

For marketing purposes only,
exact locations not warranted



SALE

15.65 acres of Highly Visible Commercial Land in Georgetown Kentucky

TRIPORT CIR

Georgetown, KY 40324

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,252,000
LOT SIZE:	15.65 Acres
PRICE / ACRE:	\$80,000

PROPERTY HIGHLIGHTS

- Utilities available to the site
- +1,500' of linear frontage to I-75
- +/- 2.8 miles to Toyota Motor Manufacturing of Kentucky
- One of the last remaining developable tracts in Delaplain Industrial Park

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PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to bring to market 15.65 acres of commercial zoned land in Georgetown, Kentucky. The parcel is located on the northeast side of Scott County in the Delaplain Industrial Park and features over 1,500 linear feet of frontage to Interstate-75. The subject property is gently sloping with utilities available to the site.

Delaplain Industrial Park is home to several major manufacturing and distribution companies including but not limited to: Orbis, Rumpke, Toyota Tsusho, Aichi Forge, Green Metals, Leggett and Platt, Phoenix Transportation, Ryder Logistics, and Vascor Logistics.

Lastly, Georgetown has remained one of the fastest growing cities in all of Kentucky. The growth has been fueled by an educated labor force partnered with the continued success of major manufacturers including Toyota Motor Manufacturing of Kentucky. Toyota Motor Manufacturing of Kentucky recently announced an expansion of 1.3 billion dollars to the local plant (less than 2.8 miles from subject property) to support EV production.

For further information on this site or to schedule a tour to walk the property, please reach out to John Bunch at 859-433-8911 or john.bunch@svn.com or Gabe Measner at 859-630-7106 or gabe.measner@svn.com

B-2 ZONING: HIGHWAY COMMERCIAL

QUICK INFO SHEET***



LAND USE – HOW CAN I USE MY PROPERTY?

Permitted Uses

- Motels
- Restaurants and cafes
- Retail stores, especially those which require large storage or display space
- Motor vehicle service stations and other auto-related establishments
- Adult oriented uses

Conditional Uses

- Non-retail commercial
- Outdoor storage and processing
- Warehouses
- Planned development project for commercial use only
- Mobile home parks, trailer camps and mobile home subdivisions

BUILDING – WHERE AND WHAT CAN I BUILD?

Setbacks

- Main Structures
Front: 50 FT, Side: 0 FT, Rear: 0 FT
- Accessory Structure
Front: 50 FT, Side: 0 FT, Rear: 0 FT

Sizing

- Max height: Six (6) stories or 75 FT
- Min lot area if served by sanitary sewer: 7,500 SF
- Min lot area without sanitary sewer: 5 acres
- Max building coverage: 50% of lot
- Min lot width at building line: 60 FT

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	

Types Not Allowed

Marquee, Projecting/Suspended, Rummage Sale

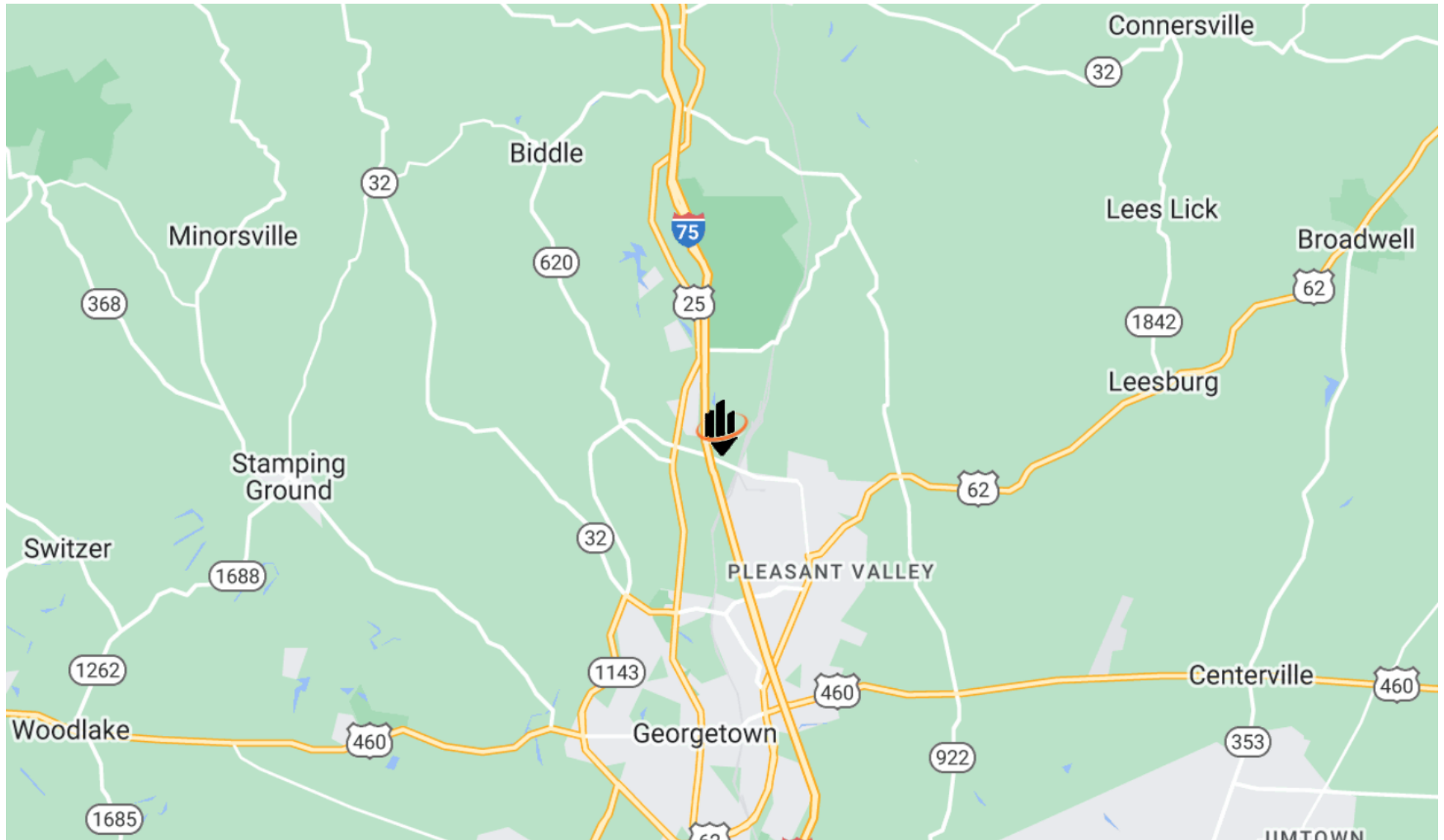
*See Section 2.1 of Zoning Ordinance for details

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

LOCATION MAP



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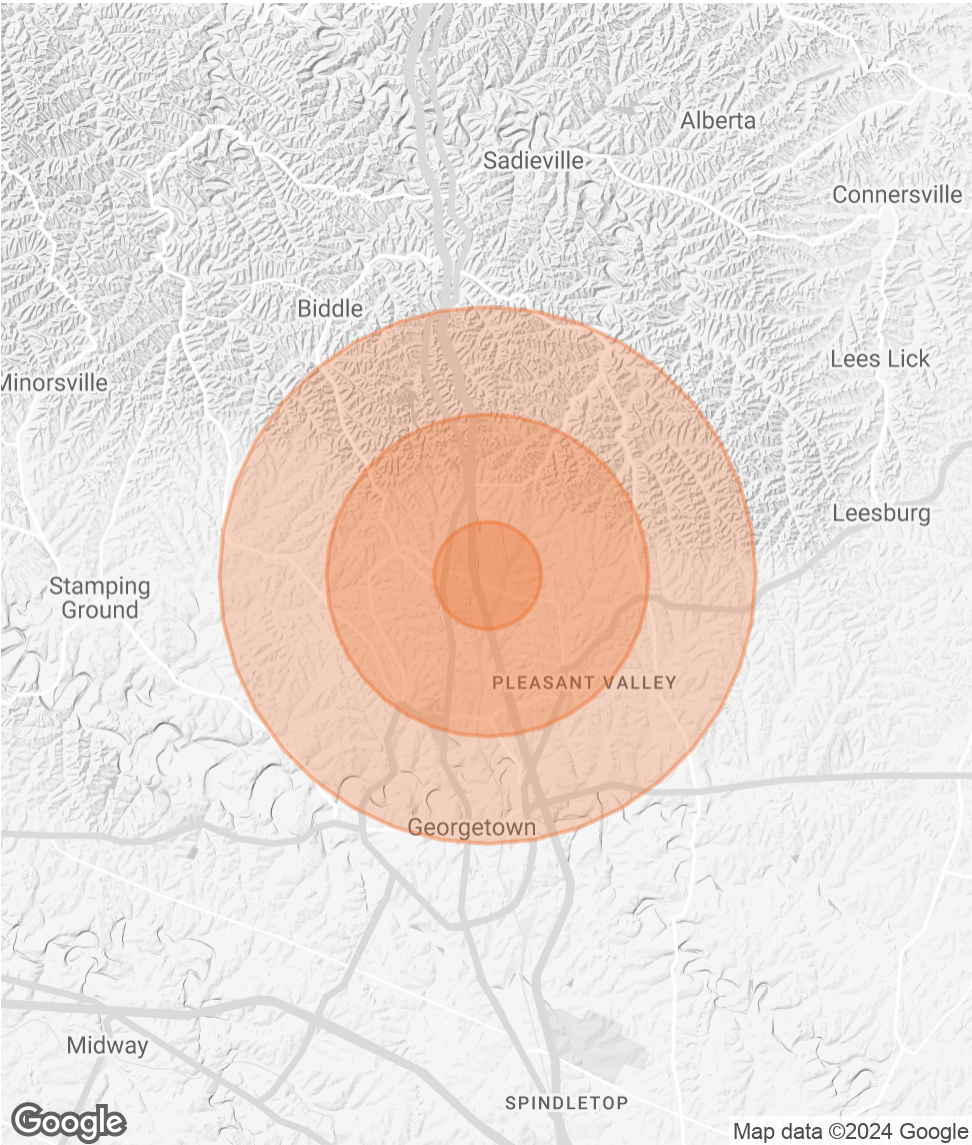
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	680	6,000	24,191
AVERAGE AGE	36.7	37.2	37.3
AVERAGE AGE (MALE)	35.6	35.5	35.8
AVERAGE AGE (FEMALE)	36.3	37.4	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	240	2,332	9,739
# OF PERSONS PER HH	2.8	2.6	2.5
AVERAGE HH INCOME	\$90,157	\$86,032	\$83,354
AVERAGE HOUSE VALUE	\$223,390	\$223,214	\$212,660

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



JOHN BUNCH, SIOR

Senior Advisor

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PROFESSIONAL BACKGROUND

John Bunch is a Senior Advisor with SVN Stone Commercial Real Estate in Lexington, Kentucky where he leads the Industrial real estate division of SVN Stone Commercial Real Estate.

John specializes in the acquisition, disposition, and re-tenanting (landlord and tenant rep) of industrial assets throughout Central Kentucky. Asset types serviced include: light/heavy manufacturing, distribution space, industrial outdoor storage (IOS), raw industrial land offerings, and industrial sale leasebacks.

Since starting with SVN, John has become a top producer amongst the firm nationwide being recognized by SVN International Corp. for superior performance in 2017-2022 with an invitation to President's Circle in 2020 and an invitation to Partners Circle (highest designation) in 2022. He is an active member of the Society of Industrial and Office Realtors which represents the highest echelon of producing brokers in the industrial and office space globally.

Lastly, John is a Kentucky native and graduate of the Gatton College of Business and Economics at the University of Kentucky. He enjoys spending time with His wife Maggie and three wild boys. In his free time, he travels the country looking for snow to ski on, enjoys eating great food and drinking finely crafted Kentucky Bourbons.

You can contact him at 859.433.8911 or john.bunch@svn.com.

EDUCATION

Bachelors (Business) - University of Kentucky

MEMBERSHIPS

SIOR - Society of Industrial and Office Realtors

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PROFESSIONAL BACKGROUND

Gabe Measner serves as an Advisor at SVN Stone Commercial Real Estate. He specializes in working with clients on the buying, selling, and leasing of industrial properties. He also performs sales and leases of office and retail properties in the Central Kentucky area. Formerly, Gabe was the Director of Development for 8 years at Christian Student Fellowship. During his tenure, the organization raised over 20 Million Dollars towards the construction of two new facilities on the University of Kentucky campus, and the annual fund for day-to-day ministry work.

Gabe was born and raised in Northern Kentucky before attending the University of Kentucky. He now lives in Lexington with his wife and two kids. He enjoys playing golf, cheering on the Cats, and spending time with his family and friends. You can contact Gabe at 859.630.7106 or email him at Gabe.Measner@svn.com.

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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.

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