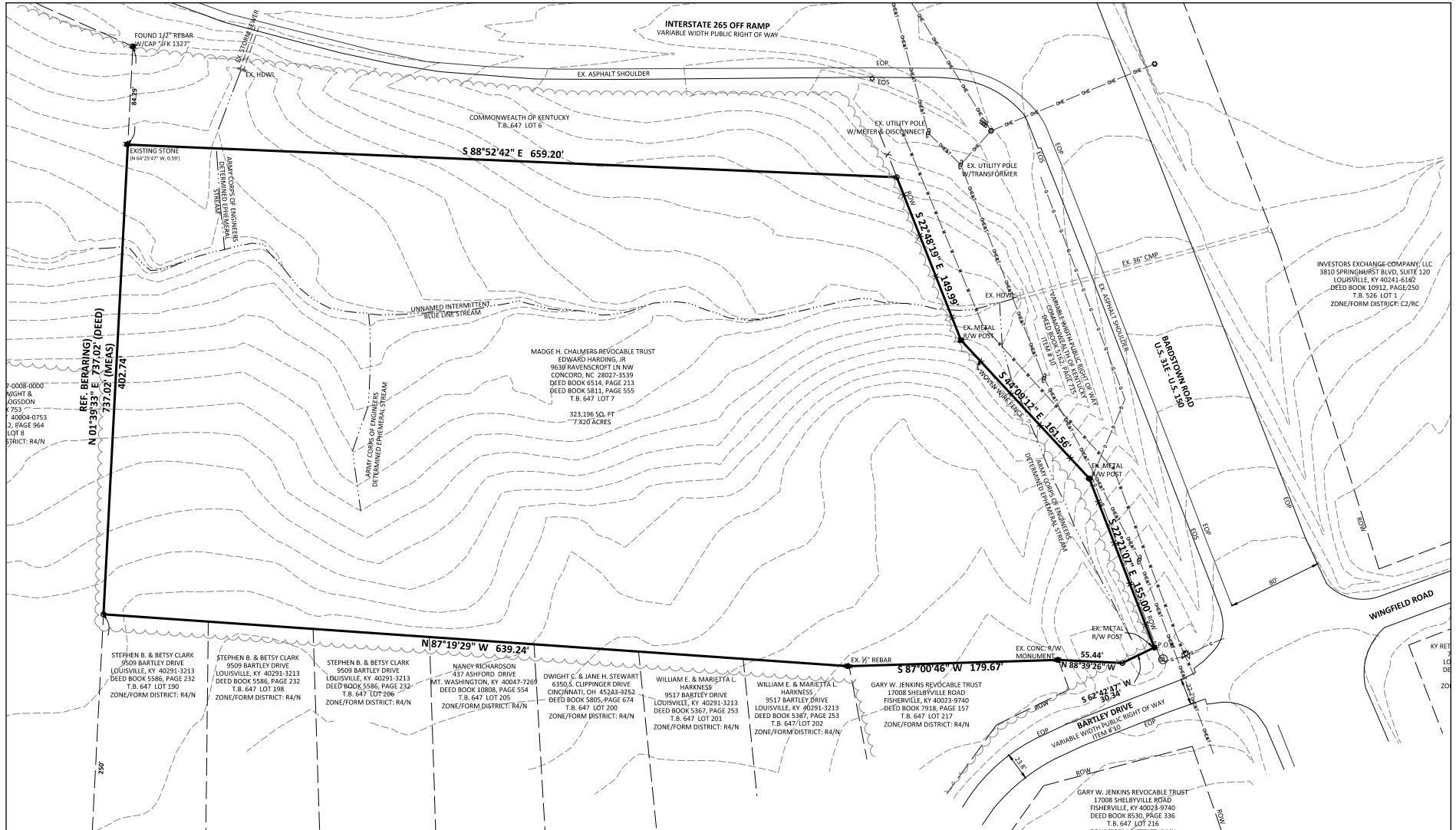




Vacant Land Survey

7500 Bardstown Rd at I-265 Interchange - Louisville, KY



Wally R. Fluhr, CCIM Broker

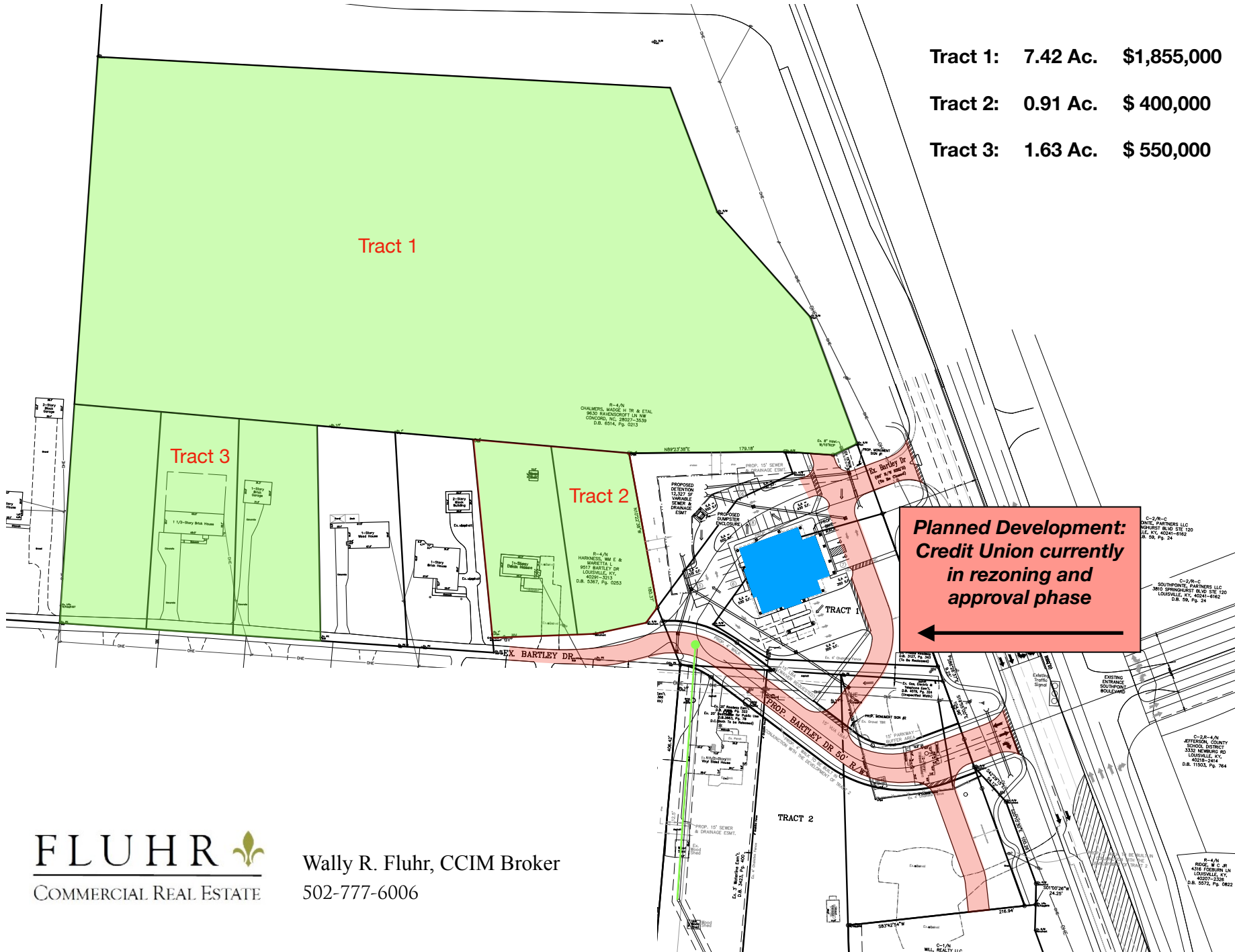
502-777-6006



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3 Tracts combined

7500 Bardstown Rd at I-265 Interchange - Louisville, KY



Tract 1: 7.42 Ac. \$1,855,000

Tract 2: 0.91 Ac. \$ 400,000

Tract 3: 1.63 Ac. \$ 550,000

**Planned Development:
Credit Union currently
in rezoning and
approval phase**

Vacant Land Due Diligence Available Reports

7500 Bardstown Rd at I-265 Interchange - Louisville, KY

- **Phase 1 Conclusion:** *“Based on the information gathered and observations made during this investigation, the Phase 1 ESA has not revealed evidence of potential on-site RECs associated with the subject property....Therefore, it is the opinion of the Environmental Professional that no additional investigation is warranted at this time.” AP Engineering & Consulting, September 5, 2017*
- **Floodplain:** Outside 100 year but does have a small blue line stream
- **Geotechnical Report** dated 10-25-17 available upon request.
- **Karst Report** dated 1-29-18 available upon request.
- **Title Commitment** by Chicago Title available upon request.
- **Phase 1 Environmental Site Assessment** available upon request.
- **ALTA Survey & Topo** available upon request.



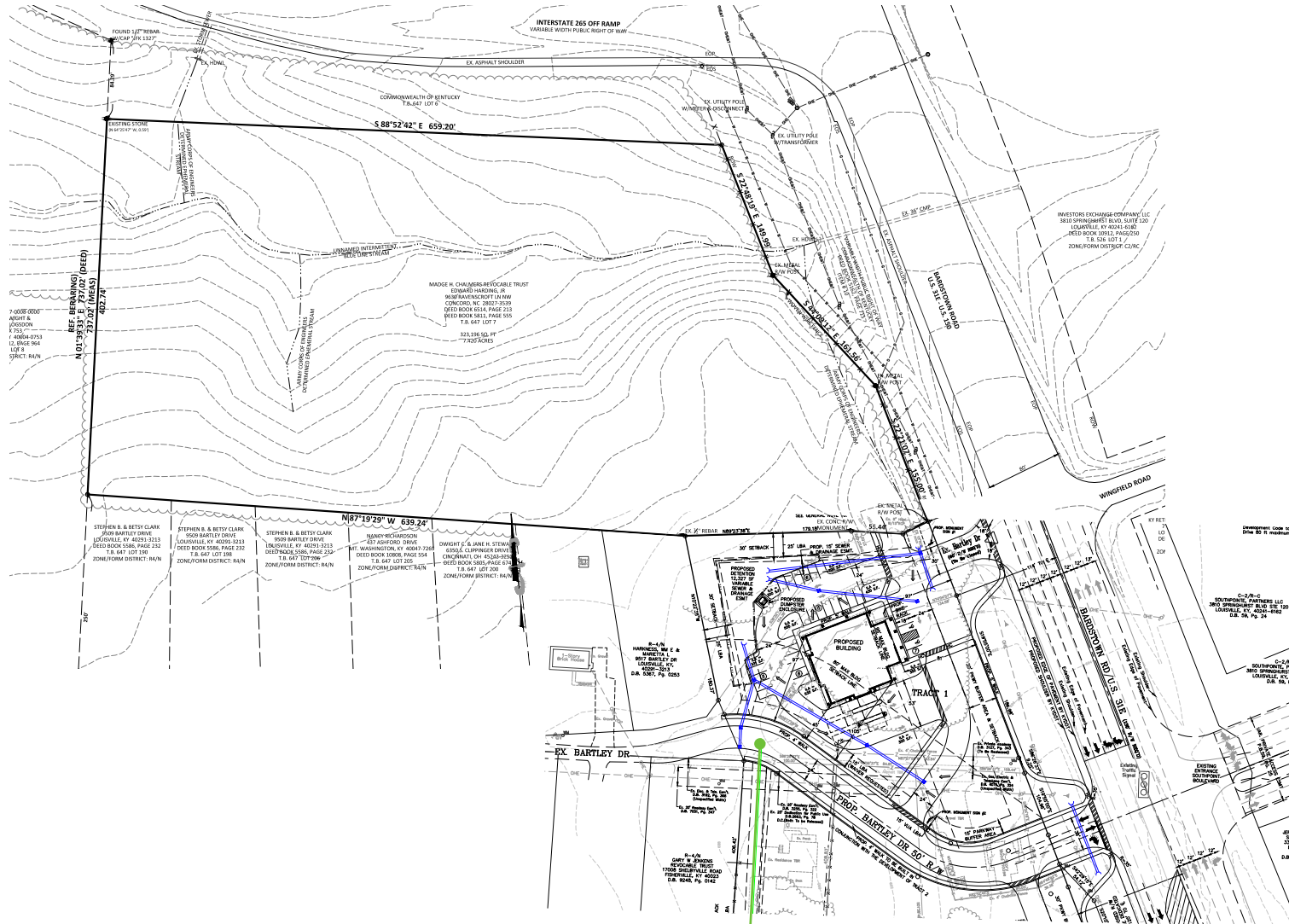
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Proposed Credit Union Site Plan

7500 Bardstown Rd at I-265 Interchange - Louisville, KY



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