



Love's



DOLLAR GENERAL



I-75  
75 +/- 44,883 VPD



Cincinnati Pike

**SALE**

# 10 Acres I-75 Retail Development Land For Sale

**SADIEVILLE ROAD**  
Scott County, KY 40370

**PRESENTED BY:**

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## EXECUTIVE SUMMARY



## OFFERING SUMMARY

SALE PRICE:	\$1,605,000
PRICE/ACRE:	\$160,500
LOT SIZE:	10 Acres
ZONING:	AG

## PROPERTY OVERVIEW

SVN Stone Commercial Real Estate is pleased to present 10 acres of potential retail development land for sale in Scott County Kentucky. A buyer can take more or less of the 10 AC depending on intended use. This property has frontage at the Exit 136 Interchange off I-75 in Scott County and borders I-75. 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](mailto:travis.rose@svn.com) // 859.806.1591 or Matt Stone, SIOR, CCIM, MBA at [matt.stone@svn.com](mailto:matt.stone@svn.com) // 859.351.5444.

## PROPERTY HIGHLIGHTS

- Great development potential with sewer access
- 10 Acres directly off I-75 (44,800+ VPD) Exit 136 in Scott County
- 10 miles to Toyota, 25 miles to Lexington, 50 miles to Cincinnati

**TRAVIS ROSE, MBA**

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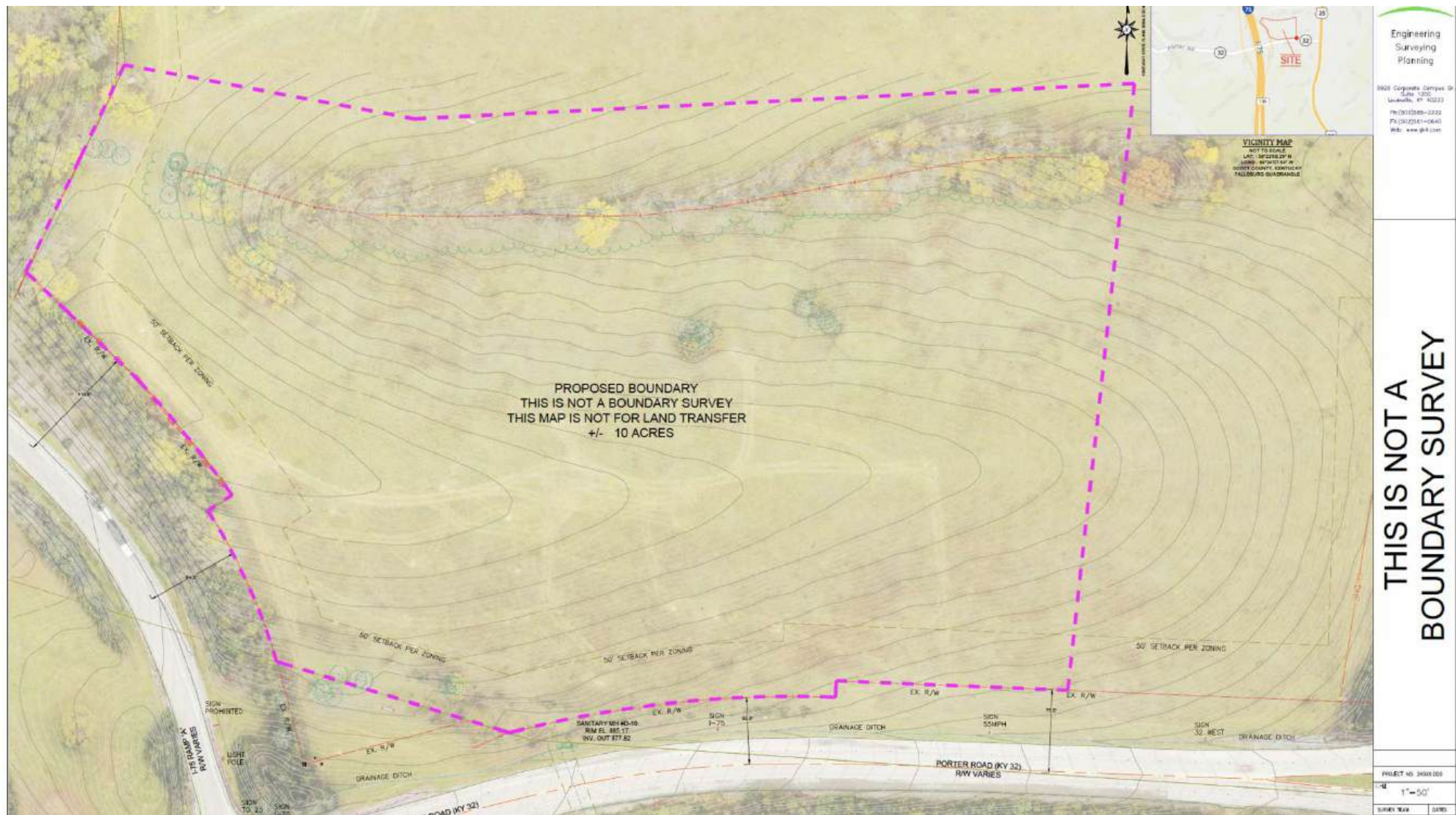
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PROPERTY MAP



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## NEARBY PARCELS ALSO AVAILABLE FOR SALE



### PARCEL 2

- 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



### PARCEL 3

- 5.5 Acres
- Zoned Ag
- Great development potential
- Possible sewer access
- 1,300 feet of road frontage on Sadieville Road
- Directly off I-75 Exit 136 in Scott County

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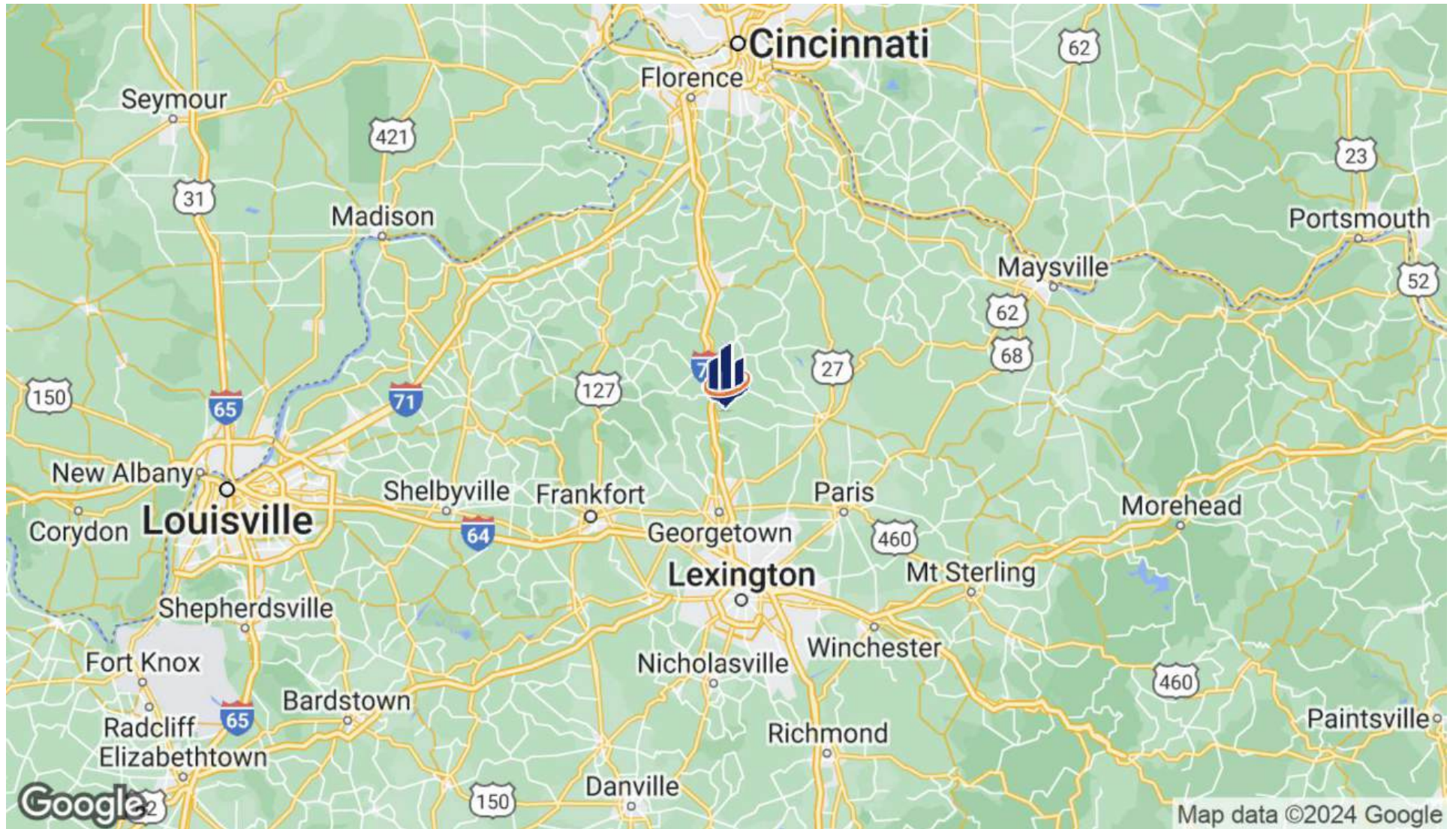
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## LOCATION MAP



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# DEMOGRAPHICS MAP & REPORT

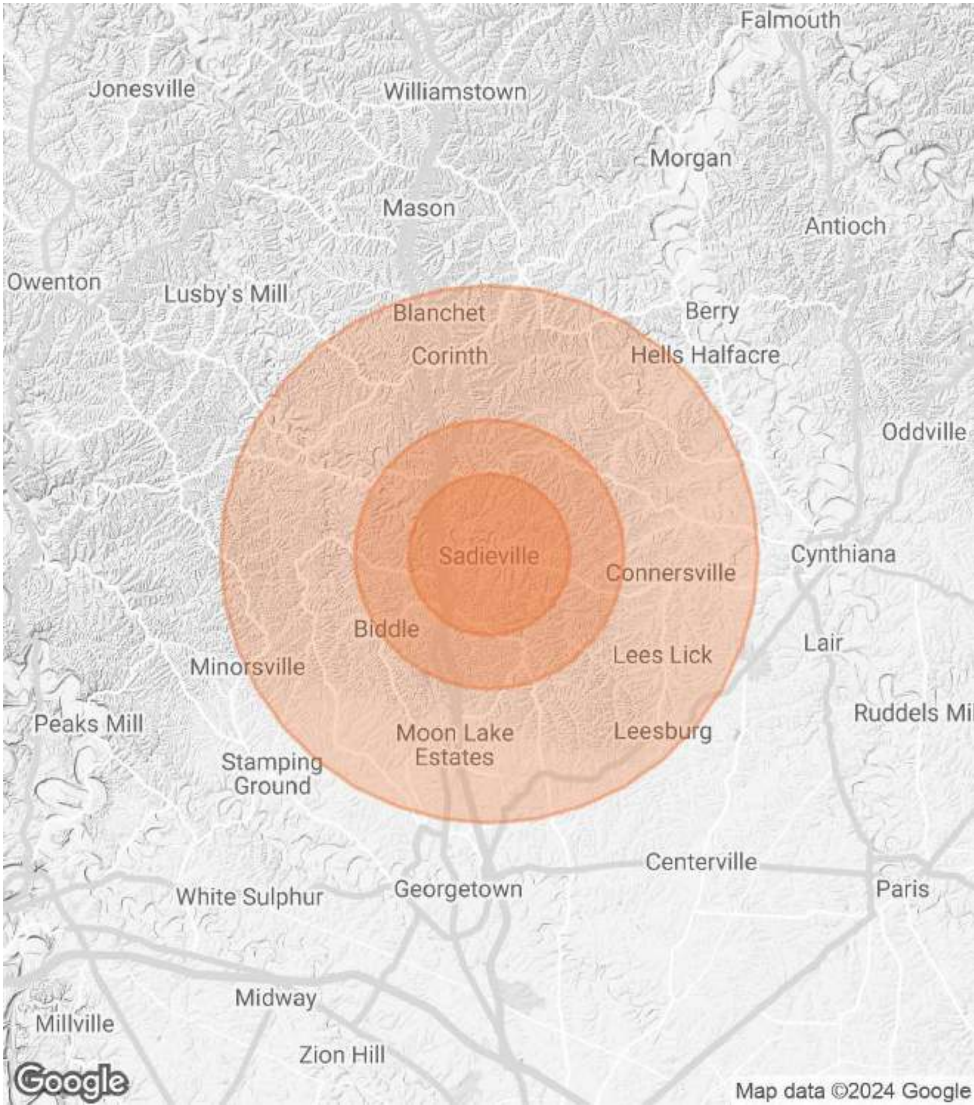
## POPULATION 3 MILES 5 MILES 10 MILES

TOTAL POPULATION	1,131	3,340	16,295
AVERAGE AGE	41	42	42
AVERAGE AGE (MALE)	41	41	41
AVERAGE AGE (FEMALE)	41	42	42

## HOUSEHOLDS & INCOME 3 MILES 5 MILES 10 MILES

TOTAL HOUSEHOLDS	433	1,243	6,094
# OF PERSONS PER HH	2.6	2.7	2.7
AVERAGE HH INCOME	\$100,642	\$105,516	\$102,511
AVERAGE HOUSE VALUE	\$285,120	\$297,368	\$288,137

Demographics data derived from AlphaMap



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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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