

CONFIDENTIAL OFFERING MEMORANDUM



BUILT-TO-SUIT, GROUND LEASE, OR JOINT VENTURE

100 DARBY DRIVE, GEORGETOWN, KY 40324



EXCLUSIVE OFFERING LISTED BY



KLINTON LEWIS

Brokerage Associate
KLewis@EmbreeGroup.com
+1.512.819.4729



JOSIAH BYRNES

Executive Vice President

The subject 0.97-acre site is located at the corner of Darby Lane and Champion Way in Georgetown, KY. Access to the site is available directly from the secondary roadway Financial Way. The site features approximately 185 feet of frontage along Darby Lane and 215 feet of frontage along Champion Way. The property is zoned B-2 (Highway Commercial District), which is intended for: retail, restaurants, motels, and auto-related establishments.

LAND SIZE
0.97 acres

TAX PARCEL
190-10-010.000

ZONING
B-2
Highway Commercial District

TRAFFIC COUNTS
25,000+

PHASE I
Clean

5-MILE POPULATION
41,000+

FLOOD ZONES
Zone X
Outside 100-year Flood

5-MILE AVG. HH INCOME
\$73,000+

DISCLAIMER & CONFIDENTIALITY STATEMENT

The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from the Embree Group of Companies (Embree Group) and should not be made available to any other person or entity without the written consent of the Embree Group (the Embree Group collectively refers to Embree Capital Markets Group, Inc., Embree Asset Group, Inc., Embree Healthcare Group, Inc., and Embree Construction Group, Inc.). This brochure has been prepared to provide summary information to prospective investors and to establish a preliminary level of interest in establishing an investment relationship with the Embree Group, which may or may not include the sale or purchase of any specific property referenced herein. Several Embree Group employees are licensed real estate agents and brokers in various states.

The information contained herein is not a substitute for a thorough due diligence investigation. The Embree Group has supplied information in this brochure from sources we believe are reliable; however, all potential Buyers and Investors must take appropriate measures to investigate and verify the income and expenses for any specific property, the future projected financial performance of any specific property, the size and square footage of any specific property and its improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant or any tenant's plans or intentions to continue its occupancy of any specific property.

The Embree Group reserves the right to withdraw this solicitation at any time without prior notice. The information contained herein is based upon sources deemed to be reliable, but the accuracy of the information is not guaranteed, nor should the information contained herein be considered all inclusive. Statements contained herein which involve matters of opinion, whether or not identified to be that only, are not representations of fact. The price and terms of this offering may be subject to change at any time.

The Embree Group is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of the Embree Group, its affiliates or subsidiaries, or any agent, product, or commercial listing of The Embree Group, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Embree affiliates have an ownership interest in the subject property.

TABLE OF CONTENTS

SECTION 1: THE PROPERTY

Example Site Plan	4
-------------------	---

SECTION 2: MAPS & AERIALS

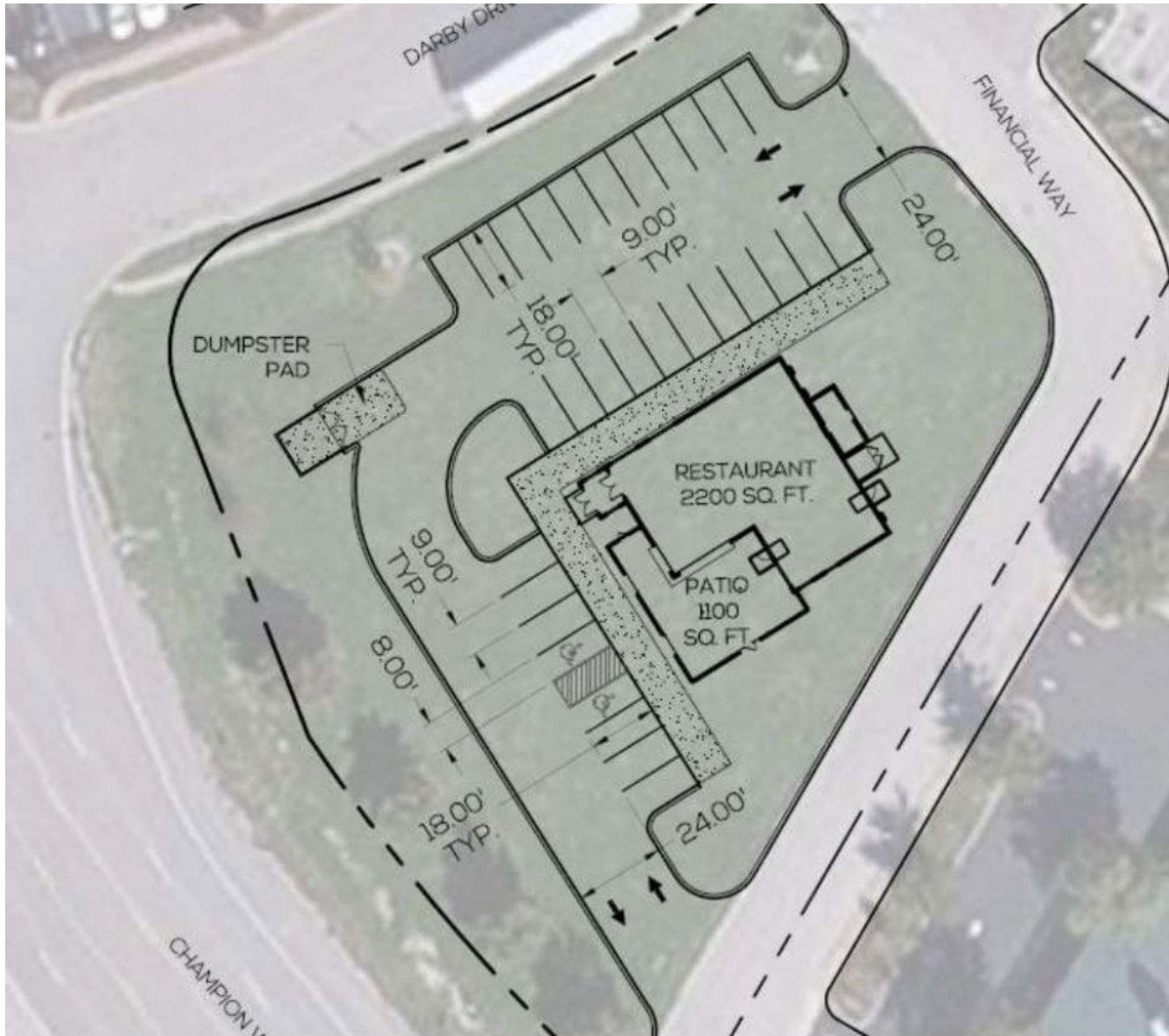
Location Context	5
Heat Maps	6
City Aerial	7
Site Aerial	8

SECTION 3: ANALYSIS

Location Overview	9
Demographic Analysis	10
Contact	11



EXAMPLE SITE PLAN



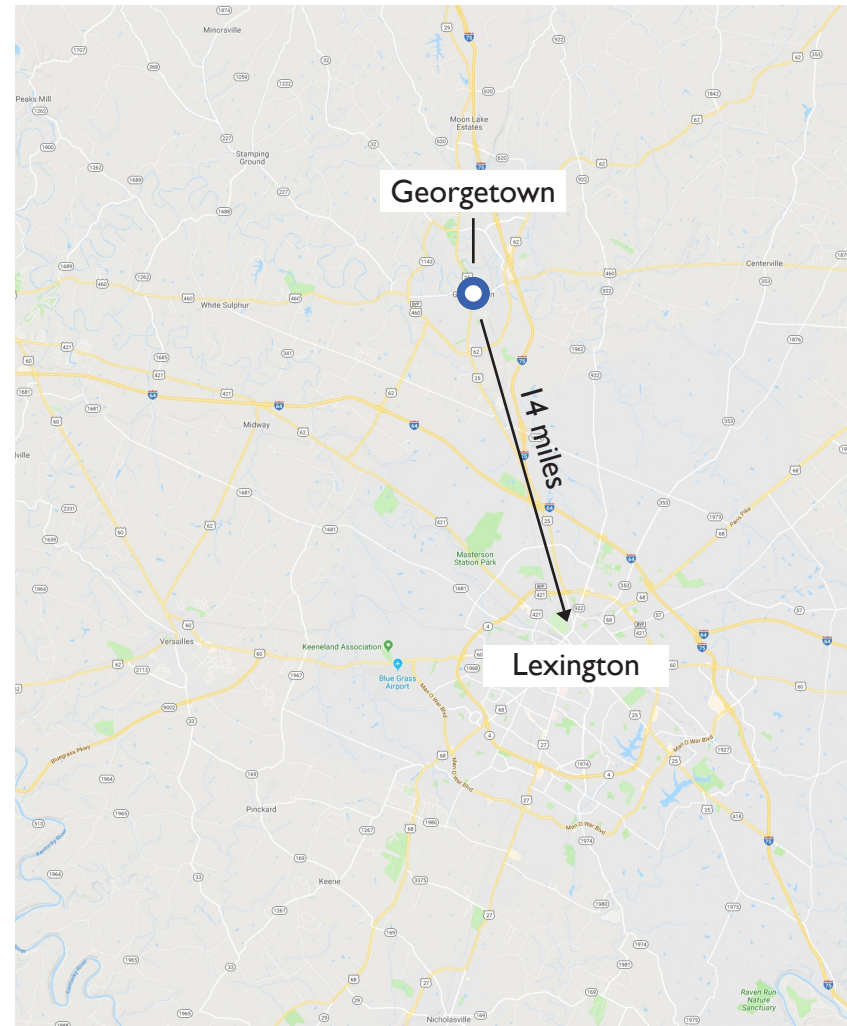
Prototype Photo

LOCATION CONTEXT

STATE

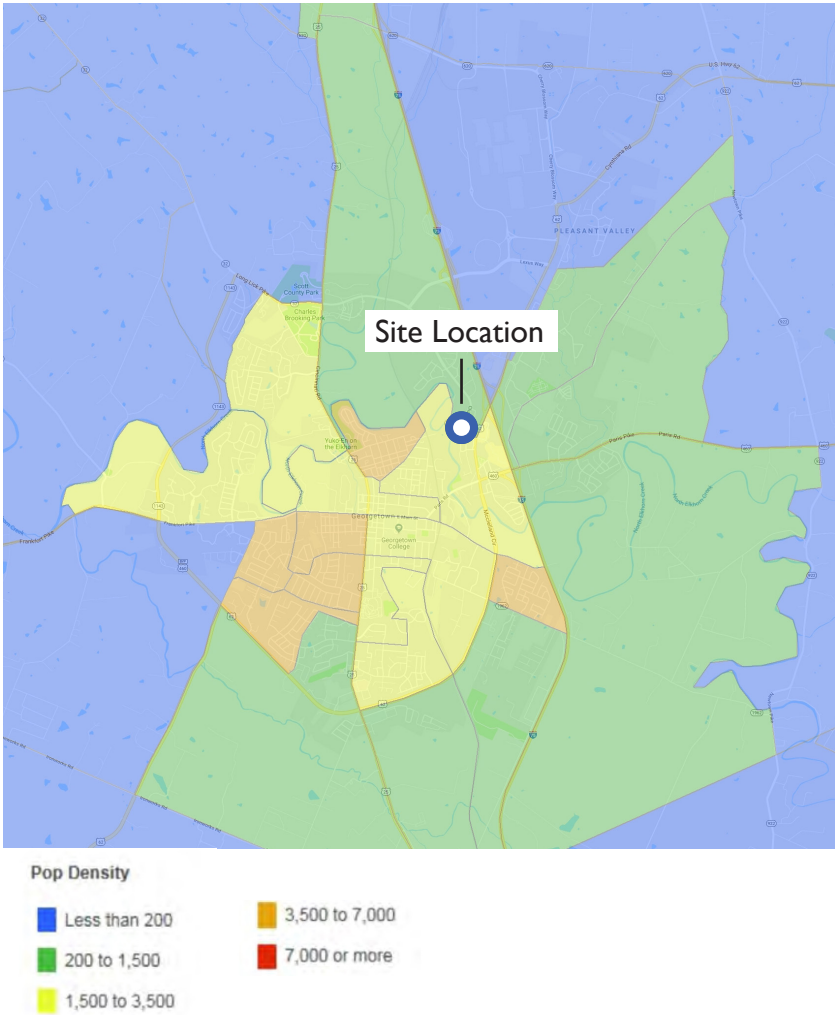


REGION

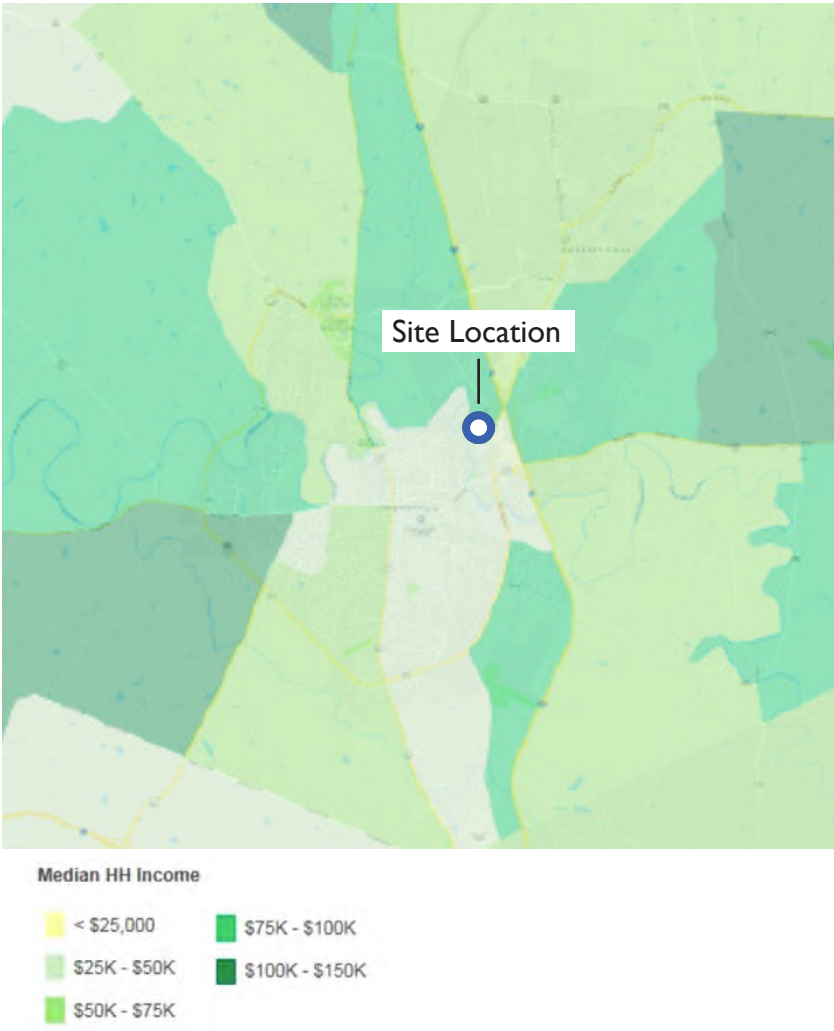


HEAT MAPS

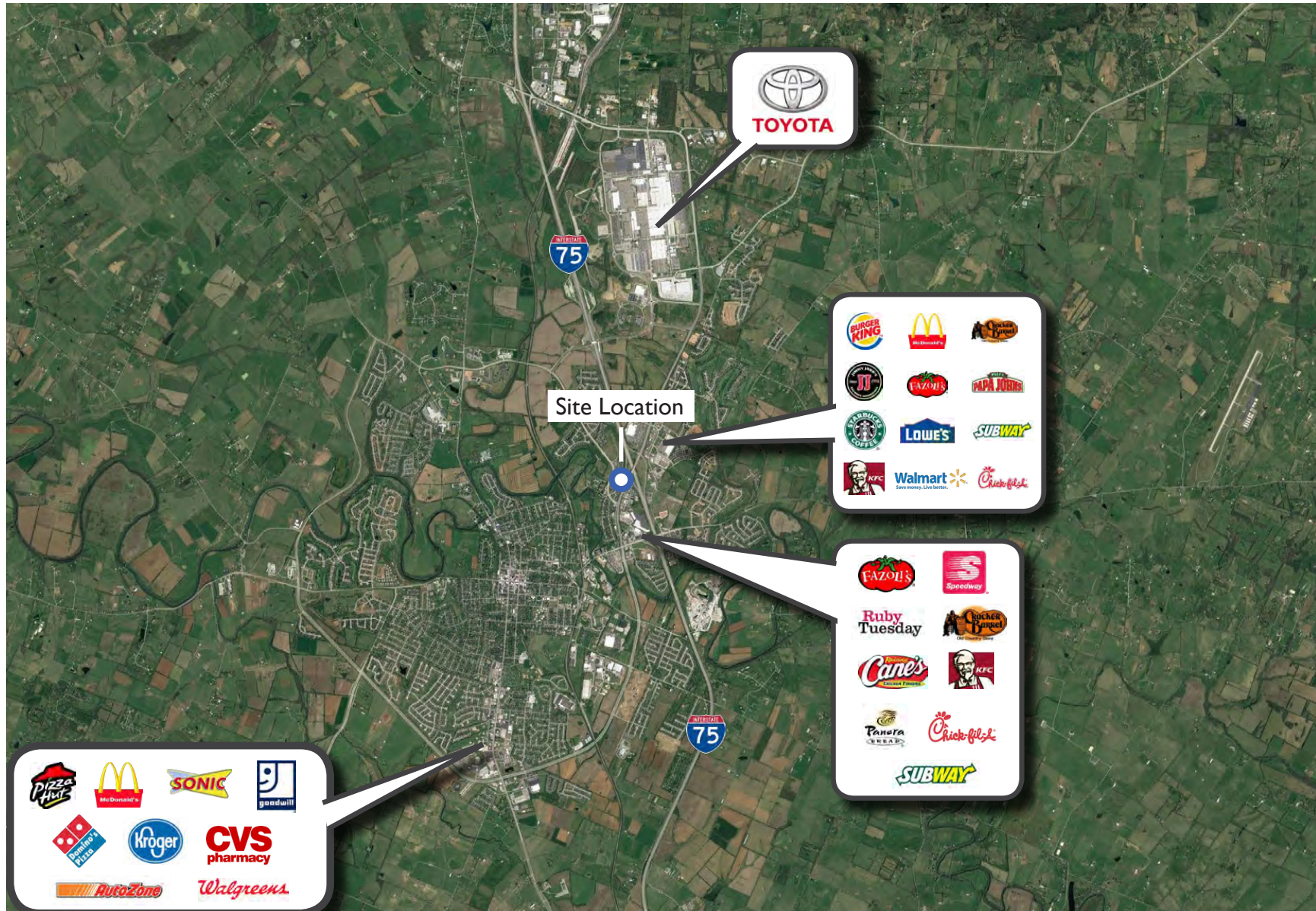
POPULATION



INCOME



CITY AERIAL



SITE AERIAL



LOCATION OVERVIEW

ABOUT GEORGETOWN, KY

Georgetown is a home rule-class city in Scott County, Kentucky, in the United States. The 2017 population was 33,660 per the United States Census Bureau. It is the 7th-largest city by population in the U.S. state of Kentucky. It is the seat of its county. It was originally called Lebanon when founded by Rev. Elijah Craig and was renamed in 1790 in honor of President George Washington. It is the home of Georgetown College, a private liberal arts college. Georgetown is part of the Lexington-Fayette, KY Metropolitan Statistical Area.

The city's growth began in the mid-1980s, when Toyota built Toyota Motor Manufacturing Kentucky, its first wholly owned United States plant, in the city. The plant, which currently builds the Camry, Camry Hybrid, Venza, Avalon, and Lexus ES automobiles, opened in 1988. It is the largest building in terms of acres covered under one building in the United States, with over 200 acres (0.8 km²) occupied. It is also Toyota's largest manufacturing facility in the world. Toyota spent \$1.33 billion at the facility and added 700 new jobs in 2017 in preparation for the all-new 2018 Camry. The city previously served as the training camp home for the NFL's Cincinnati Bengals. The unemployment rate was 3.8% as of March 2018.



DEMOGRAPHIC ANALYSIS

POPULATION	1 MILE	3 MILE	5 MILE
2017 Population	11,130	36,076	41,852
2022 Projection	12,529	42,127	48,849
2010 Census	9,962	29,696	34,795
Growth 2017-2022	2.5%	3.4%	3.4%

HOUSEHOLDS

2017 Households	4,257	13,377	15,486
2022 Projected Households	4,848	15,664	18,118
Growth 2017-2022	2.8%	3.4%	3.4%
Owner Occupied	2,398	8,706	10,212
Renter Occupied	1,859	4,672	5,275

RACE/ETHNICITY

Caucasian	9,662	31,634	36,575
African American	916	2,338	2,616
Am. Indian & Alaskan	25	76	91
Asian	92	435	489
Hawaiian & Pacific Islander	3	16	22
Hispanic	354	1,570	2,218
Other	460	1,670	2,173



INCOME	1 MILE	3 MILE	5 MILE
Avg. Household Income	\$56,632	\$70,837	\$73,306
\$25,000-\$29,999	214	557	643
\$35,000-\$39,999	295	714	795
\$45,000-\$49,999	204	471	537
\$55,000-\$59,999	195	535	617
\$65,000-\$69,999	157	609	682
\$80,000-\$89,999	203	852	968
\$100,000-\$125,000	269	1,289	1,532
\$500,000+	9	33	47

DAY

Businesses	436	746	882
Employees	11,695	19,909	23,573

ABOUT EMBREE



For more information, contact:

KLINTON LEWIS

Brokerage Associate

KLewis@EmbreeGroup.com

+1.512.819.4729

Embree Group of Companies provides nationwide turnkey real estate services, specializing in build-to-suit development, design/build, general construction, program management, and capital markets for specialty retail, financial, automotive, restaurant, healthcare and senior living facilities. Embree's fully integrated, in-house services allow us to become an extension of the client's organization. Since 1979, Embree's foundation has been built on developing tailored programs for 300+ national clients. The firm is headquartered near Austin, Texas, with regional offices located in Phoenix and the DFW area. Over the past 40 years, Embree's executive team has developed, built, or transacted more than 13,000 assets in all 50 states, Puerto Rico, and Canada with a total market value in excess of \$10 billion.