

# GEORGETOWN DEVELOPMENT LAND B-2, B-5 USE

944 E MAIN ST EXT  
GEORGETOWN, KY 40324

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944 E MAIN ST EXTENSION  
GEORGETOWN, KY 40324  
33.64 ACRES | FOR SALE



# Property Summary



## OFFERING SUMMARY

Sale Price: Negotiable

Lot Size: 33.64 Acres

Zoning: B-2, B-5, and C-1

## PROPERTY OVERVIEW

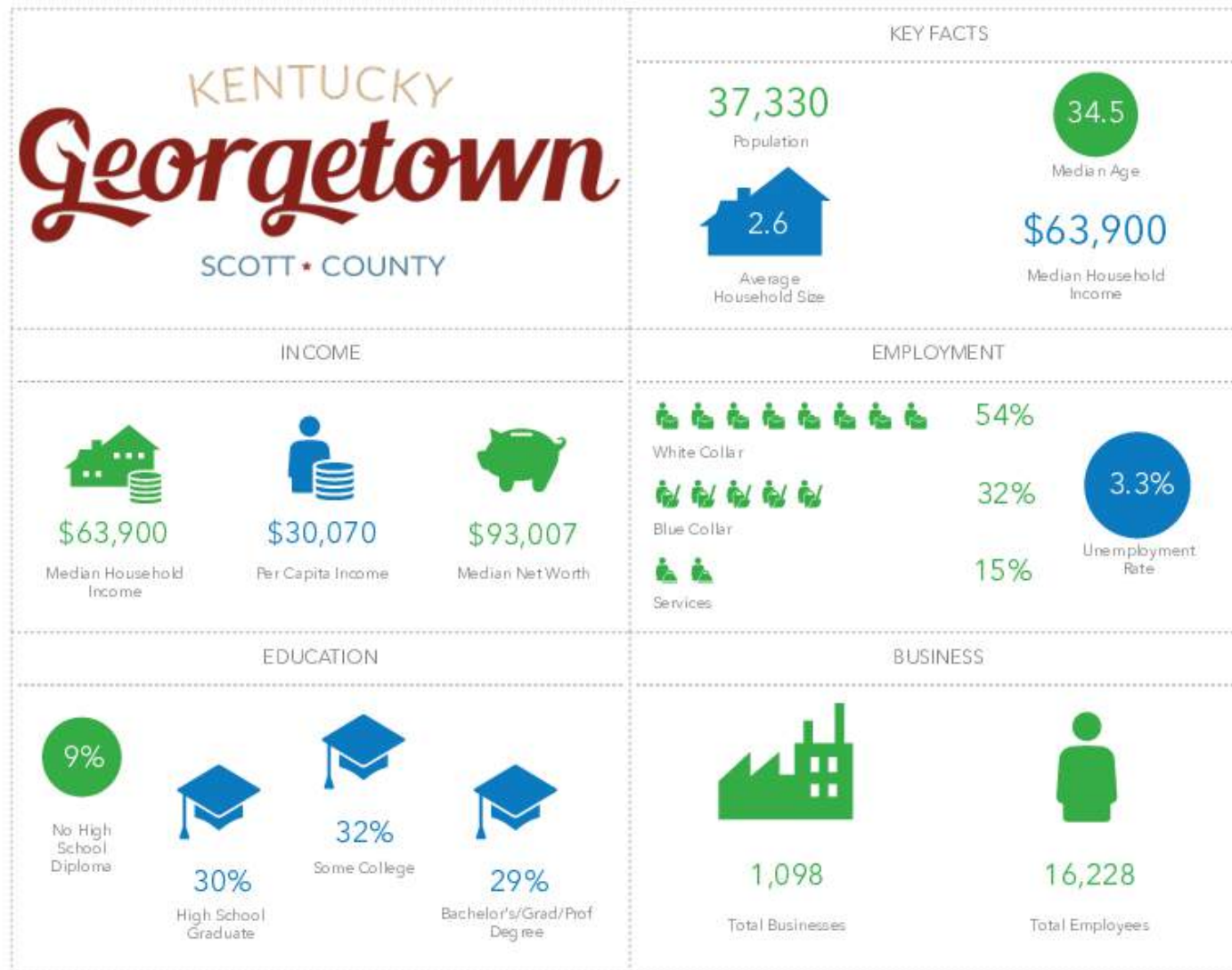
SVN Stone Commercial Real Estate is pleased to present this development opportunity at the corner of E Main Extended and McClelland Circle. This 33.64 acre tract is currently zoned B-2, B-5, and C-1. See site plan for details regarding the zoning of the lot. Engineering design has been approved and regulatory process is pending - FEMA zone amendment [thus adding 5+ acres of B-5 land]. This property is close to Toyota Motor Manufacturing Plant, Georgetown College, Interstate 75, Amerson Retail Center and Apartments (under construction), and Creekside Elementary School.

Please contact Matt Stone, Nathan Dilly or Justin Ryder at 859-264-0888 or by email at [matt.stone@svn.com](mailto:matt.stone@svn.com) / [nathan.dilly@svn.com](mailto:nathan.dilly@svn.com) / [justin.ryder@svn.com](mailto:justin.ryder@svn.com) for additional information.

## PROPERTY HIGHLIGHTS

- 33.64 Acres of Development Land
- Close proximity to Toyota Manufacturing and Georgetown College
- Situated near I-75 Exit 125
- Only 0.4 miles from Creekside Elementary School
- Scott County is the fastest growing county in Kentucky
- View property video with the following link: <http://bit.ly/GeorgetownLand>

# Georgetown / Scott County





# Aerial - 944 E Main St





# Aerial - 1140 E Main St



# Zone Information

## B-2 ZONING: HIGHWAY COMMERCIAL QUICK INFO SHEET\*\*\*



LAND USE – HOW CAN I USE MY PROPERTY?	
<b>Permitted Uses</b> <ul style="list-style-type: none"> <li>• Motels</li> <li>• Restaurants and cafes</li> <li>• Retail stores, especially those which require large storage or display space</li> <li>• Motor vehicle service stations and other auto-related establishments</li> <li>• Adult oriented uses</li> </ul> <b>Conditional Uses</b> <ul style="list-style-type: none"> <li>• Non-retail commercial</li> <li>• Outdoor storage and processing</li> <li>• Warehouses</li> <li>• Planned development project for commercial use only</li> <li>• Mobile home parks, trailer camps and mobile home subdivisions</li> </ul>	

BUILDING – WHERE AND WHAT CAN I BUILD?	
<b>Setbacks</b> <ul style="list-style-type: none"> <li>• Main Structures Front: 50 FT, Side: 0 FT, Rear: 0 FT</li> <li>• Accessory Structure Front: 50 FT, Side: 0 FT, Rear: 0 FT</li> </ul>	<b>Sizing</b> <ul style="list-style-type: none"> <li>• Max height: Six (6) stories or 75 FT</li> <li>• Min lot area if served by sanitary sewer: 7,500 SF</li> <li>• Min lot area without sanitary sewer: 5 acres</li> <li>• Max building coverage: 50% of lot</li> <li>• Min lot width at building line: 60 FT</li> </ul>

SIGNAGE – CAN I ADVERTISE? IF SO, HOW MUCH?			
Types Allowed	Height	Area	Setback
• Pole	25 FT	1 SF/1 FT of frontage (150 SF Max)	10 FT minimum
• Monument	8 FT	Up to 50 SF	10 FT minimum
• Wall Signs		2 SF/1 FT of frontage (150 SF Max)	
• Window		25% Total window area	
• Interstate	110 FT	Up to 150 SF per face	
<b>Types Not Allowed</b> Marquee, Projecting/Suspended, Rummage Sale			

\*See Section 2.1 of Zoning Ordinance for details

\*\*In effect for County only

\*\*\*Note: This sheet provides a summary of basic information for this type of zone district. Please consult the Georgetown-Scott County Zoning Ordinance and Sign Ordinance for complete information.

Created by the Georgetown-Scott County Planning Commission, revision date: November 19, 2014  
 230 E. Main Street, Georgetown, KY 40324 | [www.gscplanning.org](http://www.gscplanning.org) | 502-867-3701 | M-F 8:30am-4:30pm 10

## B-5 ZONING: GENERAL COMMERCIAL PARK QUICK INFO SHEET\*\*\*



LAND USE – HOW CAN I USE MY PROPERTY?	
<b>Permitted Uses</b> <ul style="list-style-type: none"> <li>• Professional and business offices (lawyers, architects, engineers, real estate, finance, insurance, etc)</li> <li>• Hotels and motels</li> <li>• Retail stores, especially those which require large storage or display space</li> <li>• Any use permitted in B-4</li> <li>• Wholesaling and warehousing</li> <li>• Limited light industrial that can comply with the performance standards set in the Zoning Ordinance</li> </ul> <b>Conditional Uses</b> <ul style="list-style-type: none"> <li>• Animal hospital or clinic</li> <li>• Outdoor sales and display and/or storage of products</li> </ul>	

BUILDING – WHERE AND WHAT CAN I BUILD?	
<b>Setbacks</b> <ul style="list-style-type: none"> <li>• Zoning District Periphery Boundary Setback on all sides: 50 FT / 100 FT if adjacent to residential or agricultural</li> <li>• Zone District Non-Periphery Structures Front: 25 FT, Side: 10 FT, Rear: 20 FT (30 FT for service)</li> </ul>	<b>Sizing</b> <ul style="list-style-type: none"> <li>• Max height: five (5) stories or 60 FT</li> <li>• Min lot area without sanitary sewer: 5 acres</li> <li>• Max building coverage: 50%</li> </ul>

SIGNAGE – CAN I ADVERTISE? IF SO, HOW MUCH?			
Types Allowed	Height	Area	Setback
• Ground/Monument	8 FT	50 SF	10 FT minimum
• Wall Signs		1 SF/1 FT of frontage (150 SF max)	
• Window		25% Total window area	
<b>Types Not Allowed</b> Marquee, projecting/suspended, rummage sale			

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# Site Plan

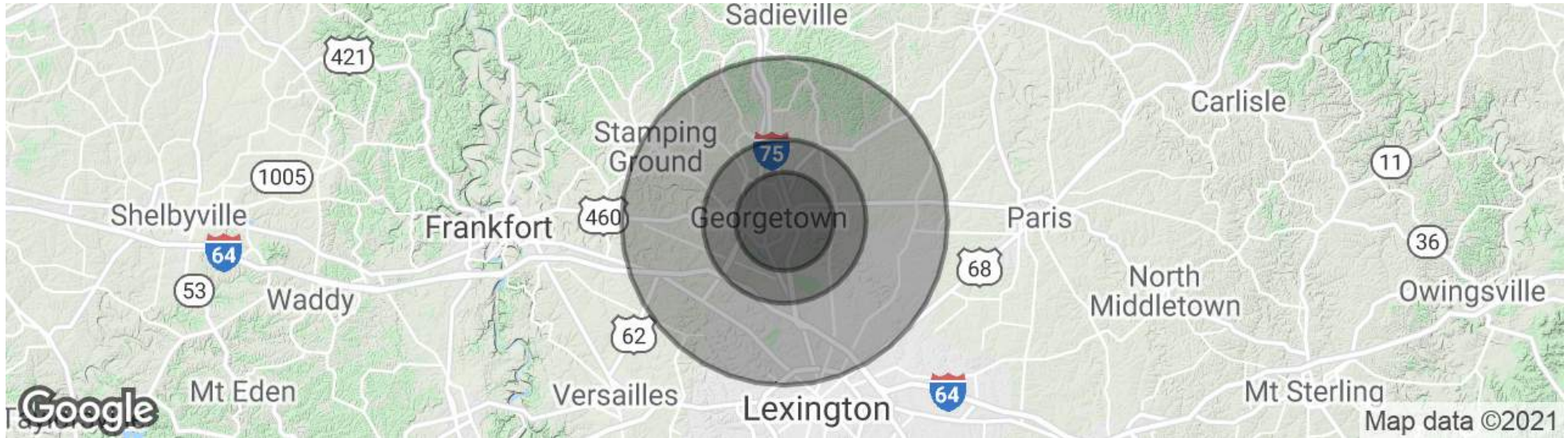


# Location Maps





# Demographics Map & Report



## POPULATION

	3 MILES	5 MILES	10 MILES
Total population	25,987	35,178	84,819
Median age	31.0	32.2	34.4
Median age (Male)	31.3	32.1	33.8
Median age (Female)	31.7	33.0	35.4

## HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total households	10,207	13,583	32,306
# of persons per HH	2.5	2.6	2.6
Average HH income	\$54,004	\$61,258	\$64,051
Average house value	\$151,906	\$166,809	\$191,746

\* Demographic data derived from 2010 US Census

# Disclaimer

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