



FOR SALE

# Louisville rd land for sale or lease

7520 Louisville Rd, Bowling Green, KY 42101

eXp Commercial | 2303 Hurstbourne Village Dr Ste 300 | Louisville, KY 40299 |

**Senad Veletanlic**

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7520 Louisville Rd, Bowling Green, KY 42101

## PROPERTY INFORMATION

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eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate ("Affiliate") of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, "eXp"). eXp and the reported owner(s) ("Owner(s)") of the property referenced herein ("Property") present this Confidential Offering Memorandum ("Memorandum") to assist the recipient(s) ("You" or "Your") in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.

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It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non- infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder's fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at [legal@exprealty.net](mailto:legal@exprealty.net).

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner's obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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# 1

## PROPERTY INFORMATION

eXp Commercial | 2303 Hurstbourne Village Dr Ste 300 | Louisville, KY 40299 |

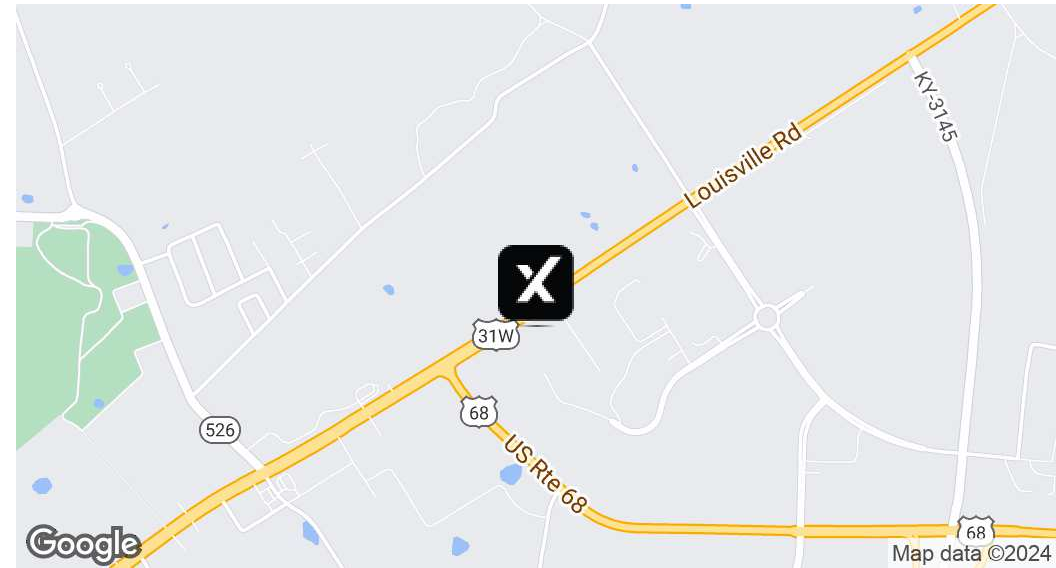
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# FOR SALE | Executive Summary

7520 Louisville Rd, Bowling Green, KY 42101



## Offering Summary

Sale Price:	\$1,000,000
Lot Size:	5 Acres
Price / Acre:	\$200,000
Year Built:	1974
Zoning:	LI

## Property Overview

Vacant lot for sale or lease . Located in the heart of largest industrial developments in the state of Kentucky, Zoned Light Industrial

## Property Highlights

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# FOR SALE | Property Description

7520 Louisville Rd, Bowling Green, KY 42101



## Property Description

Vacant lot for sale or lease . Located in the heart of largest industrial developments in the state of Kentucky, Zoned Light Industrial

## Location Description

"Prime Opportunity: 5-Acre Vacant Lot with Light Industrial Zoning

Unlock the potential of this attractive 5-acre vacant lot strategically located in front of one of Kentucky's largest automotive parks. Boasting light industrial zoning, this property presents an exceptional opportunity to build complementary businesses that cater to the thriving automotive industry.

With endless possibilities for development, envision a bustling breakfast place to fuel workers, a convenient printing facility, a reliable cleaner, or even a mini gym to support the park's workforce. The light industrial zoning provides flexibility for various business ventures, ensuring compatibility with the surrounding automotive ecosystem.

While the lot currently lacks sewer access, rest assured with a secured and recorded easement through the adjoining property, offering seamless connectivity for future development. Don't miss out on this rare chance to establish your presence in the heart of Kentucky's automotive hub and capitalize on the growing demand for complementary services. Take the first step towards realizing your vision on this promising vacant lot."

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# FOR SALE | Complete Highlights

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# FOR SALE | Additional Photos

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# 2

## LOCATION INFORMATION

eXp Commercial | 2303 Hurstbourne Village Dr Ste 300 | Louisville, KY 40299 |

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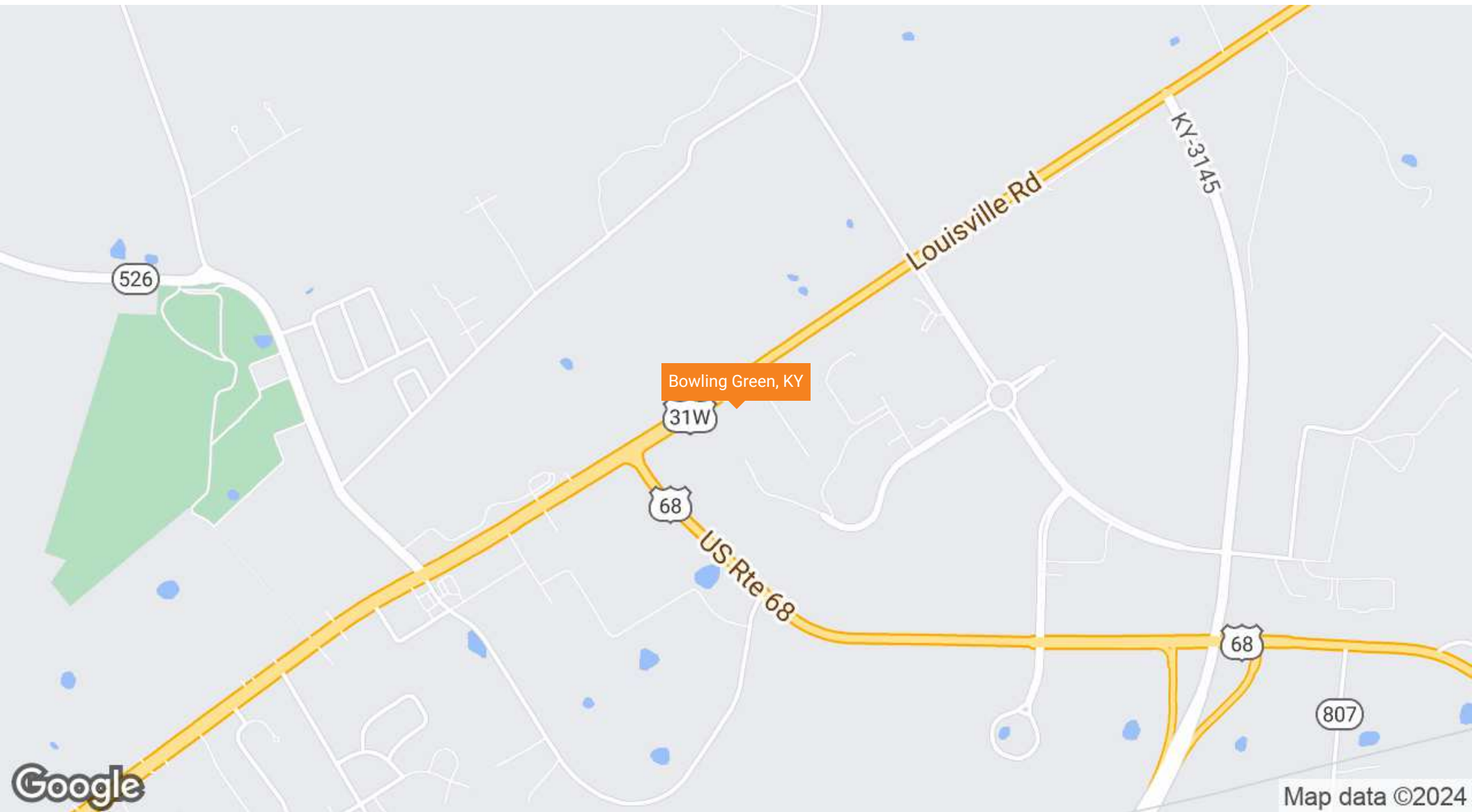
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# FOR SALE | Regional Map

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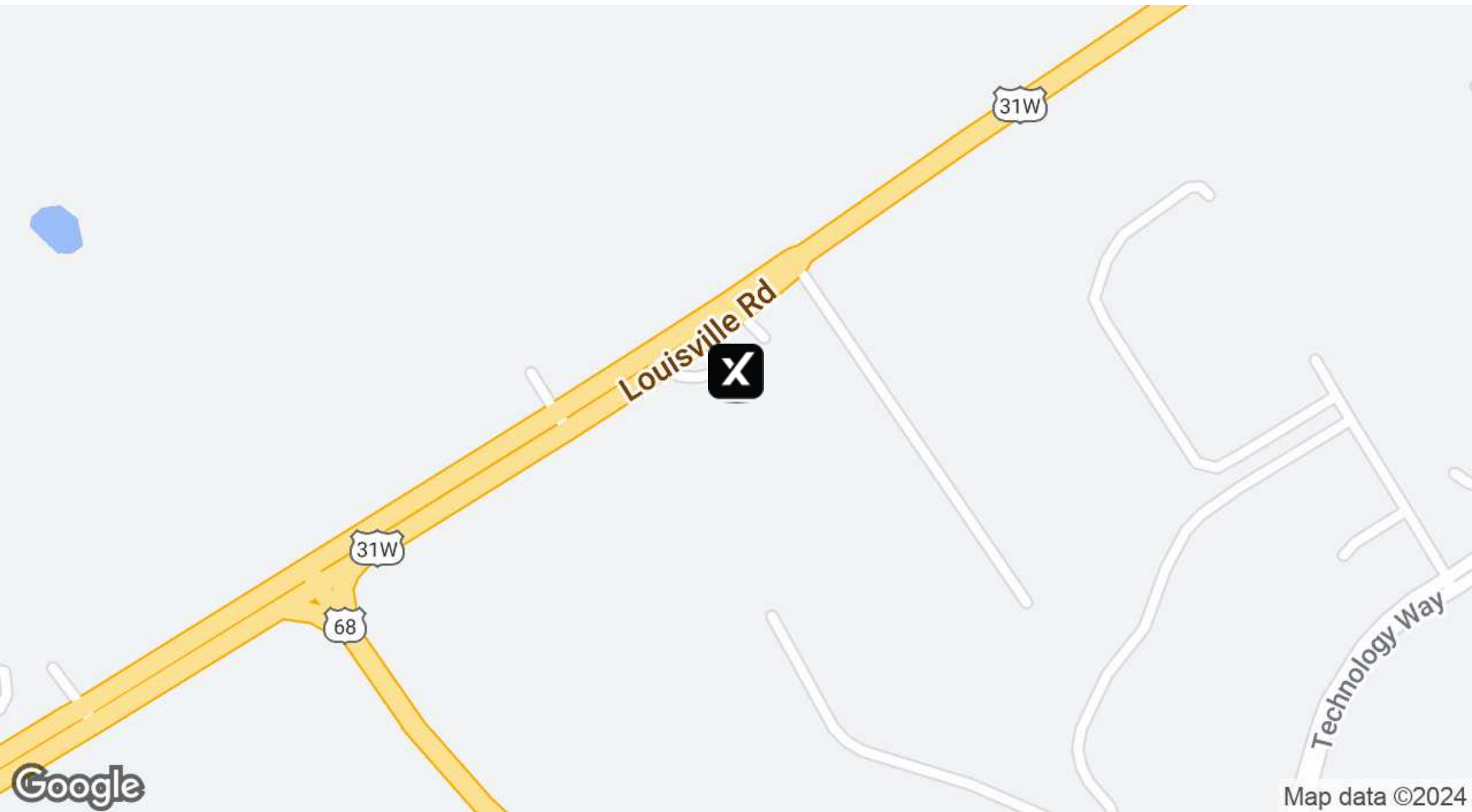
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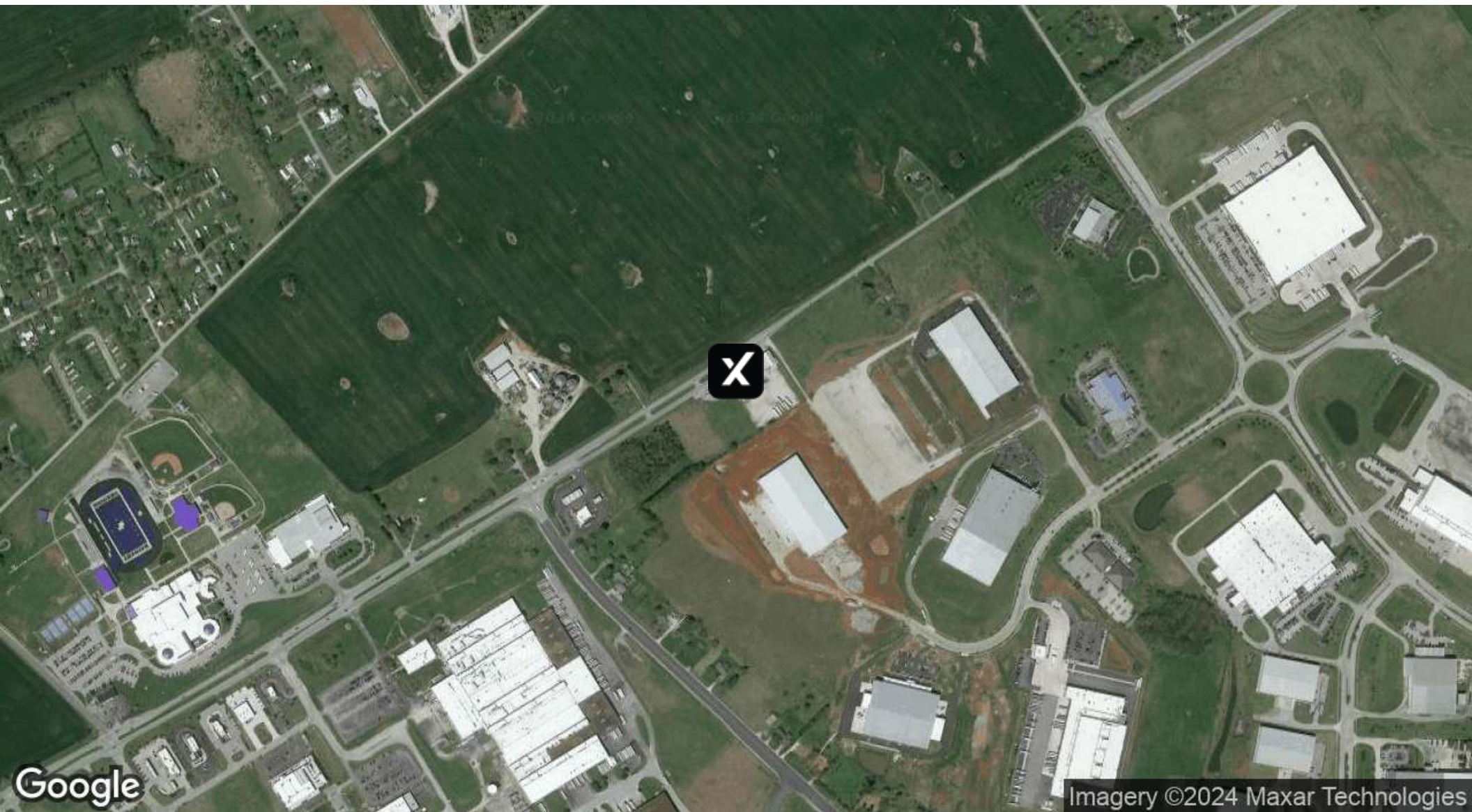
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# FOR SALE | Aerial Map

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# 3

## FINANCIAL ANALYSIS

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Financial Summary

7520 Louisville Rd, Bowling Green, KY 42101

Investment Overview

Price	\$1,000,000
Price per SF	\$5

Operating Data

Financing Data

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# 4

## DEMOGRAPHICS

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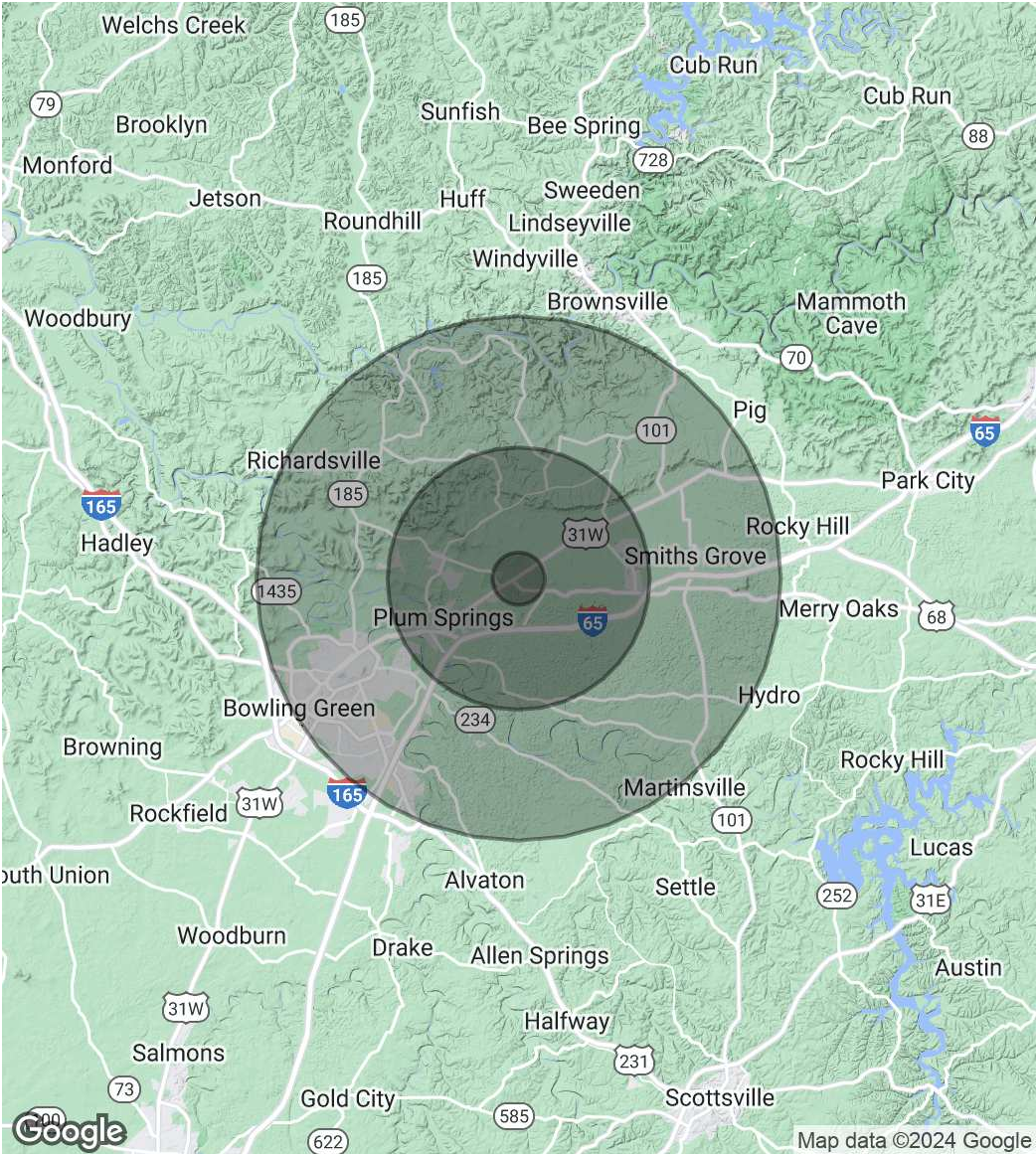
# FOR SALE | Demographics Map & Report

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Population	1 Mile	5 Miles	10 Miles
Total Population	697	13,005	95,128
Average Age	29.8	34.4	34.2
Average Age (Male)	28.8	34.0	32.9
Average Age (Female)	32.5	35.9	35.7

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	328	5,456	39,959
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$48,515	\$69,266	\$67,986
Average House Value	\$35,045	\$136,401	\$164,394

2020 American Community Survey (ACS)



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# 5

## ADVISOR BIOS

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# FOR SALE | Advisor Bio 1

7520 Louisville Rd, Bowling Green, KY 42101



## Senad Veletanlic

COMMERCIAL AND BUSINESS BROKER ADVISOR

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Direct: +18883306881 x119 | Cell: 270.991.8219

KY #203324 // Kentucky #368810 GA #426622 FL #SL3410172

## Professional Background

Senad has completed several degrees and certifications including a bachelor's degree and MBA at Western Kentucky University, as well as a Certificate of Business Excellence from Vanderbilt University. He began his journey in real estate in 2002, becoming licensed in the state of Kentucky, and has since expanded his expertise by obtaining his broker's license in 2021. In 2018, Senad took the opportunity to receive a licenses in Tennessee, Georgia and Florida—a state he visits frequently! He has continued to be successful in assisting clients in all four markets.

Not only does Senad have extensive experience from being an agent and a broker, but early in his career he began by remodeling homes. In 2008, Senad received the Jean Thomason Historic Home award for his work preserving a nearly 130 year old home in downtown Bowling Green, KY. In more recent years, Senad has transitioned to the new construction industry, building new, beautiful residential homes in Bowling Green. All of these experiences combined have given Senad a unique perspective which allow him to tailor to any client's needs.

Outside of real estate, Senad maintains his entrepreneurial spirit through leading his logistics company, Piccolo Inc. In his personal time, Senad enjoys spending time with his two granddaughters, enjoying a coffee on his back deck, and of course a trip to sunny Panama City Beach!

## Education

Hotel, Restaurant, Tourism Management and Minor in International Business, Western Kentucky University  
Masters of Business Administration , Western Kentucky University

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