

## Online Auction – 5.8+/- Acres of Prime Commercial Corner Lot

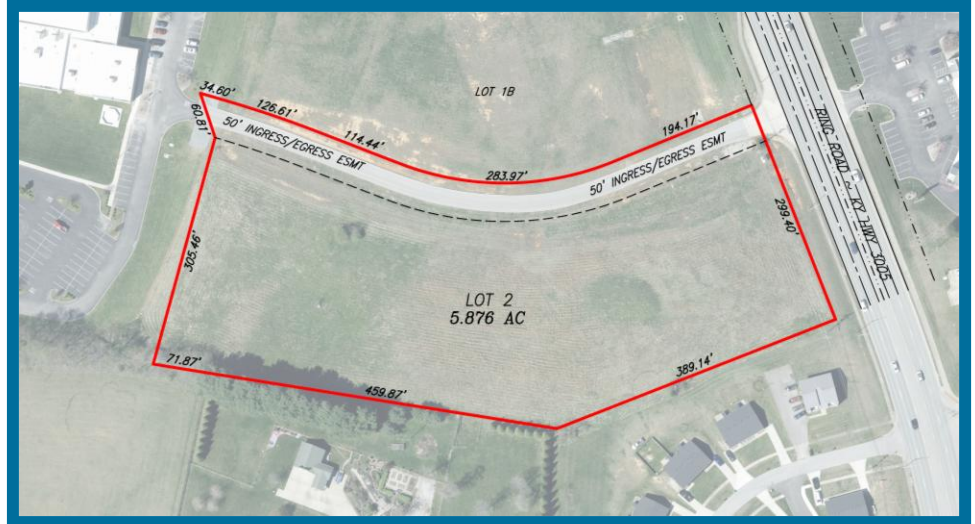
### Elizabethtown, KY

**Property #:** TAA2530

**Online Auction:**  
Bidding ends August 14<sup>th</sup>  
at 3:00pm ET

**Inspection Date & Time:**  
Drive By Anytime

**Property Location:**  
2651 Ring Road  
Elizabethtown, Kentucky 42701



**Auction Location:**

[www.tranzon.com](http://www.tranzon.com)

- **High-Visibility Site** – Positioned on Ring Road at Corner Location – 19,000+ vpd – Outstanding Location w/Zoning & Utilities in Place – Partnership Dissolution Sale!
- **Astonishingly Low Reserve Price** – Prepare Now to Bid and Buy this Fantastically Located Development Parcel on High Traffic Ring Road in Elizabethtown, KY! **Appraised in 2025 at \$2,000,000 – Now Sold to Highest Bid above the Low Minimum of \$700,000**, presenting a rare opportunity to acquire premium commercial land far below market value
- **Excellent Connectivity** – Just 2 miles from I-65 and only 3 miles from both US-31W (North Dixie Highway) and downtown Elizabethtown-Perfect location for Office-Retail or Your Next Premier Development Location – Bring Your Architect and Builder!
- **Shared Access Road** – Established ingress/egress – Corner Location - via a shared drive serving First Christian Church and the neighboring Commercial Parcel – Detention already in place and situated off-site
- **Zoned C-3 (Regional Commercial)** – Suitable for a broad spectrum of commercial and mixed-use development – including **Retail, Office, Mixed Use, Self-Storage, Institutional & More**
- **Dual entry and exit points** – Established ingress/egress at a corner location on Ring Road and also utilizing a shared drive through First Christian Church direct access to North Miles Street – Off-site detention facility already in place
- **Prime Development Environment** – Surrounded by established **Residential, Multi-Family, Retail, Healthcare, Restaurants**, new **Hardin County Schools** development & Explosive Growth – Call Today to Receive the full Property Information Package including title, demographics, traffic counts, allowable uses, potential site layout designs and more!

**Buyer Agent Fee:** A Buyer Agent Representation Referral Fee is Available for this Auction - Contact Tranzon for More Details and Registration

**Summary of Terms of Sale:** All property sold in "as is, where-is" condition. A 10% buyer's premium will be added to the high bid to determine the contract price. High bidder is required to execute a Contract for Sale and Purchase of Real Estate and remit to Tranzon by close of business the day of the auction. A 10% deposit is due within 24 hours of being notified that you are the successful high bidder. The balance of contract price is due at closing within 35 days. The seller will provide a Special Warranty Deed at closing. Please see the Purchase and Sale Agreement and Terms & Conditions in this package for all sale terms.



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Tranzon Asset Advisors, Edward D. Durnil, KY Auctioneer #259408/Broker #187998  
Sale in cooperation with Re/Max Premier Properties, Jay T. Pitts and Ryan Harris