



**I-75**  
**+/- 44,883 VPD**

**Cincinnati Pike**

**SALE**

# 10 Acres I-75 Retail Development Land For Sale

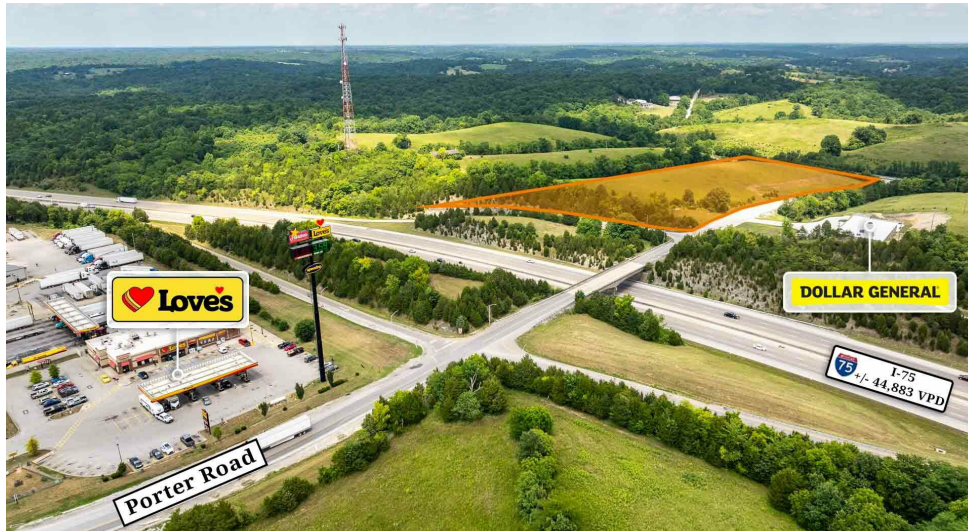
**SADIEVILLE ROAD**  
Scott County, KY 40370

**PRESENTED BY:**

**TRAVIS ROSE, MBA**  
C: 859.806.1591  
travis.rose@svn.com

**MATT STONE, CCIM, SIOR, MBA**  
C: 859.351.5444  
matt.stone@svn.com

# EXECUTIVE SUMMARY



<b>SALE PRICE</b>	<b>\$1,605,000</b>
-------------------	--------------------

## OFFERING SUMMARY

<b>PRICE/ACRE:</b>	\$160,500
<b>LOT SIZE:</b>	10 Acres
<b>ZONING:</b>	AG

## PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present 10 acres of potential retail development land for sale in Scott County Kentucky. A buyer can take more or less of the 10 AC depending on intended use. This property has frontage at the Exit 136 Interchange off I-75 in Scott County and borders I-75. This land has great development potential with sewer access, close proximity to I-75, and ample road frontage. This property is only one exit north of the Toyota plant in Georgetown.

For more information please contact Travis Rose, MBA at [travis.rose@svn.com](mailto:travis.rose@svn.com) // 859.806.1591 or Matt Stone, SIOR, CCIM, MBA at [matt.stone@svn.com](mailto:matt.stone@svn.com) // 859.351.5444.

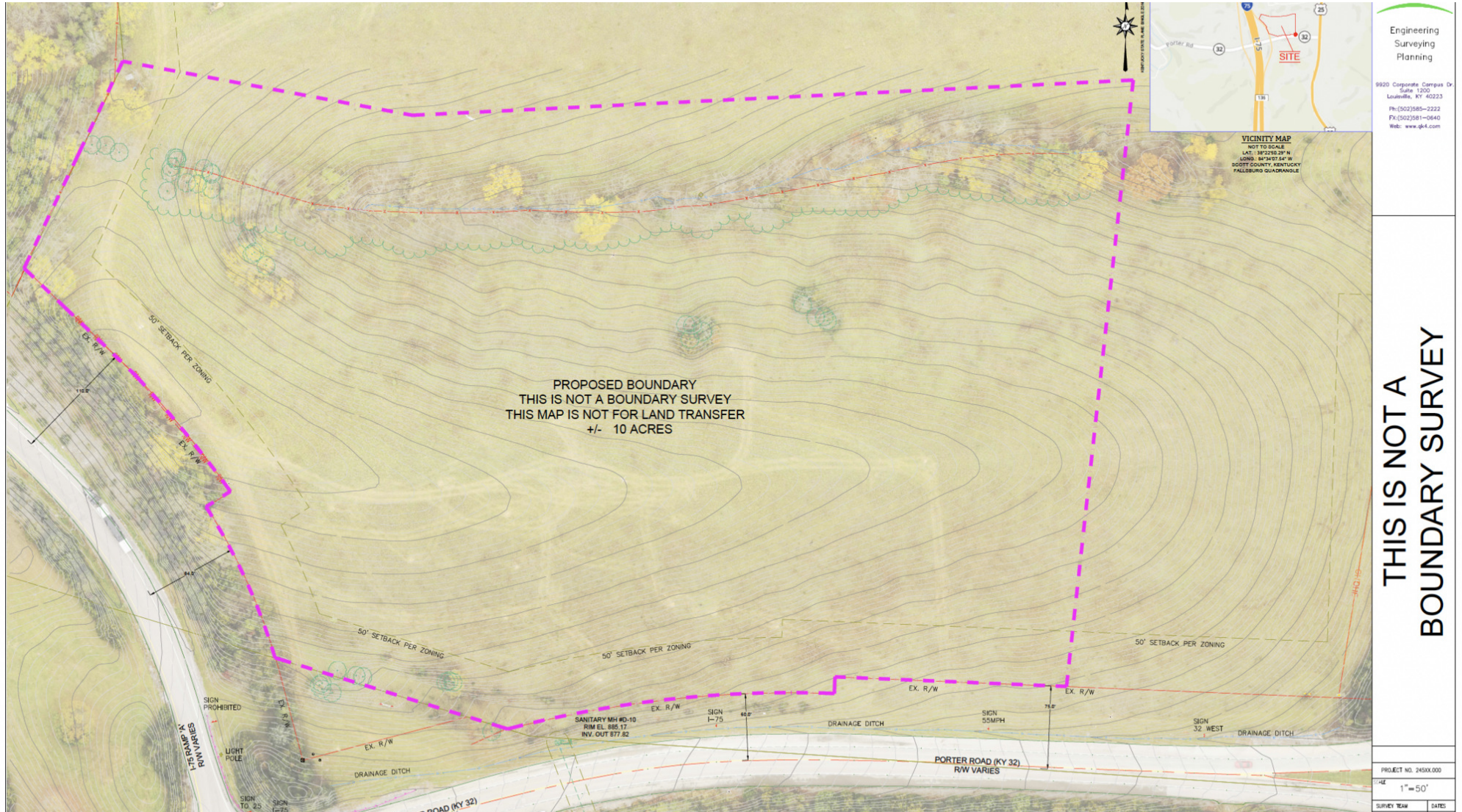
## PROPERTY HIGHLIGHTS

- Great development potential with sewer access
- 10 Acres directly off I-75 (44,800+ VPD) Exit 136 in Scott County
- Less than 20 miles to the I-75/I-64 interchange

**TRAVIS ROSE, MBA**  
C: 859.806.1591  
[travis.rose@svn.com](mailto:travis.rose@svn.com)

**MATT STONE, CCIM, SIOR, MBA**  
C: 859.351.5444  
[matt.stone@svn.com](mailto:matt.stone@svn.com)

# PROPERTY MAP



**TRAVIS ROSE, MBA**  
 C: 859.806.1591  
 travis.rose@svn.com

**MATT STONE, CCIM, SIOR, MBA**  
 C: 859.351.5444  
 matt.stone@svn.com

## NEARBY PARCELS ALSO AVAILABLE FOR SALE



### 477 ACRES

- Zoned Ag
- 2 miles of road frontage on Sadieville Road
- Half mile of frontage on Mulberry Lane
- Directly off I-75 Exit 136 in Scott County
- Great location for a large farm or future home development
- 10 miles to Toyota
- 25 miles to Lexington
- 50 miles to Cincinnati



### 171 ACRES

- Development potential with sewer access
- +/- 1 mile of I-75 frontage
- 10 Acres directly off I-75 (44,800 + VPD)
- Directly off I-75 Exit 136 in Scott County
- One exit north of the Toyota plant in Georgetown
- 25 Miles to Lexington
- 50 Miles form Cincinnati
- Zoned Ag
- 1,300 feet of road frontage on Sadieville Road

**TRAVIS ROSE, MBA**

C: 859.806.1591

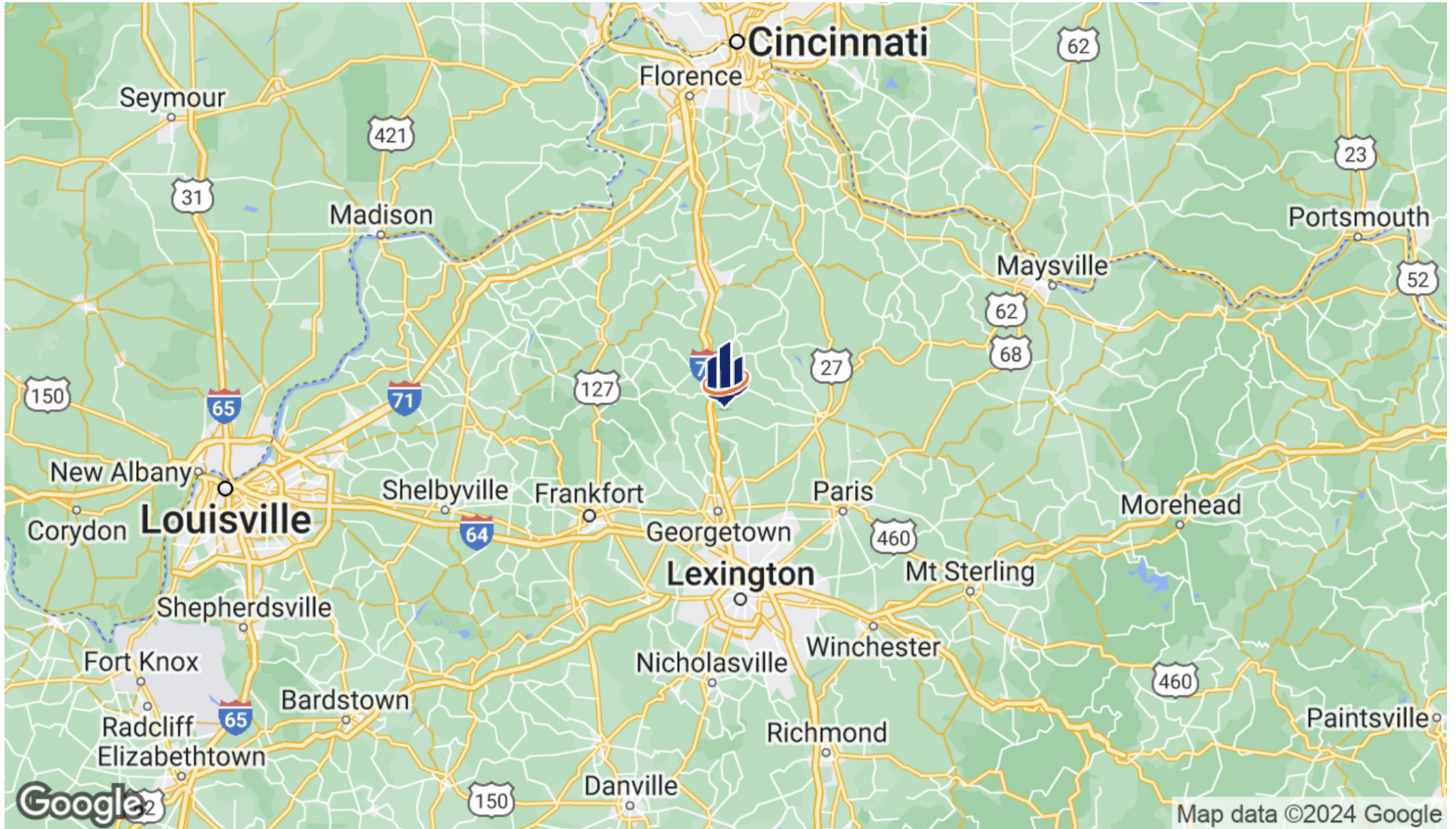
travis.rose@svn.com

**MATT STONE, CCIM, SIOR, MBA**

C: 859.351.5444

matt.stone@svn.com

## LOCATION MAP



**TRAVIS ROSE, MBA**  
C: 859.806.1591  
travis.rose@svn.com

**MATT STONE, CCIM, SIOR, MBA**  
C: 859.351.5444  
matt.stone@svn.com

# DEMOGRAPHICS MAP & REPORT

## POPULATION

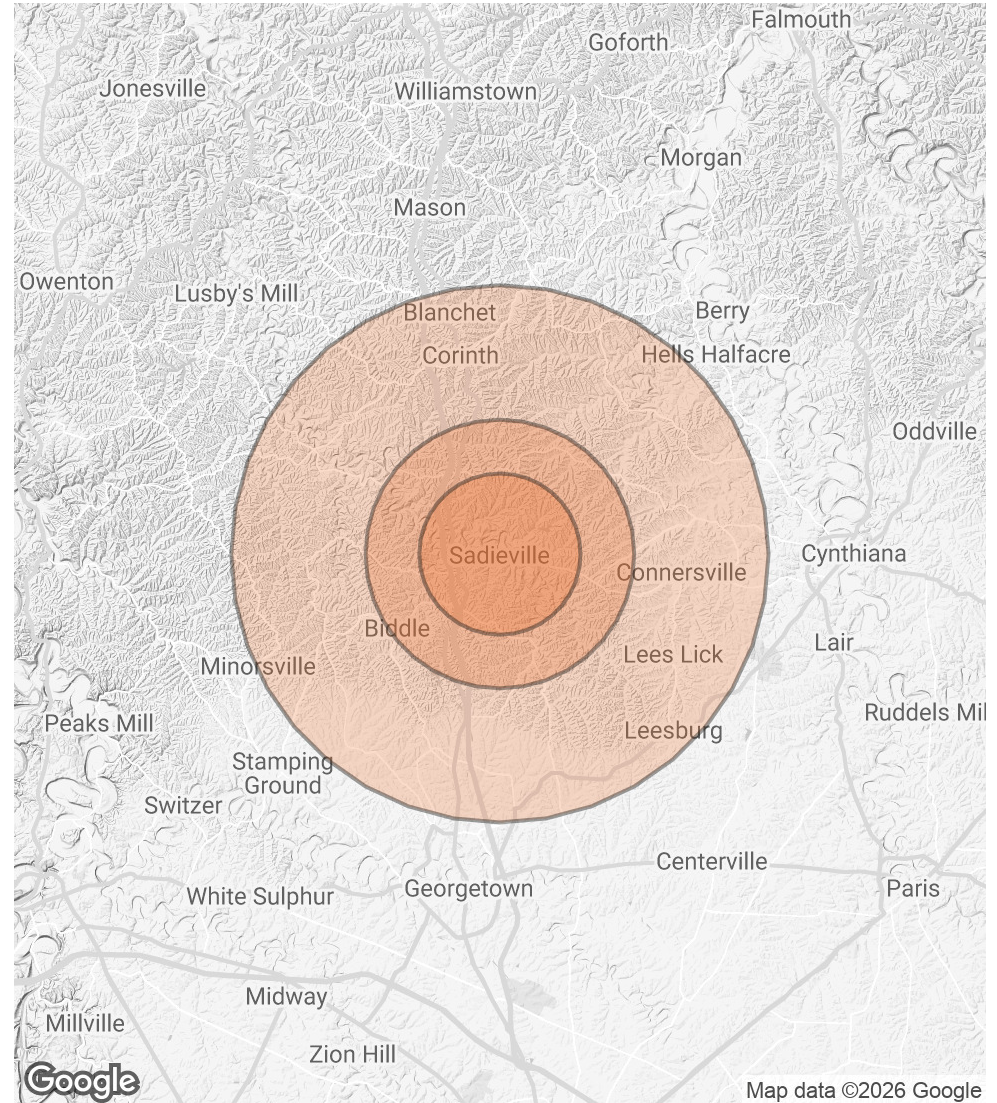
**3 MILES 5 MILES 10 MILES**

	3 MILES	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	1,131	3,340	16,295
<b>AVERAGE AGE</b>	41	42	42
<b>AVERAGE AGE (MALE)</b>	41	41	41
<b>AVERAGE AGE (FEMALE)</b>	41	42	42

## HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

	3 MILES	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	433	1,243	6,094
<b># OF PERSONS PER HH</b>	2.6	2.7	2.7
<b>AVERAGE HH INCOME</b>	\$100,642	\$105,516	\$102,511
<b>AVERAGE HOUSE VALUE</b>	\$285,120	\$297,368	\$288,137

Demographics data derived from AlphaMap



**TRAVIS ROSE, MBA**  
 C: 859.806.1591  
 travis.rose@svn.com

**MATT STONE, CCIM, SIOR, MBA**  
 C: 859.351.5444  
 matt.stone@svn.com

## DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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.

**TRAVIS ROSE, MBA**

C: 859.806.1591

travis.rose@svn.com

**MATT STONE, CCIM, SIOR, MBA**

C: 859.351.5444

matt.stone@svn.com