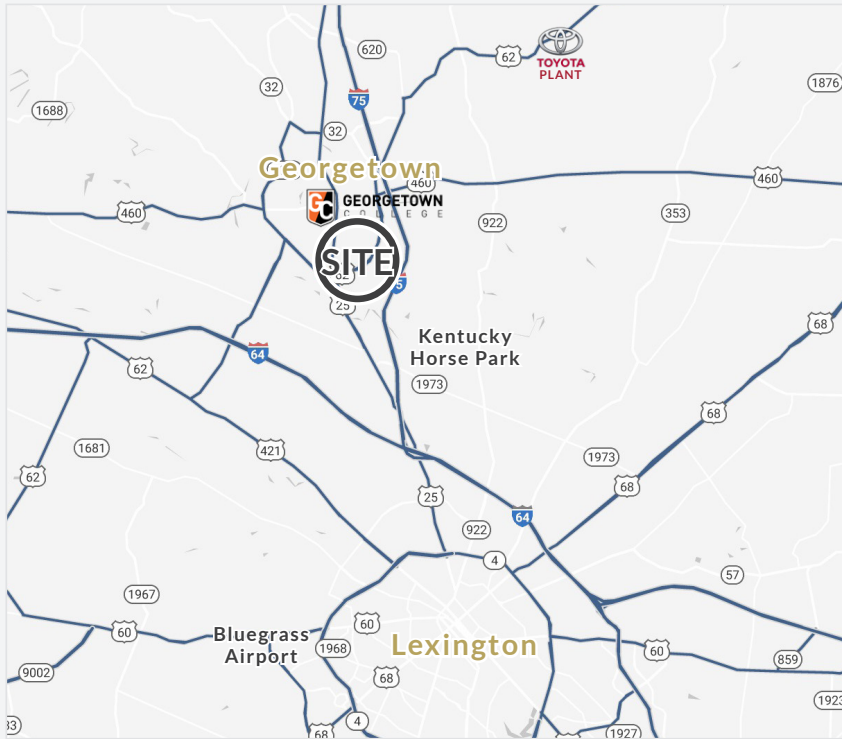


PROPERTY OVERVIEW



- + Located at signalized traffic light.
- + Directly across from the highly anticipated 100 acre Georgetown Commons mixed-use project coming in 2026.
- + Rare rail access available at site.
- + Sewer availability/capacity Q2 2026 or sooner.
- + Adjacent to newly built Sunbelt Rentals and new FedEx facility to the immediate north of site (other side of the railroad tracks).
- + Last of the contiguous acreage currently zoned industrial in the core, central part of town. Also ideal for other purposes such as Multifamily, Senior/Assisted Living, Indoor or Outdoor Storage, Medical.
- + Located at the intersection of I-75 & I-64 and proximity to Bluegrass and Mountain Parkways make it convenient to a large area.
- + Georgetown is home to the world's largest Toyota manufacturing facility (7.5 million SF), which employs over 10,000 people and has announced an additional \$2 billion investment into the facility in the past 8 months.
- + Bedroom community to Lexington, KY; trades up to a 30-miles radius.
- + Just north of the Kentucky Horse park, which attracts over 1 million annual visitors.
- + Georgetown is the 6th largest city in Kentucky and has more than doubled over the past two decades, making it one of the fastest growing cities in Kentucky.
- + Scott County was ranked #6 in Site Selection's 2025 America's Best Counties – Top 20 Counties Per Capita ranking.

22.7 CONTIGUOUS ACRES

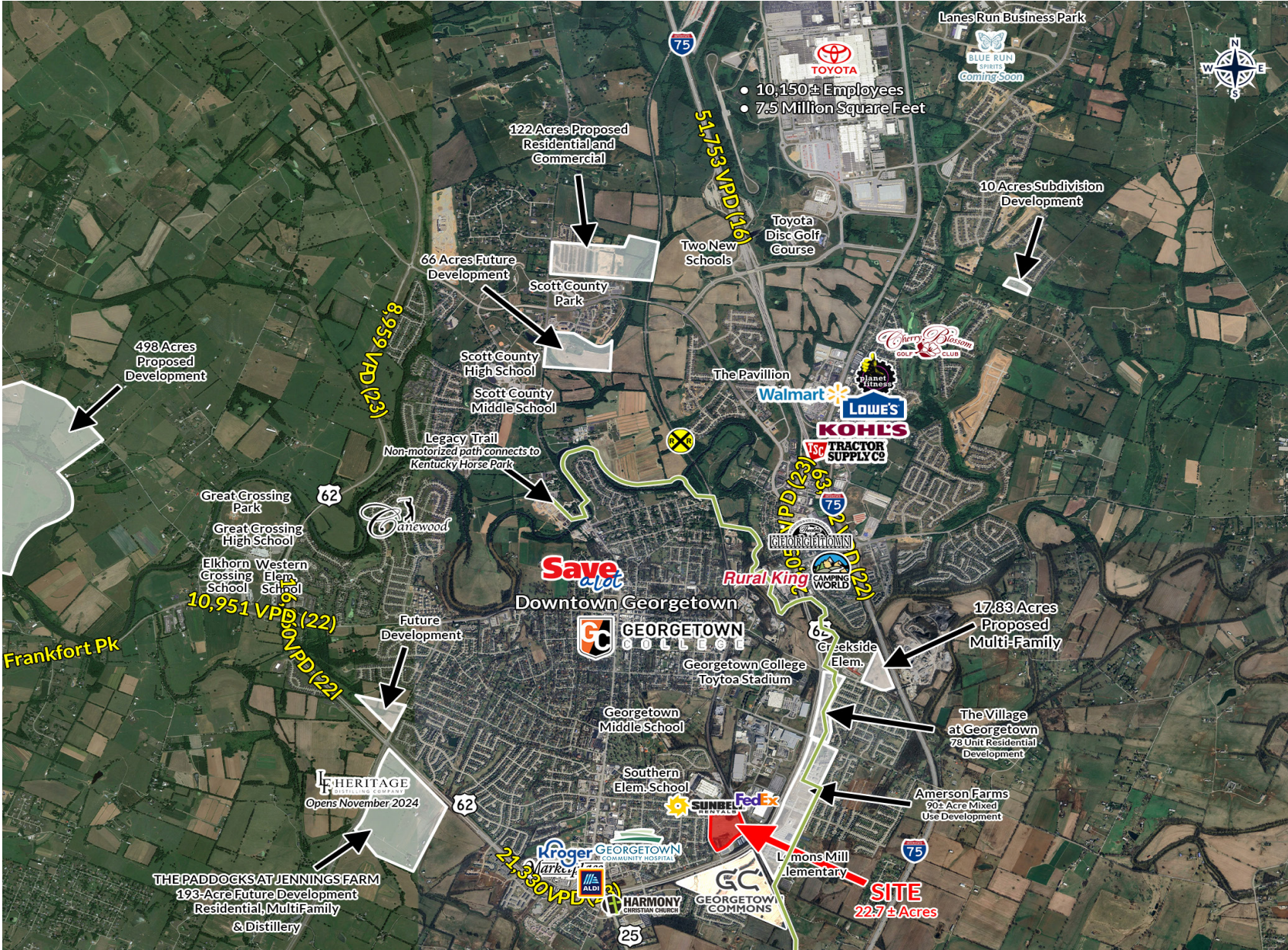
on industrial-zoned flat land in Georgetown, KY

	3 Mile	5 Miles	10 Miles
Population	35,232	45,707	128,858
Daytime Population	38,538	51,005	142,010
Average Household Income	\$94,720	\$101,982	\$93,890

LOCATION



GEORGETOWN AERIAL



CONCEPTUAL SITE PLAN





HOGAN
REAL ESTATE
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