



 Loves

DOLLAR GENERAL

I-75
ACTUAL
75
+/- 44,883 VPD

SALE

171 Acres I-75 Development Land For Sale

SADIEVILLE ROAD
Scott County, KY 40370

PRESENTED BY:

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Cincinnati Pike

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,275,000
PRICE/ACRE:	\$25,000
LOT SIZE:	171 Acres
ZONING:	AG

PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present 171 acres of potential development land for sale in Scott County Kentucky. This property has frontage at the Exit 136 Interchange off I-75 in Scott County and borders I-75 for 1 mile. This land has great development potential with sewer access, close proximity to I-75, and ample road frontage. This property is only one exit north of the Toyota plant in Georgetown.

For more information please contact Travis Rose, MBA at travis.rose@svn.com // 859.806.1591 or Matt Stone, SIOR, CCIM, MBA at matt.stone@svn.com // 859.351.5444.

PROPERTY HIGHLIGHTS

- +/- 1 Mile of I-75 frontage
- One exit north of the Toyota plant in Georgetown, 25 miles to Lexington, 50 miles to Cincinnati
- Great development potential with sewer access
- 10 Acres directly off I-75 (44,800+ VPD) Exit 136 in Scott County
- Less than 20 miles to the I-75/I-64 interchange

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NEARBY PARCELS ALSO AVAILABLE FOR SALE



477 ACRES

- Zoned Ag
- 2 miles of road frontage on Sadieville Road
- Half mile of frontage on Mulberry Lane
- Directly off I-75 Exit 136 in Scott County
- Great location for a large farm or future home development
- 10 miles to Toyota
- 25 miles to Lexington
- 50 miles to Cincinnati



10 ACRES

- Great development potential
- Possible sewer access
- Zoned Ag
- 1,300 feet of road frontage on Sadieville Road
- Directly off I-75 Exit 136 in Scott County
- 25 Miles to Lexington
- 50 Miles form Cincinnati
- One exit north of the Toyota plant in Georgetown

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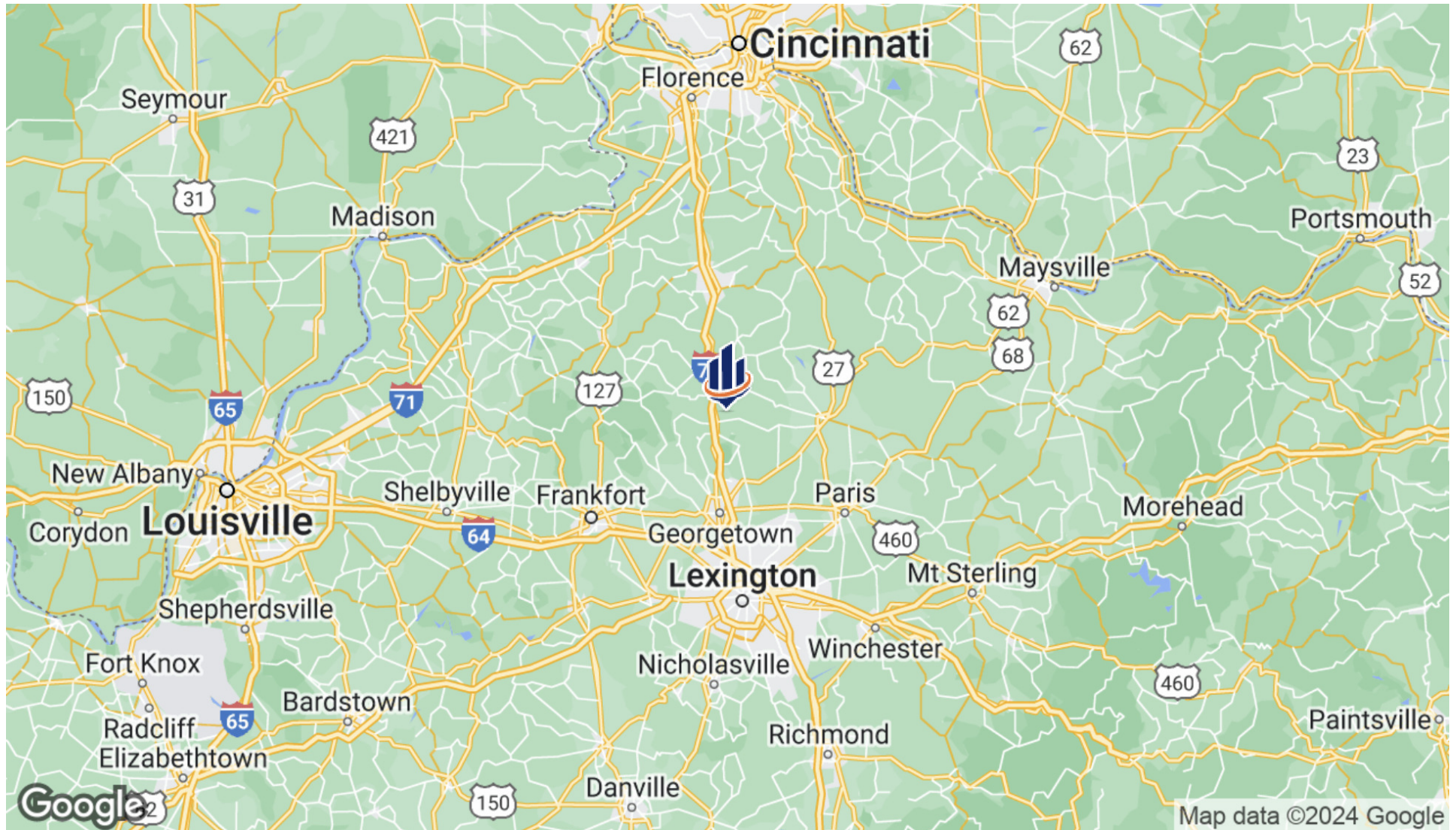
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LOCATION MAP



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171 ACRES I-75 DEVELOPMENT LAND FOR SALE | Sadieville Land Parcel 1 Scott County, KY 40370SVN | **STONE COMMERCIAL REAL ESTATE**

DISCLAIMER

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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.

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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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