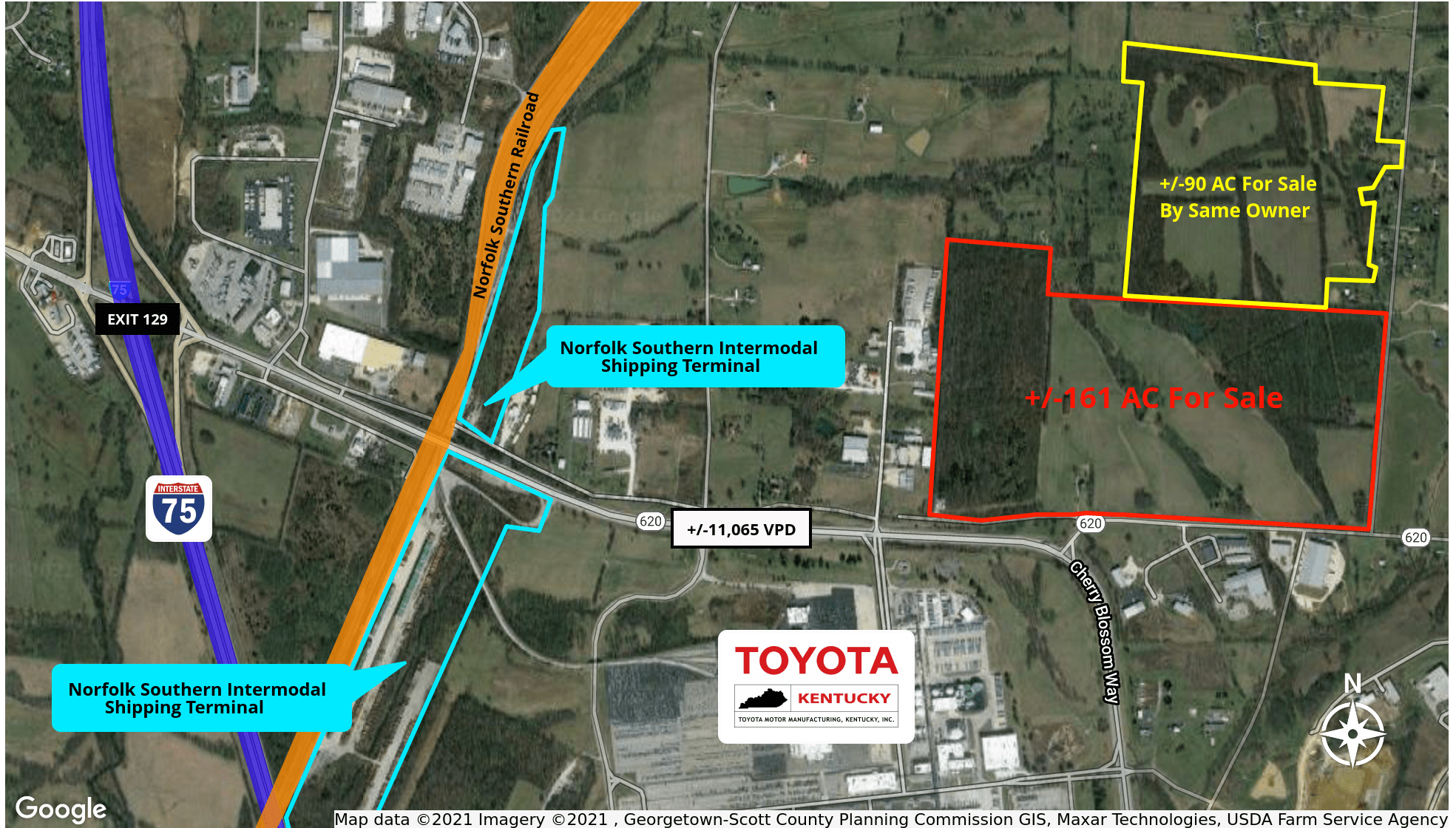


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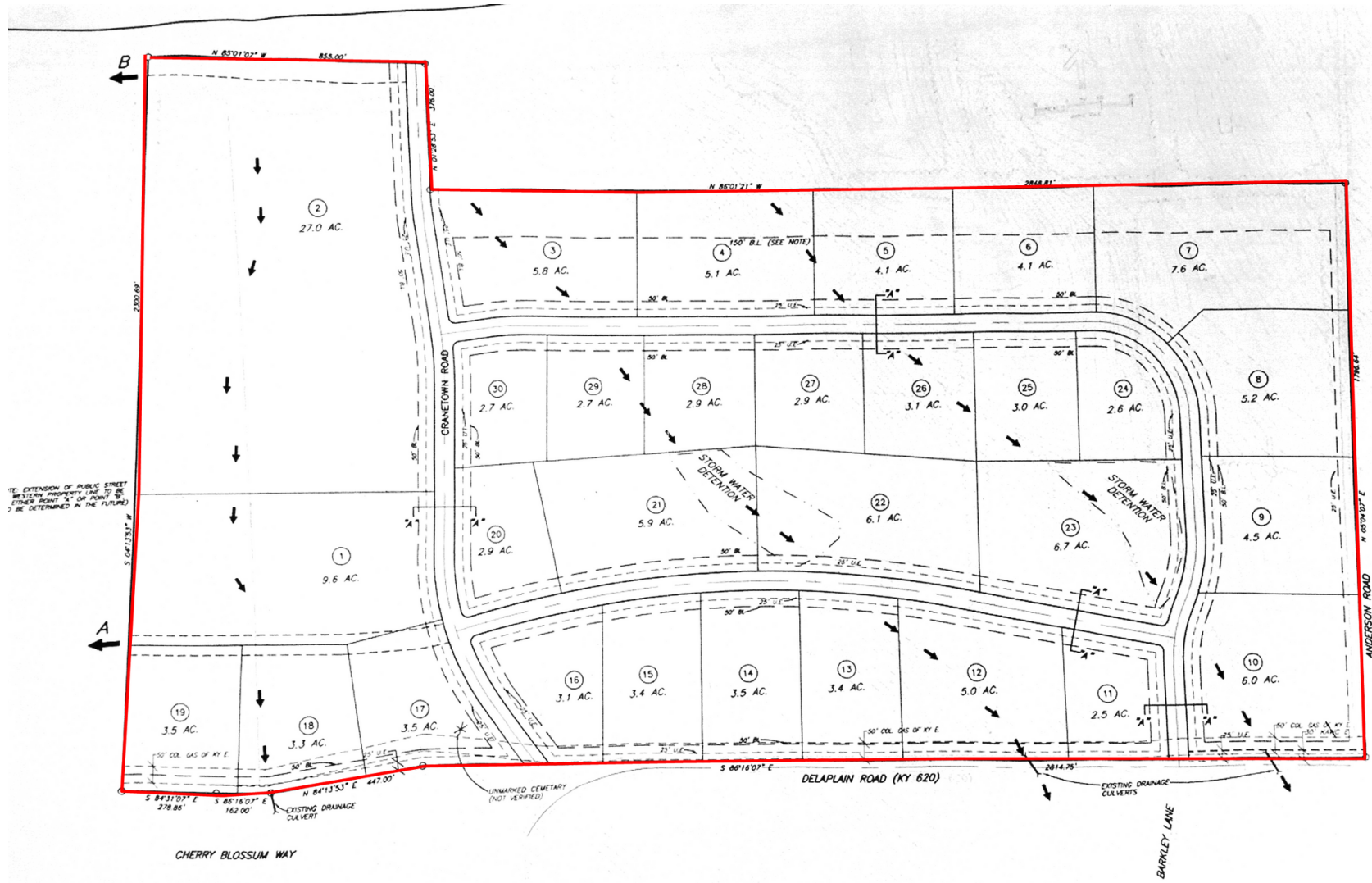
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Land For Sale

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Plat



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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

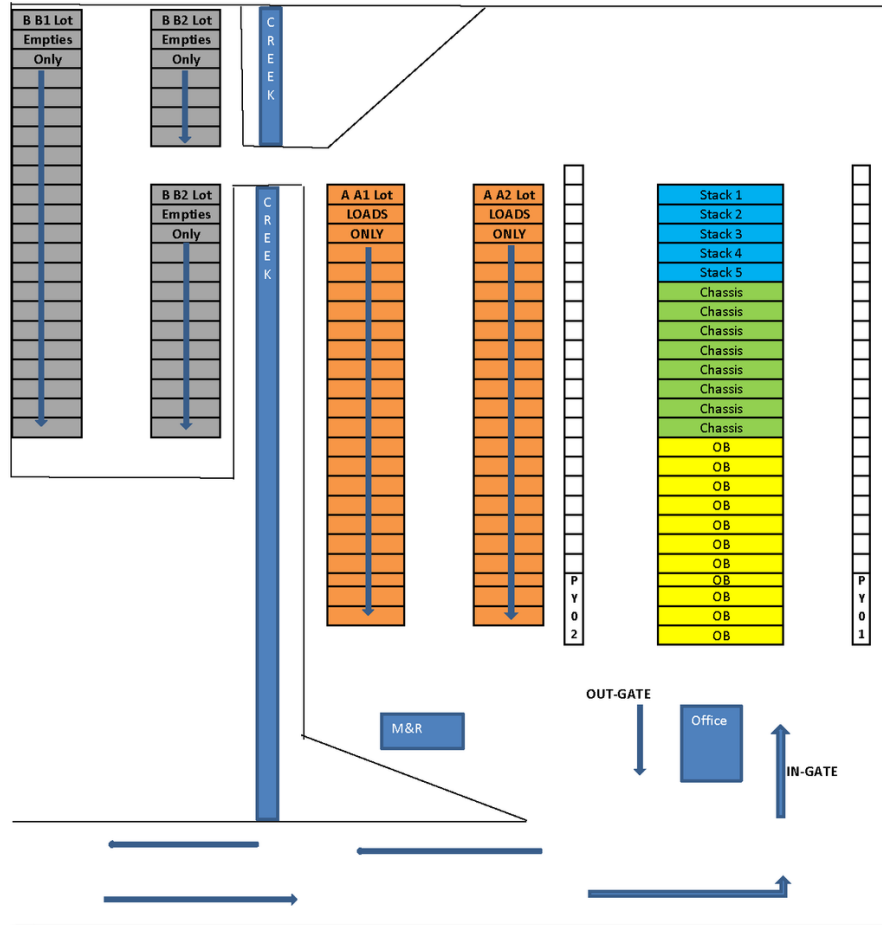
A. Light industry as defined in Section 2.1 of Article II. General Regulations set out in the Georgetown-Scott County Zoning Ordinance, in Article V Land Use Plan Subsection B.5. Industrial of the Growth and Land Use Element to the Georgetown-Scott County Comprehensive Plan and as limited by the following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

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Norfolk Southern Shipping



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Demographics Map & Report



POPULATION

Total Population

Average age

Average age (Male)

Average age (Female)

5 MILES

28,752

34.7

34.4

35.4

10 MILES

59,020

34.2

34.2

34.9

15 MILES

132,644

35.9

35.3

36.7

HOUSEHOLDS & INCOME

Total households

of persons per HH

Average HH income

Average house value

5 MILES

10,453

2.5

\$86,164

\$208,520

10 MILES

22,005

2.6

\$87,484

\$190,695

15 MILES

49,407

2.6

\$77,354

\$187,315



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