STONE COMMERCIAL REAL ESTATE

Scott County Farm For Sale

Old Oxford Rd

GEORGETOWN, KY 40324

PRESENTED BY:

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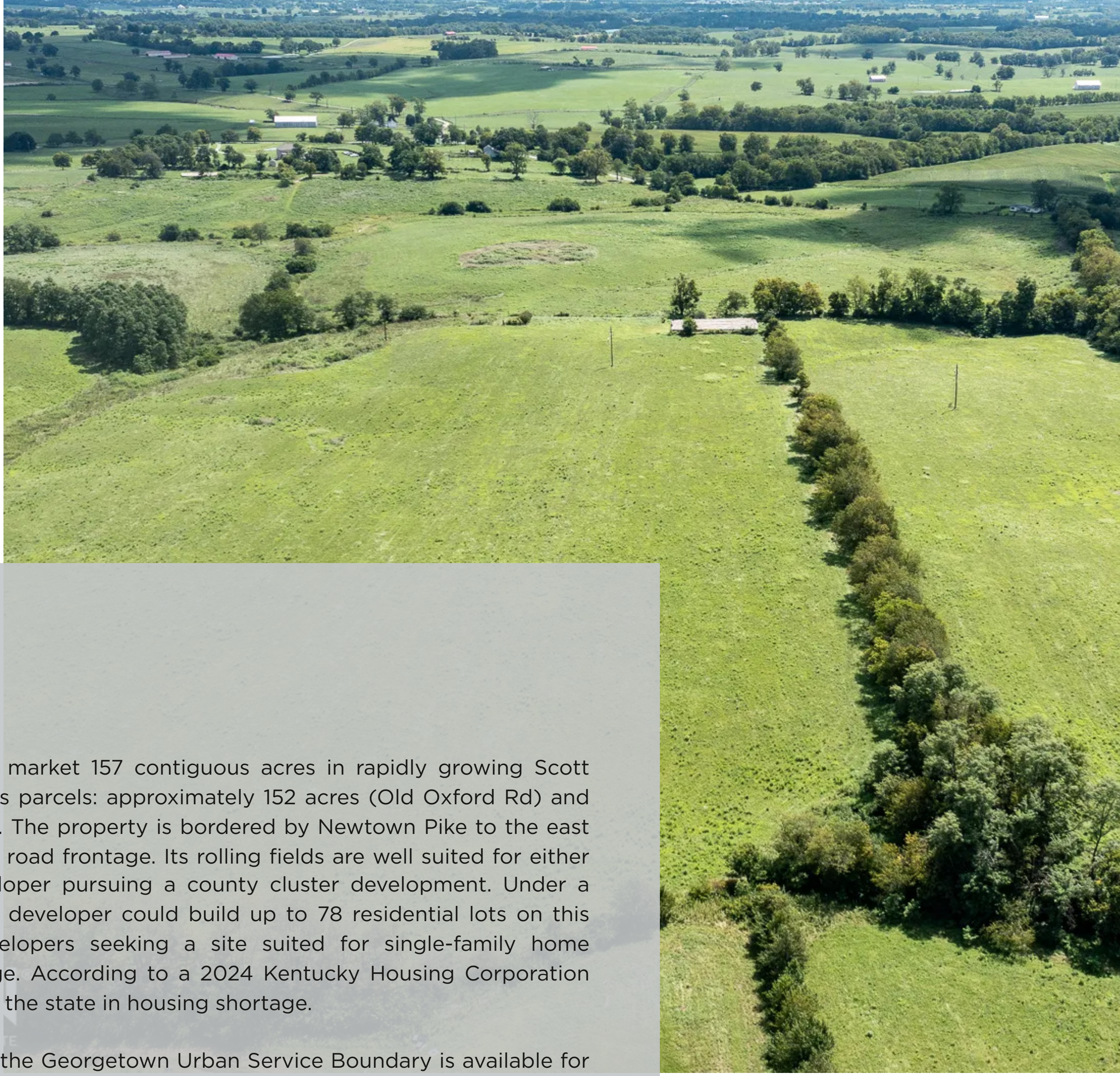
PROPERTY SUMMARY



SCOTT COUNTY FARM FOR SALE

OLD OXFORD RD
GEORGETOWN, KY 40324

OFFERING SUMMARY	
SALE PRICE:	$3,218,500
LOT SIZE:	157 Acres
PRICE / ACRE:	$20,500

PROPERTY SUMMARY

SVN | Stone Commercial Real Estate is pleased to bring to market 157 contiguous acres in rapidly growing Scott County, Kentucky. This offering consists of two (2) contiguous parcels: approximately 152 acres (Old Oxford Rd) and approximately 5 acres (185 Old Oxford Rd), totaling 157 acres. The property is bordered by Newtown Pike to the east and Old Oxford Road to the south, offering over 1,300 feet of road frontage. Its rolling fields are well suited for either an individual seeking to build their dream estate or a developer pursuing a county cluster development. Under a recently passed county ordinance allowing greater density, a developer could build up to 78 residential lots on this property. This land presents a prime opportunity for developers seeking a site suited for single-family home construction in a market facing a significant housing shortage. According to a 2024 Kentucky Housing Corporation study, Scott County is short 2,704 homes for purchase, leading the state in housing shortage.

An additional 20 acre tract for residential development inside the Georgetown Urban Service Boundary is available for sale, and it borders this 157 acre offering. Ask Advisor Travis Rose for more information.

Whether you are searching for a beautiful farm on which to build your dream home or looking to capitalize on Scott County's growth and limited housing supply, this property offers exceptional potential. All showings must be coordinated with Travis Rose, 859.806.1591 // travis.rose@svn.com.

PROPERTY HIGHLIGHTS

- **County Cluster Development Potential**
- **Contiguous 157 Acre Farm with Frontage on Old Oxford Rd and Newtown Pike**
- **5 minutes to I-75, 10 minutes to downtown Georgetown, 25 minutes to downtown Lexington**
- **4 miles from Toyota Motor Manufacturing**

GREAT PROXIMITY TO GEORGETOWN RETAIL & TOYOTA

CONTIGUOUS 157 ACRES

ZONED A-1

AERIAL

922
Palumbo Pl
SVN
STONE COMMERCIAL REAL ESTATE
157 Acres
Old Oxford Rd
New Oxford Rd
Newtown Pike
For marketing purposes only; exact locations not warranted

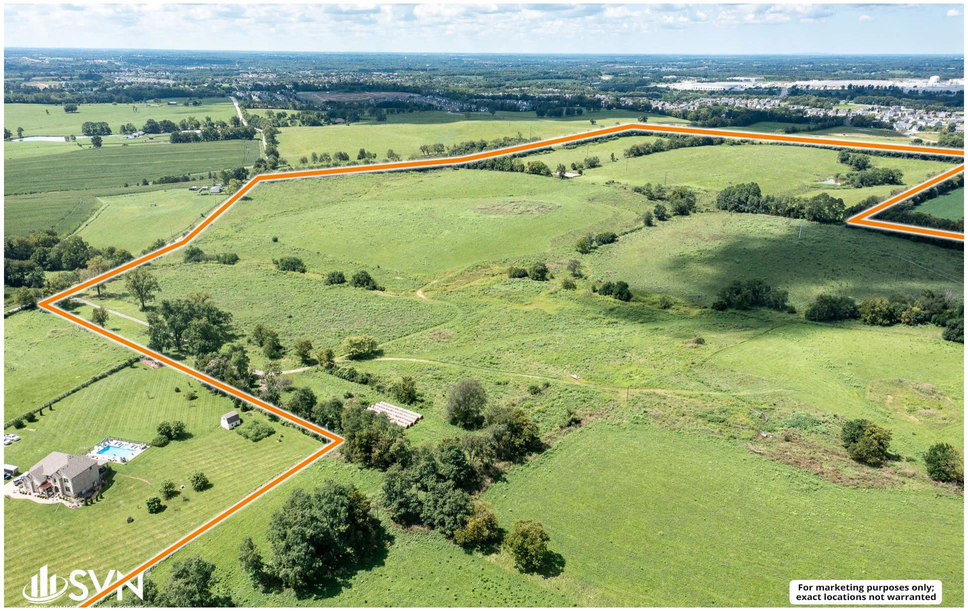
GEORGETOWN AREA

The 157 acre property sits in a prime location with easy access to Toyota Motor Manufacturing of Kentucky (4 miles) and is just minutes to major retail areas in Georgetown. Lexington and other Central Kentucky locations are a short drive away via I-75 or beautiful horse farm roads.

Georgetown and Scott County offer a thriving blend of economic opportunity, small-town charm, and exceptional quality of life. The community provides convenient access to major markets while supporting a strong and diverse business environment anchored by advanced manufacturing, healthcare, education, retail, and locally owned businesses.

Home to Toyota Motor Manufacturing Kentucky and a growing network of employers, the area benefits from a skilled workforce, business-friendly leadership, and continued residential and commercial growth. Residents and visitors enjoy a vibrant historic downtown, beautiful parks, excellent schools, community events, and the area's renowned Bluegrass landscape. With its welcoming atmosphere, strategic location, and forward-looking vision, Georgetown and Scott County are outstanding places to live, work, invest, and build a business.

ADDITIONAL PHOTOS



ADVISOR

TRAVIS ROSE, MBA

travis.rose@svn.com
Cell: **859.806.1591**

PROFESSIONAL BACKGROUND

Travis Rose serves as an Advisor at SVN Stone Commercial Real Estate, where he specializes in the acquisition and sale of large farm, residential, and commercial development tracts across Central Kentucky. In addition to land brokerage, Travis also assists clients with the buying, selling, and leasing of investment properties, offering market insight and tailored strategies to meet each client's goals.

A native of Nicholasville, Travis brings a deep understanding of Kentucky's land and investment landscape. His relational approach to brokerage is rooted in trust, service, and a commitment to long-term client success. In 2024, he was recognized with the SVN Achievers Award, a national production honor awarded to top-performing advisors based on annual sales volume.

Travis earned his Bachelor's degree from Eastern Kentucky University, where he was a member of the EKU golf team, named to the President's List, and honored as an Academic All-American. He later completed his MBA at Murray State University, further sharpening his financial and strategic expertise.

Outside of real estate, Travis resides in Lexington with his wife, Bitty, and their three daughters. He enjoys playing golf, spending time with family, and serving in various roles at his local church.

EDUCATION

Bachelors - Eastern Kentucky University
(President's List, Golf Team, Academic All-American)
MBA - Murray State University

SVN | Stone Commercial Real Estate
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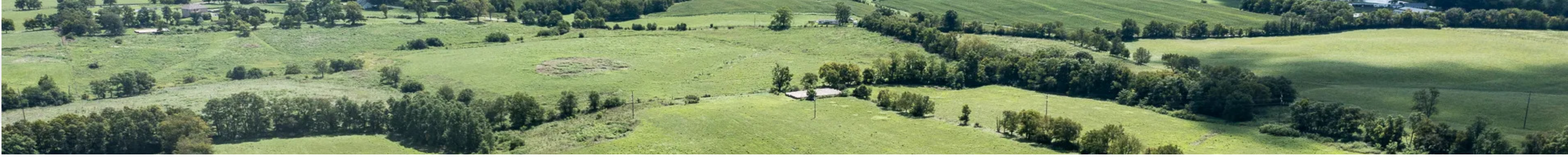
859.264.0888



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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.