

+/- 3 Acres
\$300,000 per acre

DOLLAR GENERAL

+/- 35 Acres
\$40,000 per acre

Porter Road



I-75 | 45,522+ VPD

SALE

Sadieville Development Land +/- 104 Acres

170 PORTER ROAD (KY-32)

Sadieville, KY 40370

PRESENTED BY:

NEAL METCALFE

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$65,000-\$300,000 /Acre
LOT SIZE:	3 - 104 Acres
ZONING:	B
MARKET:	Georgetown

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate Lexington is proud to offer these Development parcels in Northern Scott County KY at the Sadieville exit off I-75. +/- 104 acres of Ag Zoned development land at the corner of I-75 and US 25. The family owned these parcels pre I-75 construction and wishes to sell and see development occur soon. The recent development of the Love Truck stop on the Southbound side makes this corner exit an ideal addition to this exit and for the residents in Northern Scott County to enjoy the potential C Store, Fast Food, retail options or other development of the 38 acres. ALL This land IS IN THE COMP PLAN TO become Commercial Zoned property. Multiple points of ingress and egress could be obtained on US 25 and Porter Road. Contact Neal Metcalfe, SVN Stone Commercial Real Estate Advisor for more details. Mobile 859-312-8069 or neal.metcalfe@svn.com

PROPERTY HIGHLIGHTS

- Development opportunity on I-75
- Northern Scott County Needs Gas, Food, Retail, and a Grocery Store
- +/- 104 acres of additional land zoned Ag
- Large EXISTING Pylon sign available to the buyer
- Only 10 minutes from Toyota , 20 minutes from Hamburg and Costco in Lexington, and 45 minutes from Cincinnati

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ADDITIONAL PHOTOS



NEAL METCALFE

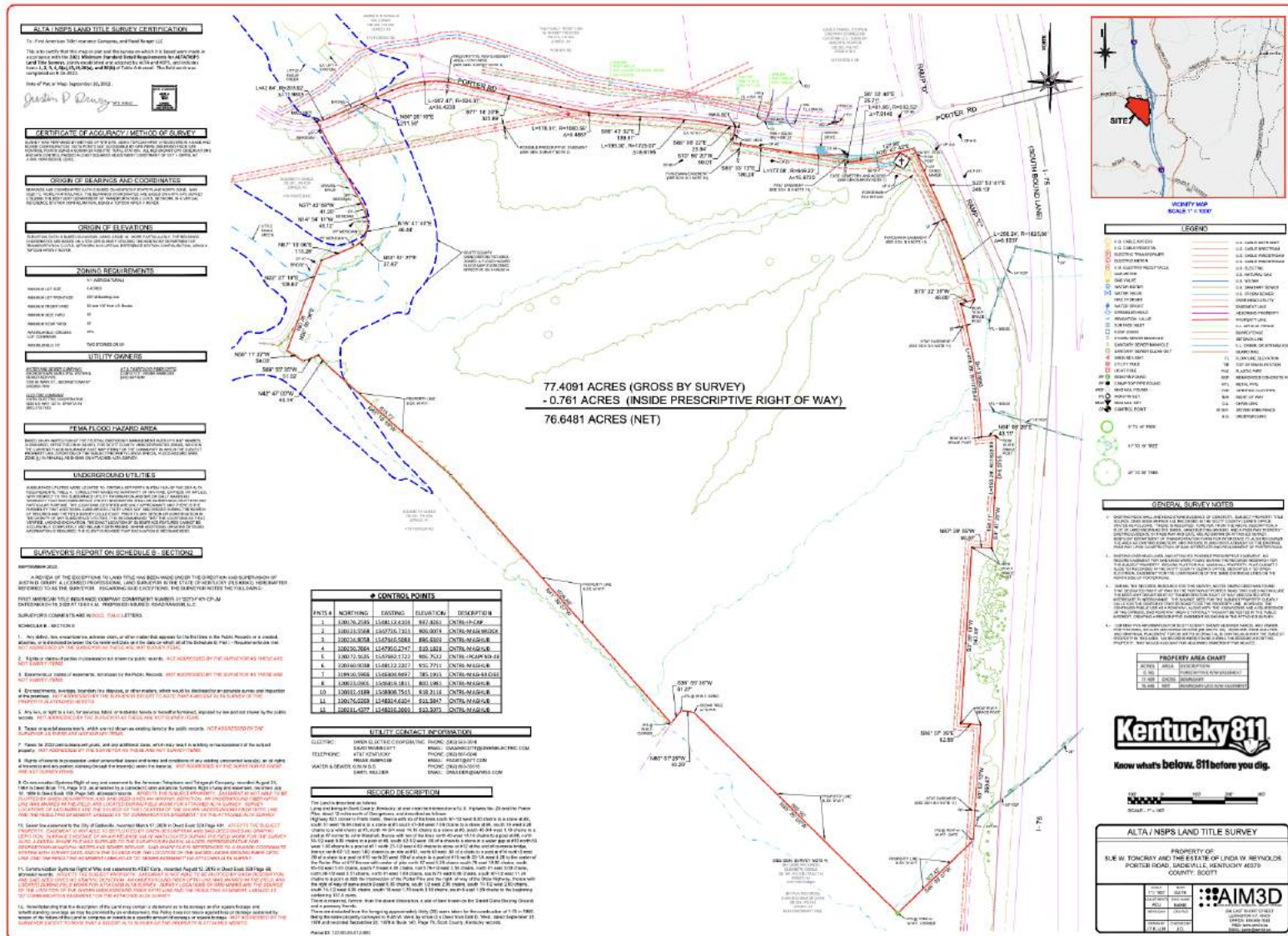
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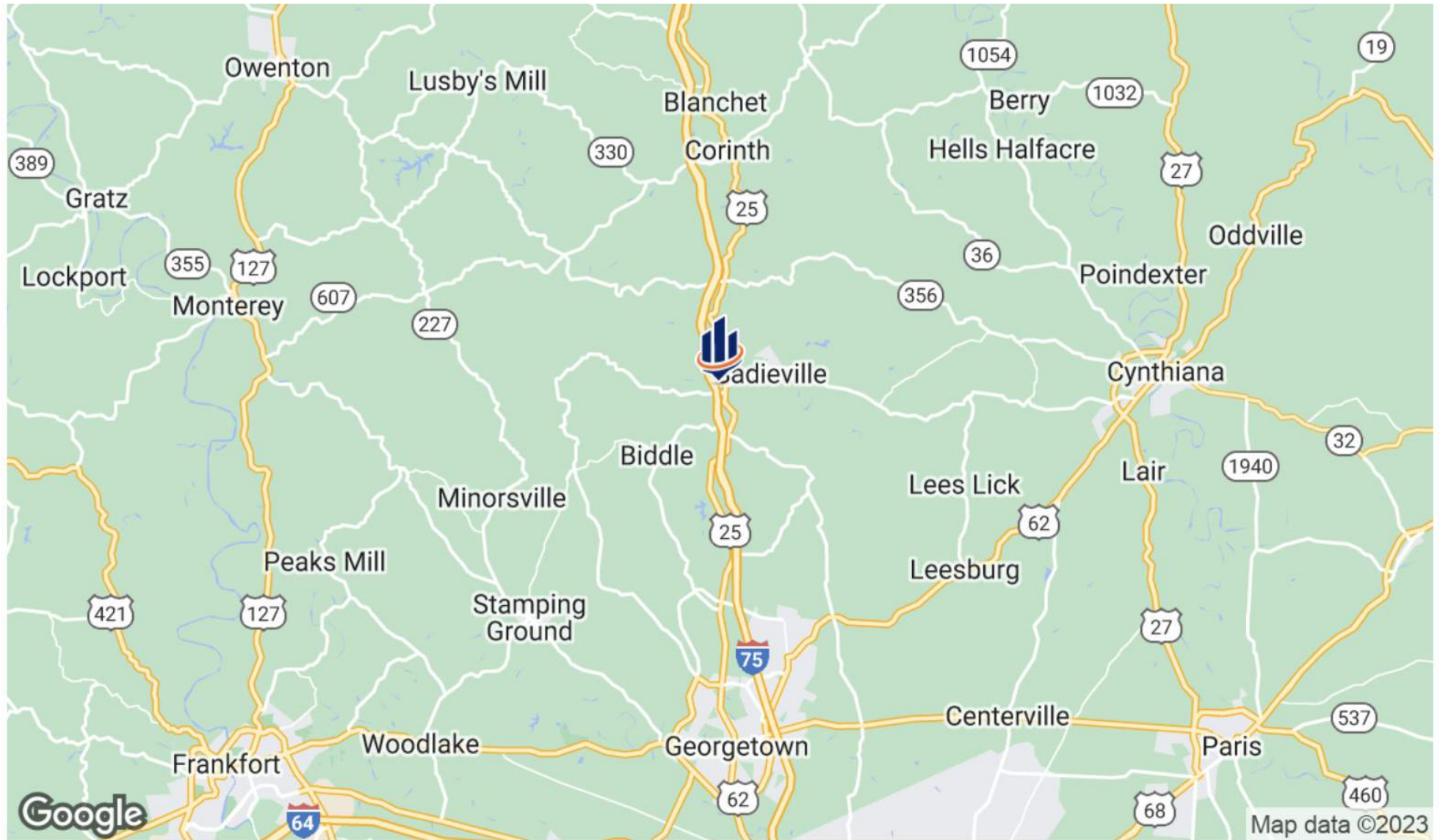
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LOCATION MAP



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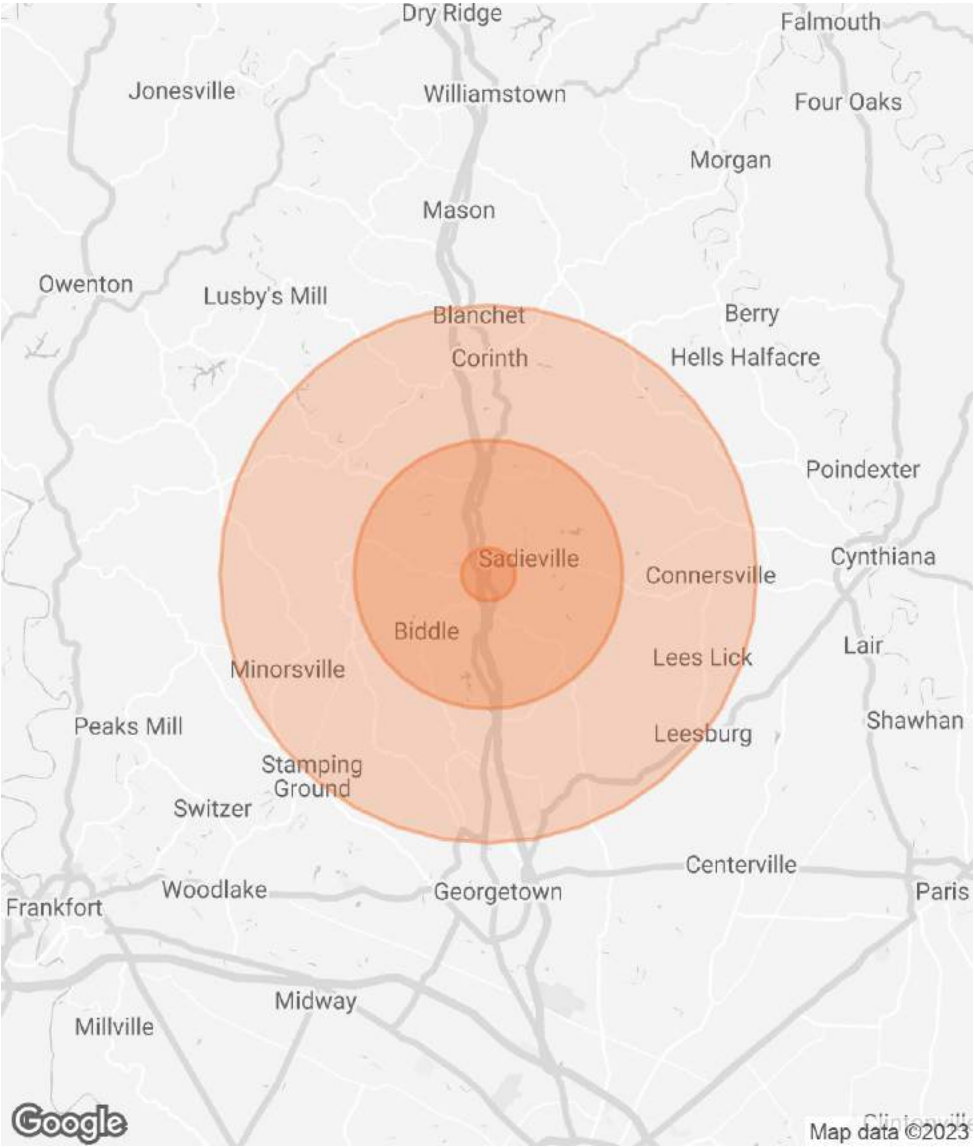
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	119	4,937	19,674
AVERAGE AGE	44.6	42.7	42.2
AVERAGE AGE (MALE)	47.4	41.4	41.3
AVERAGE AGE (FEMALE)	42.5	42.3	41.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	54	1,973	8,481
# OF PERSONS PER HH	2.2	2.5	2.3
AVERAGE HH INCOME	\$70,699	\$83,074	\$74,764
AVERAGE HOUSE VALUE	\$220,214	\$227,273	\$217,204

* Demographic data derived from 2020 ACS - US Census



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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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