

PRESENTED BY:

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SVN
STONE COMMERCIAL REAL ESTATE
30 Lots
1.0 - 102 Acres



Harrodsburg Road | 16,079+ VPD

Bluegrass Parkway | 21,144+ VPD

Gilberts Creek Road

FOR SALE

Parkway Industrial Development Center

1010 GILBERTS CREEK ROAD | LAWRENCEBURG, KY 40342

PROPERTY SUMMARY



SALE PRICE	\$85,000 - \$99,000/ACRE
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OFFERING SUMMARY

OFFERING PRICE:	\$85,000 - \$99,000/Acre
LOT SIZE:	+/- 102 Acres
CAP RATE:	0.0%
NOI:	\$0
ZONING:	I-2

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present this rare opportunity to purchase industrial zoned lots in Lawrenceburg, KY. The Parkway Industrial Development Center boasts +/- 102 acres zoned I-2. These industrial lots offer sewer, 3-phase electric, and accessibility to an 8-inch water line.

For more information contact John Soper at 859.608.0256 // john.soper@svn.com or Travis Rose at 859.306.0598 // travis.rose@svn.com

PROPERTY HIGHLIGHTS

- Lots range from \$85,000 per acre up to \$99,000 per acre - Lots can be combined for a larger site
- Anderson County is a "Work Ready Community" with no Occupational Tax
- Anderson County is home to Four Roses Distillery and Wild Turkey Distillery
- Right off Bluegrass Parkway (HWY 9002) at US Hwy 127, in the heart of the Kentucky Bourbon Trail
- Sewer pump station, 3-phase electric, and accessibility to an 8 inch water line

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SITE PLAN



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LOT LINES



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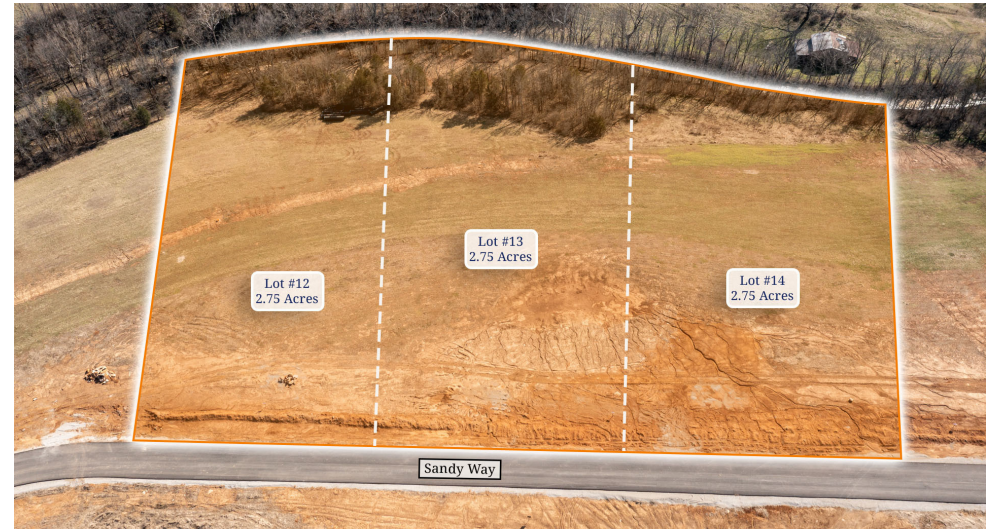
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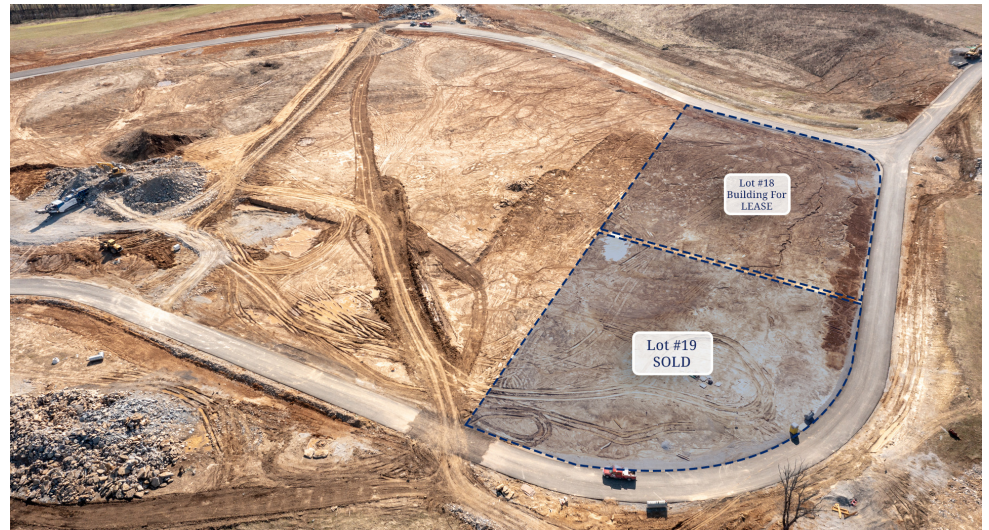
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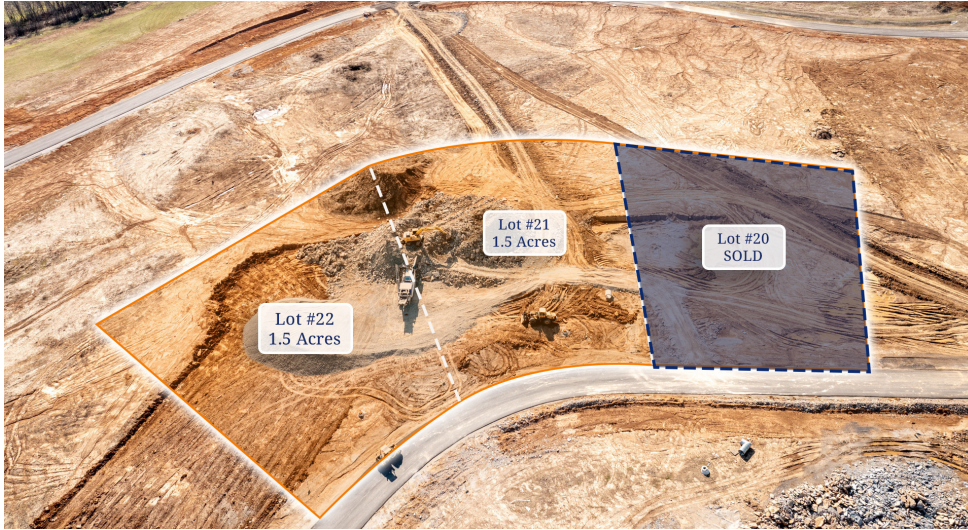
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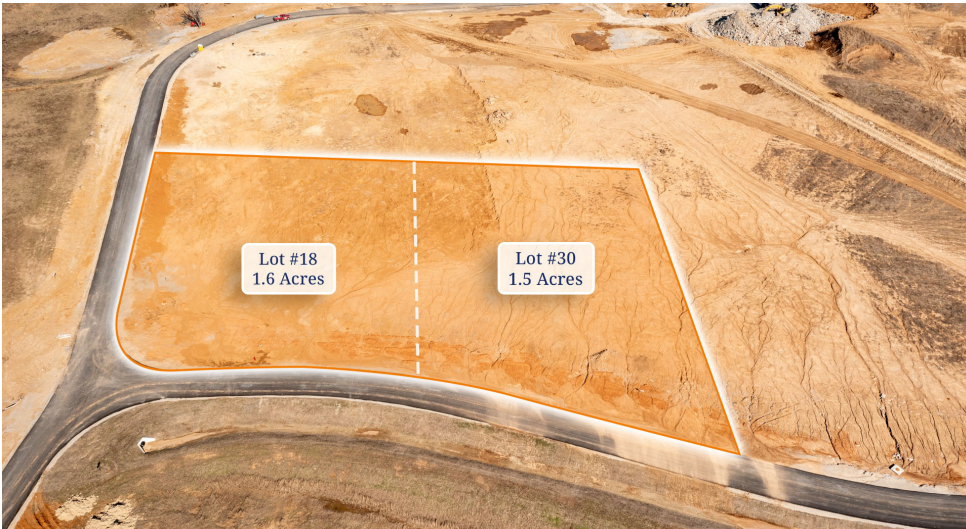
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LAND LOTS

STATUS	LOT #	SUB-TYPE	SIZE	PRICE
Available	1	Industrial	1.04 Acres	\$99,000
Available	2	Industrial	1.02 Acres	\$99,000
Available	3	Industrial	1.05 Acres	\$99,000
Available	5	Industrial	11.5 Acres	\$1,038,700
Available	6	Industrial	5.49 Acres	\$466,650
Available	7	Industrial	5.57 Acres	\$473,450
Available	8	Industrial	11.32 Acres	\$962,200
Available	9	Industrial	5.18 Acres	\$440,300
Available	10	Industrial	7.97 Acres	\$677,450
Available	11	Industrial	5 Acres	\$425,000
Available	12	Industrial	2.75 Acres	\$233,750
Available	13	Industrial	2.75 Acres	\$233,750
Available	14	Industrial	2.75 Acres	\$233,750
Available	15	Industrial	4.25 Acres	\$361,250
Available	16	Industrial	6.12 Acres	\$605,880
Available	17	Industrial	4.17 Acres	\$412,830
Available	18	Industrial	1.6 Acres	\$136,000
Available	21	Industrial	1.5 Acres	\$127,500

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LAND LOTS

STATUS	LOT #	SUB-TYPE	SIZE	PRICE
Available	22	Industrial	1.5 Acres	\$127,500
Available	23	Industrial	1 Acres	\$99,000
Available	24	Industrial	1.5 Acres	\$127,500
Available	25	Industrial	1.5 Acres	\$127,500
Available	26	Industrial	1.5 Acres	\$127,500
Available	27	Industrial	1.6 Acres	\$136,000
Available	28	Industrial	2 Acres	\$170,000
Available	29	Industrial	2 Acres	\$170,000
Available	30	Industrial	1.5 Acres	\$127,500

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PARKWAY INDUSTRIAL DEVELOPMENT CENTER ZONING CHARACTERISTICS



THE PARKWAY INDUSTRIAL CENTER PRESENTS A RARE OPPORTUNITY TO OBTAIN I-2 ZONING WHILE OFFERING ALL OF THE CHARACTERISTICS OF I-1 ZONING AS DETAILED IN THE FOLLOWING EXCERPTS OF THE ZONING ORDINANCE FOR THE CITY OF LAWRENCEBURG AND ANDERSON COUNTY, KENTUCKY:

CONDITIONAL USES SUBJECT TO WRITTEN APPROVAL OF THE BOARD OF ADJUSTMENTS INCLUDE THE FOLLOWING:

- Manufacture and distillation of alcohol and alcoholic beverages
- Chemical manufacture
- Churches, schools and day care facilities
- All permitted or conditional uses in any business zone
- Agritourism venues

KEY DEVELOPMENT STANDARDS OF I-2 ZONING:

MINIMUM LOT AREA	None
MINIMUM FRONT YARD	50 Feet
MINIMUM SIDE YARD	None; except 100ft adjacent to residential
MINIMUM REAR YARD	30 feet, except 100ft adjacent to residential
MAXIMUM BUILDING COVERAGE	75% of lot

ANY USE PERMITTED IN I-1 LIGHT INDUSTRIAL DISTRICT INCLUDING:

- Manufacturing
- Wholesaling
- Warehousing
- Bulk Storage
- Building material yards
- Food processing
- Printing
- Vehicle or equipment repair or service
- Research laboratories
- Mini warehouses

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DISCLAIMER

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The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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