

**BEAT THE
COMPETITION TO THE
AREA...**

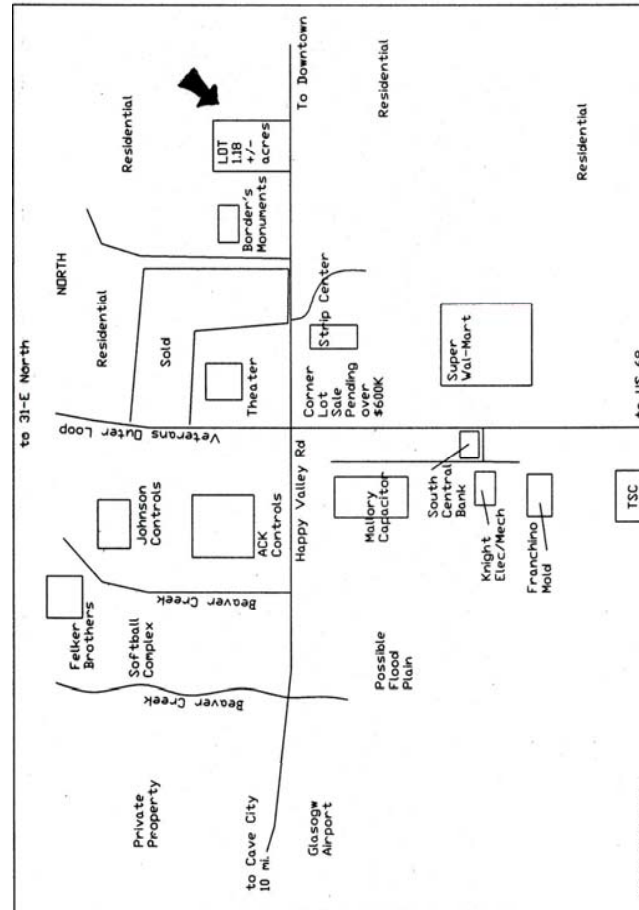
NO WAITING...

**START CONSTRUCTION
IMMEDIATELY!**

SITE IS BUILDING READY!

Site has been graded and compacted to accommodate up to a 10,000 square foot building with parking areas on all sides.

- 1. Zoned B-2, General Business** – No waiting, no restrictions, ready for construction.
- 2. Site Preparation** – Site grading has been completed to accommodate large multipurpose or specialized building proper elevation.
- 3. Entrances & Drainage** – There are two large entrances located on each front corner facing Happy Valley Road. All drainage headwalls and tiles are in place meeting KY DOT requirements.
- 4. ALL City Utilities Available** – Glasgow City Water & Sewer, Electric, Natural Gas, served by three telephone/internet service providers.
- 5. Location** – Situated within the city limits of Glasgow, KY and within 500 yards of the new Super Wal-Mart.



May consider Trade or Lease or

Build-to-Suit for Qualified Tenant

Glasgow, KY 42141
Phone (270) 659-7839
Fax (270) 659-7829
Email LOT@glasgow-ky.com

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HV For Sale June 2005\Lot Info Brochure.doc r050108

PRIME COMMERCIAL PROPERTY FOR SALE



TWO COMMERCIAL LOTS COMBINED

200' +/- ROAD FRONTAGE

**HAPPY VALLEY RD
NEAR WAL-MART
1.186 +/- ACRES**

\$475,000

Serious Purchase Inquiries Only

BE ONE OF THE FIRST TO CAPITALIZE ON THIS HOT RETAIL AREA...

Situated within 500 yards of the new **Super Wal-Mart®** and the movie theater as well as the newly planned development behind the movie theater. This property will continue to appreciate in value. Traffic volume will continually increase for the next several years as the area develops.

1. Property in this hot retail zone will only increase in value over the next few years.
2. Almost every viable business locating near this type of anchor store is sure to succeed.
3. Beat the competition to the area and have your facility constructed before they can get their properties rezoned or the earthwork completed.

This property is reasonably priced relative to the value of area properties sold in recent months. Each sale has been commanding premium prices.

Upon inspection of area sales, located much further away from this highly prized

retail area, one will find that this strategically located property is **PRICED RIGHT**.

This site has the potential of a wide variety of business uses, i.e. drive-thru restaurant, medical, single/divided retail, specialty, single/divided office space, etc.

Traffic flow in front of site provides for maximum unobstructed exposure. Happy Valley Road is a main entry/exit corridor for Glasgow from I-65. Only minutes from the downtown business district.

Property faces Happy Valley Road with no viable construction probabilities for competition on the front, east side, and rear.

It may be possible to combine with corner property (owned by others with existing building) for full corner visibility and strip shopping center.

Construction Plans available for commercial building allocated for multiple uses and sub-letting.

SITE VISIT

A **personal tour** of the site and surrounding area can be arranged to suite you schedule. This can usually be done on short notice.

To arrange a site visit tour, call the number below. Leave detailed message and someone will return your call to make the appropriate arrangements.

REAL ESTATE AGENTS

Property is not listed with any real estate agency or agents. Owner will negotiate a reasonable fee with any licensed real estate agent or agency bringing legitimate and financially capable prospective buyer(s), if such buyer consummates purchase.

LEGAL FEES

Purchaser shall be responsible for any and all legal fees related to the purchase of property, including, but not limited to, cost of Title Insurance, Title Search, Purchaser portion of prorated Property Taxes in the year of purchase, etc.

SURVEY

If desired, and/or required, Owner shall have property corners re-staked as necessary for purchaser at the Owner's expense.

TAXES

Owner to pay prorated taxes from January 1, 2005 until first of the month nearest date of closing.

Call 270-659-7839

Or EMAIL

LOT@glasgow-ky.com