



GEORGETOWN MULTI-FAMILY / RESIDENTIAL ZONED DEVELOPMENT LAND

1140 E MAIN ST EXT
GEORGETOWN, KY 40324

Property Summary



OFFERING SUMMARY

Sale Price: \$980,595

Price Per Acre: \$55,000

Lot Size: 17.83 Acres

Zoning: R-2

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present this development opportunity conveniently located close to I-75 exit 125. This 17.83 acre lot is currently zoned R-2 and is ready for development. R-2 zoning allows for 213 potential multi-family units as pictured on accompanying site plan - attached on page 7. [Note: Current site plan has not yet been submitted for approval to Scott County, Ky Planning and Zoning.] This property is close to the Toyota Motor Manufacturing Plant, Georgetown college, Interstate I-75, and only 0.2 miles from new Creekside Elementary School. Please contact Matt Stone, Nathan Dilly or Justin Ryder at 859-264-0888 or by email at matt.stone@svn.com / nathan.dilly@svn.com / justin.ryder@svn.com for additional information.

LOCATION OVERVIEW

Georgetown, Kentucky, located 10 miles north of Lexington off I-75, is the county seat of Scott County as well as the home of Georgetown College, a private liberal arts college. Georgetown is very proud of its heritage and excited about the tremendous growth the city has experienced in the last few years. Scott County is the fastest growing county in Kentucky with population now exceeding 50,000 per the US Census Bureau estimate. Since the opening of Toyota Motor Manufacturing, employment has risen; the City, County, and School System have prospered; Toyota is a wonderful asset to the community and a huge reason for the growth of the town. Georgetown is fortunate to have the finest of Fire, Police and Public Works Departments. The employees are highly trained with benefit of the latest in technology and equipment. Georgetown offers downtown shopping and shopping malls, restaurants, recreation, sports, beautiful surroundings, and Georgetown College.

Complete Highlights



LOCATION INFORMATION

Building Name	Georgetown Bypass Development Land
Street Address	1140 E Main St Ext
City, State, Zip	Georgetown, KY 40324
County	Scott
Signal Intersection	No

PROPERTY HIGHLIGHTS

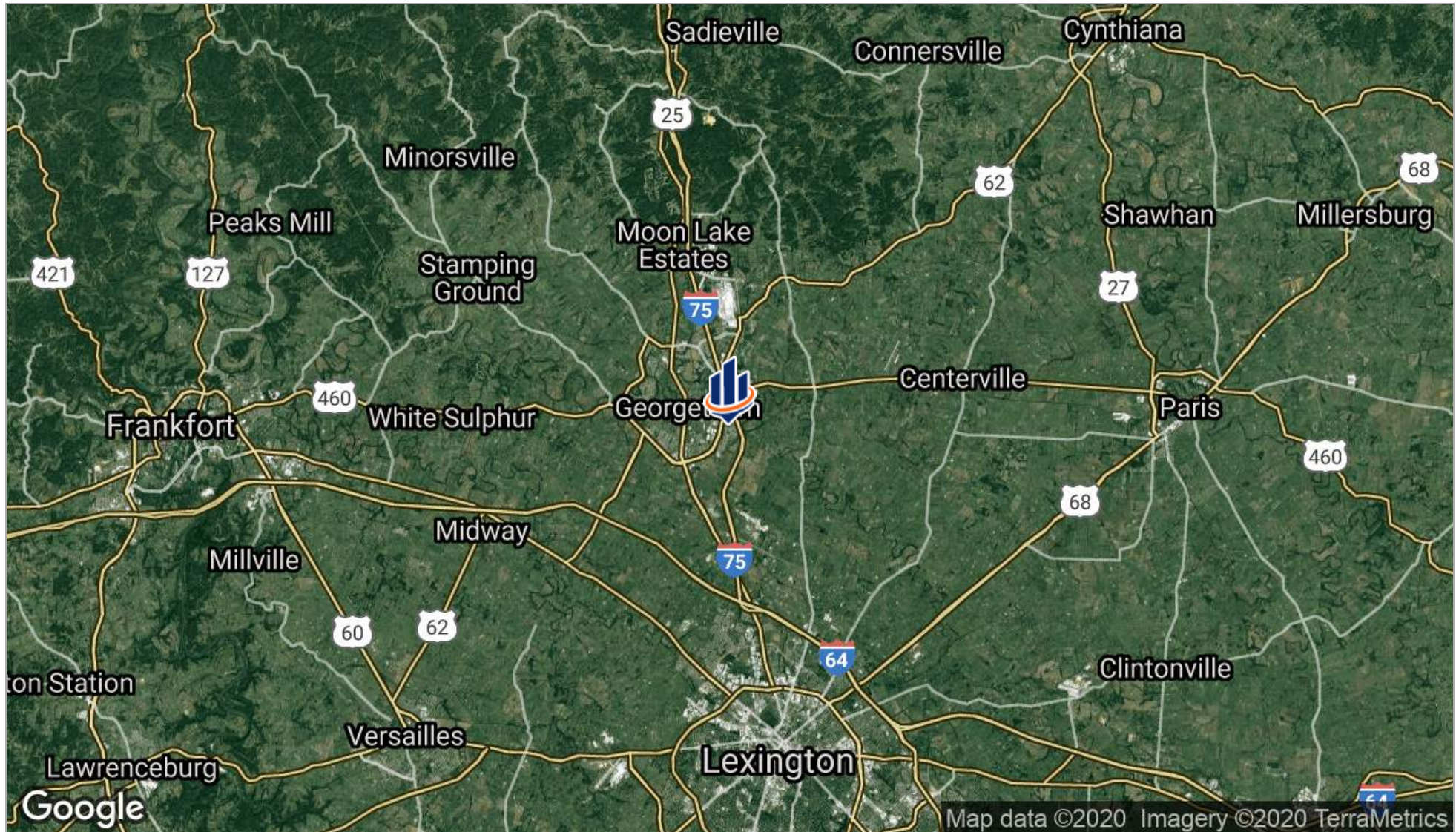
- 17.83 Acres Available
- Recently Re-zoned R-2: First time on the market
- R-2 Zoning allows for 213 potential multi-family units (Note: Current site plan has not yet been submitted for approval to Scott County Planning and Zoning.)
- Close proximity to Toyota Manufacturing & Georgetown College
- Only 0.2 miles from new Creekside Elementary School
- Situated near I-75 Exit 125
- Sale Price \$980,595
- \$55,000/Acre
- Scott County is the fastest growing county in Kentucky



Additional Photos



Location Maps



Site Plan



*** For Marketing Purposes Only: Current site plan has not yet been submitted for approval to Scott County, KY Planning and Zoning**

Existing Conditions Map



R-2 ZONING: MEDIUM DENSITY RESIDENTIAL

QUICK INFO SHEET***



LAND USE – HOW CAN I USE MY PROPERTY?

Permitted Uses

- Single-family dwellings
- Planned development projects for residential use only
- Duplexes and multiple family dwellings with a maximum of six (6) dwelling units per building and twelve (12) units per net acre

Conditional Uses

- Home occupations
- Neighborhood commercial facilities as part of a planned development project
- Professional offices
- Type II licensed day care facilities
- Bed & Breakfast
- Mobile home parks, mobile home subdivisions and mobile homes on a single lot
- Assisted living facilities
- Four or more sleeping rooms
- Group homes
- Churches, public libraries, schools, public parks, municipal, county, state or federal use, utilities, funeral homes, cemeteries, hospitals for human care, philanthropic institutions, and clubs

BUILDING – WHERE AND WHAT CAN I BUILD?

Setbacks

- Main Structure
Front: 30 FT, Side: (Single and Duplex) 7.5 FT (Multi-Family) 25 FT, Rear: 25 FT
- Accessory Structure
Front: 30 FT, Side: 5 FT, Rear: 5 FT

Sizing

- Max height: Two (2) stories or 30 FT
- Min lot area if served by sanitary sewer: 7,500 SF (Single Family); 8,500 SF (Duplex)
- Min lot area without sanitary sewer: 5 acres
- Maximum density: 6 units/building and 12 units/net acre
- Max building coverage: 40% of lot
- Min lot width at building line: 60 FT (Single Family); 80 FT (Duplex)

SIGNAGE – CAN I ADVERTISE? IF SO, HOW MUCH?

Types Allowed

- Wall Signs

Height

Area

5 SF

Setback

Types Not Allowed

Spinners, banners, flags, streamers, off-premise signs, animated or video display signs, roof signs, graffiti, inflatable signs, wind signs, marquee, drive thru menu boards, projecting/suspended, window, directory, interstate, monument/ground, blade, and pylon.

*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 | 502-867-3701 | M-F 8:30am-4:30pm

Demographics Map & Report

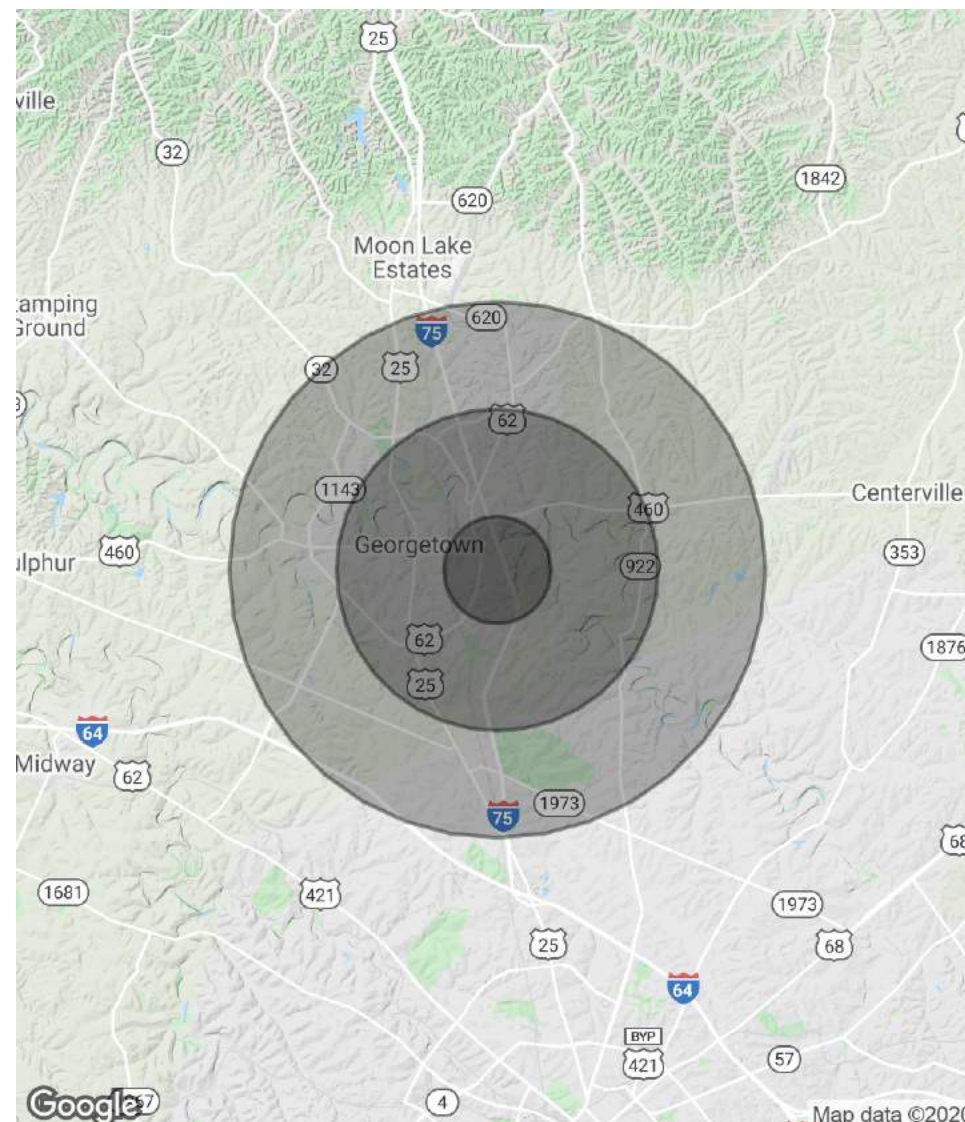
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,634	23,955	34,672
Median age	29.7	30.8	32.0
Median age (Male)	29.1	31.0	32.0
Median age (Female)	31.5	31.6	32.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,424	9,388	13,360
# of persons per HH	2.6	2.6	2.6
Average HH income	\$49,258	\$53,367	\$60,828
Average house value	\$135,604	\$153,139	\$167,827

* Demographic data derived from 2010 US Census



Meet The Team



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