


# FOR SALE

COMMERCIAL LAND



## PARIS PIKE @ FALMOUTH DRIVE

GEORGETOWN, KY 40324

 BLOCK+LOT

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# 01: EXECUTIVE SUMMARY

PARIS PIKE @  
FALMOUTH DRIVE



## PROPERTY DESCRIPTION

Paris Pike at Falmouth Drive in Georgetown, KY is a 10.75 acre lot zoned B-4 (Community Commercial). The lot is divided by Falmouth Drive with the western portion being 7.511 acres and the eastern portion being 3.233 acres. The highest and best uses as currently zoned are grocery, retail, c-store/gas stations, restaurants, banks, professional/medical office, etc. With a re-zone, other highest and best uses would be hospitality and/or multifamily.

Paris Pike at Falmouth Drive is located off of the southern most Georgetown, KY (Lexington MSA) Exit. This property is just 0.3 miles from the I-75 interchange, 3.8 miles from the Toyota Manufacturing Plant (+/- 9,500 employees), and 15 miles north of Lexington, KY. Consistently one of the fastest growing markets in KY, Georgetown continues to see growth in housing, multi-housing, office, retail, and industrial sectors of the market.



**10.74  
ACRES**



**\$1,950,000  
(+/- \$182k/acre)**



**ZONED  
B-4**

# 02: PROPERTY OVERVIEW

PARIS PIKE @  
FALMOUTH DRIVE

## PROPERTY HIGHLIGHTS

### PROXIMITY

Closest Georgetown Exit to Lexington, KY.

### ACCESSIBILITY

0.3 miles from the I-75 interchange, putting this property within a 24-hour drive from 70% of the U.S. population.

### PRICING

Priced at 2025 appraised value.

### TOYOTA

The property is 3.8 miles away from the Toyota Manufacturing Plant that employs over 9,500 people.

### MARKET

Georgetown is consistently one of the fastest growing markets in the Commonwealth of Kentucky



(LOT LINES ARE APPROXIMATE)

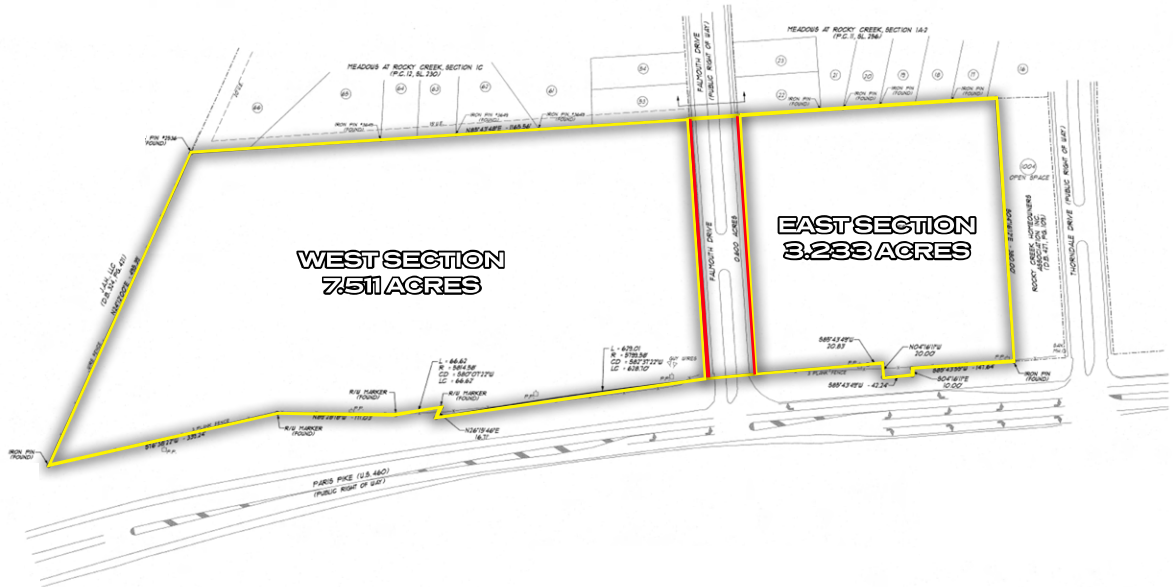


(LOT LINES ARE APPROXIMATE)

# 02: PROPERTY OVERVIEW

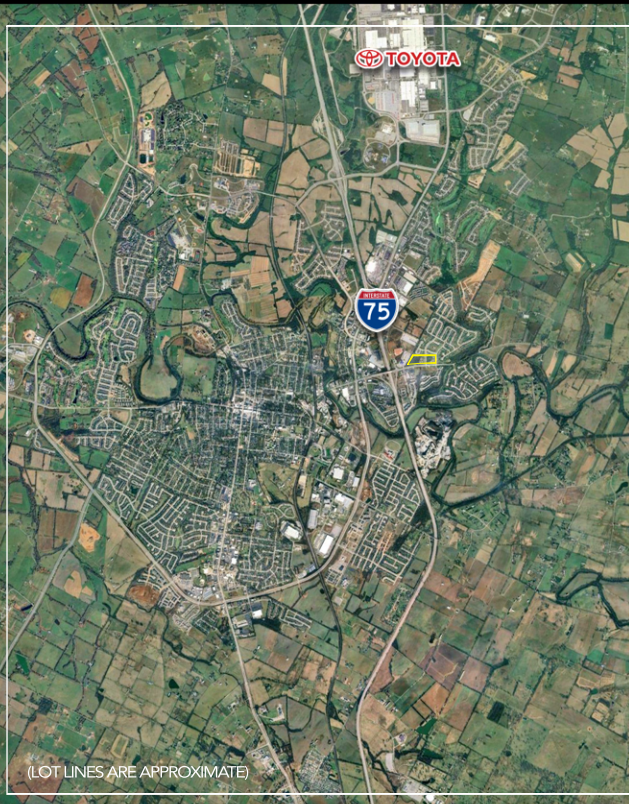
PARIS PIKE @  
FALMOUTH DRIVE

**SURVEY - 10.74 TOTAL ACRES**



# 03: LOCATION INSIGHTS

PARIS PIKE @  
FALMOUTH DRIVE



(LOT LINES ARE APPROXIMATE)

## AREA DEMOGRAPHICS

### TOTAL POPULATION

1 MILE: 7,456  
3 MILE: 34,637  
5 MILE: 45,590



### AVERAGE HOUSEHOLD INCOME

1 MILE: \$99,665  
3 MILE: \$92,304  
5 MILE: \$99,233



### NUMBER OF HOUSEHOLDS

1 MILE: 2,953  
3 MILE: 13,428  
5 MILE: 17,609



# 03: LOCATION INSIGHTS

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