TRANZON REAL ESTATE AUCTIONS

HOMES • DEVELOPMENT LAND • COMMERCIAL PROPERTY • OFFICE

ONLINE REAL ESTATE AUCTION
10± AC. OF US 31W COMMERCIAL FRONTAGE
2393/2459 S. DIXIE BLVD. RADCLIFF, KY 40160
ONLINE BIDDING ENDS NOV. 18TH AT 12PM ET





- Sold in three parcels or as a whole: the two PVA parcels that make up 2393 S Dixie Blvd (8.68± acres total) and the 2459 S Dixie Blvd lot (1.35± acres, 58,675± sq ft). High bid is the greater of the parcels combined or the whole, 10+ acres.
- US 31W frontage in Radcliff's south retail corridor, directly across S Dixie Blvd from Ansar Plaza and near Baptist Health ER/Urgent Care, Ace Hardware, Dollar General, Dunkin and Caliber Collision.
- 23,376 AADT (2024) on S Dixie Blvd at the property, with additional access along Centennial Avenue and S Wilson Rd.
- Commercial zoning, ready for planning and development.
- Minutes to Fort Knox and Elizabethtown, with I-65 and I-64 reached via KY 313 (Joe Prather Hwy).
- Selling as Tract 1 – 6.468+/- Acres, Tract 2 – 2.215+/- Acres & Tract 3 1.347+/- Acres or as a Whole.

In cooperation with eXp Commercial | Action Advisors, LLC - Jeff Farmer, Commercial Broker #181853

SCAN FOR MORE INFO

Tranzon.com/taa2647

ONLINE ABSOLUTE AUCTION
HISTORIC OLD LOUISVILLE OFFICE BUILDING
1325 S. 4TH STREET LOUISVILLE, KY 40208
BIDDING ENDS NOV. 18TH AT 3PM ET



- Building Size: 14,233 SF gross building area, plus 3,488 SF of finished, usable basement space (not included in GBA) — total functional space of roughly 17,700 SF
- 0.596-acre corner lot & 37 on-site surface parking spaces, plus available street parking

PREVIEW DATE: Wed, November 11th at 12PM ET

Tranzon.com/taa2634

ONLINE REAL ESTATE AUCTION
2 BR/2 BA RUSTIC CABIN ON 3± AC. W/POND
288 OLIVE AVENUE BONNIEVILLE, KY 42713
ONLINE BIDDING ENDS NOV. 18TH AT 1PM ET





- Rustic cabin, 2 bedrooms and 2 full baths, 916± sq ft, on 3± acres with a stocked pond. Offered as one property, no split.
- Custom wood and stonework throughout, country eat-in kitchen, and a front porch built for the view.
- Pond-side tiki bar with deck and swing, plus a stone fire pit that doubles as a cooking pit or pizza oven.
- Sold furnished, with refrigerator, cookstove, dishwasher and laundry set included.
- Seller reports the Airbnb averaged $150 to $220 per night, and furnished stays through Furnished Finder bring $1,750 to $2,200 per month on a 3-month minimum. A new owner can keep that model running. Rental figures are as reported by the seller and are not a guarantee of future income.
- I-65 Exit 71 (KY 728 / Bacon Creek Rd) is the property's interchange – about 18 minutes to the Glendale Megasite, 6 exit-miles to Munfordville, 18 to Cave City and the Mammoth Cave gateway.

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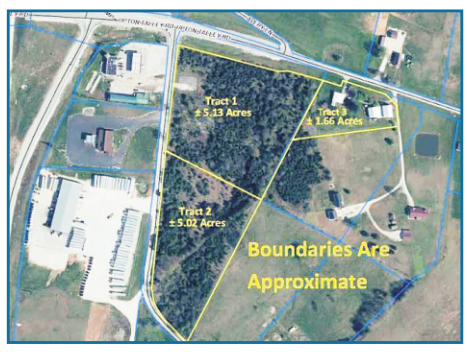
PREVIEW DATES:
Wed, Nov. 11th at 12Noon ET & Sun, Nov. 15th at 2PM ET

SCAN FOR MORE INFO

Tranzon.com/taa2645

ONLINE REAL ESTATE AUCTION
11.81± AC. OF I-1 IND. LAND PLUS HOME
2870 WELDON LOOP UPTON, KY 42784
ONLINE BIDDING ENDS NOV. 18TH AT 3PM ET





- Two 5+ Acre Industrial Lots on 10.15+/- Acres, a Brick Home on 1.66± Acres, or the Whole 11.81± Acres – Your Choice – Adjacent to the LaRue County Industrial Park
- 11.81± acres offered in three tracts and as a whole. Tracts 1 and 2 are 5± acre lots zoned I-1 Heavy Industrial. Tract 3 is the home on 1.66± acres, zoned residential. High bid is the greater of the three tracts combined or the whole.
- Amended Record Plat by Glenn Turner divides the industrial ground into two I-1 lots of 5+ acres each, the district minimum, and includes the home parcel, for approval through Land of Lincoln Planning & Zoning.
- I-65 Exit 76 at Upton. Weldon Loop is immediately on the right off the ramp, and the property is visible from the interstate.
- Heavy industrial zoning in place on Tracts 1 and 2 – no rezoning for warehousing, distribution, contractor yards, truck service or manufacturing. Land of Lincoln Planning & Zoning has described commercial rezoning as possible.
- Already drawing truck-refueling and truck-parking interest along the I-65 corridor.
- Utilities for Tracts 1 and 2: county water is available, and the LaRue County Industrial Park's larger water line runs on the east side of I-65. Park sewer is on the west side of I-65 and would require a crossing to serve this site; most warehouse and industrial uses need only one or two bathrooms.
- Road frontage on Weldon Loop for Tracts 1 and 2 per the Record Plat. Tract 3 fronts Upton Talley Rd.
- Tract 3: one-story brick and frame home, 1,596± sq ft, 3 bedrooms, 1 full bath and a 594± sq ft basement, with a metal hip roof, open porch and deck, paved drive, an older barn and a storage shed.
- 15 minutes to Elizabethtown, between Exit 71 (Bonnieville) and the Hardin County exits, including the Glendale Megasite, home of Ford Energy.

In cooperation with eXp Commercial | Action Advisors, LLC - Jeff Farmer, Commercial Broker #181853

SCAN FOR MORE INFO

Tranzon.com/taa2644

UPCOMING TRANZON AUCTION EVENTS - PROPERTIES AVAILABLE ACROSS 13 STATES!

KY – LA – NY – NC – KS – VA – MI – TX - TN – GA – SC – OH – NC

- **NOV. 17** – Austin, TX – Lender Ordered Sale – Multi-Family Land – Booming Austin Market
- **NOV. 17** – Austin, TX – Lender Ordered Sale – 8 Unit Multi-Family Project – Renovation in Progress
- **NOV. 17** – Montgomery, TX – Lender Ordered Sale – 11ac Retail/ Comm. Development Tract
- **NOV. 17** – London, KY – Bankruptcy Auction – Investment Rental House
- **NOV. 17** – London, KY – Bankruptcy Auction – Downtown Comm/ Retail Bldg & Land
- **NOV. 17** – London, KY – Downtown Development Land – 4.41ac – Prime Location
- **NOV. 17** – London, KY – Bankruptcy Auction – 5,800sf Office on 20ac – Class A Office Finish
- **NOV. 17** – Texas City, TX – Lender Directed Auction – 7.1ac Retail Development Land
- **NOV. 17** – Texas City, TX – Lender Directed Auction – 2 Prime Retail Outparcels
- **NOV. 17** – Milan, MI – Milan NHRA Dragstrip w/Excess Land – Racetrack Liquidation – Sealed Bid
- **NOV. 17** – West Salem, OH – Dragstrip 42 – Historic NHRA Sanctioned Dragstrip – Sealed Bid Sale
- **NOV. 17** – Xenia, OH – Kil-Kare Raceway and Dragstrip – Prime Auto Racing Center – Sealed Bid
- **NOV. 17** – Topeka, KS – Kansas Heartland Motor Speedway – Premier Race and Drag Strip Site
- **NOV. 17** – Millington, TN – Memphis Motorsports Park – First Class Oval & Road Track Center
- **NOV. 17** – Dinwiddie, VA – Virginia Motorsports Park – Road Course/Oval & Drag Strip – Sealed Bid
- **NOV. 17** – Commerce, GA – Atlanta Motor Dragway – High Quality NRHA Dragstrip & 200 ac
- **NOV. 17** – Leicester, NY – Empire State Dragway – Professional Dragstrip & Land w/Improvements
- **NOV. 17** – Dunn, NC – Gallow Motor Sports Park – Road Track/Oval & Drag – Sealed Bids Due
- **NOV. 17** – Piedmont, NC – SOLD! tial Heavy Industrial Land & Infrastructure
- **NOV. 17** – Benson, NC – Benson Motor Sports Park – Dual Drag Strips – Interstate Frontage
- **NOV. 18** – Bonnieville, KY – Beautiful Cabin & Land – Great Get-a-Way or Air BnB Investment!
- **NOV. 18** – Upton, KY – 10+ acre Industrial Development Parcel w/SF Residence – 2 Tracts
- **NOV. 18** – Louisville, KY – 14,000sf Prime Old Louisville Office Bldg – 4th Street Neighborhood
- **NOV. 18** – Middleton, TN – Bankruptcy Sale – 20+/- Ac – Barns & Pasture
- **NOV. 19** – Corbin, KY – 54 ac Highway Development Parcel-Dual Entrances – US 25E Location
- **NOV. 19** – Alexandria, KY – Premier Commercial Bldg & Redevelopment – across from Super Kroger
- **DEC. 8** – Lexington, KY – Former Central Office & High School-Prime Development Site
- **DEC. 8** – Lexington, KY – Former Johnson Elementary School – Redevelopment Site & Campus
- **DEC. 8** – Lexington, KY – Former Linlee STEM School – 47,000sf – 10ac in N. Lexington Development
- **DEC. 15** – Lexington, KY – SF Residential Home in Historic Neighborhood – Corner Location
- **DEC. 16** – Aiken, SC – 105 ac Polo/Dressage Training Farm – Barns, Polo Fields, Multiple Houses
- **DEC. 17** – Nunnelly, TN – 100 Resort Building Sites – Bankruptcy Ordered Sale
- **DEC 17** - Memphis, TN – 68.5 Ac – Development Land next to Top Golf

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Edward D. Durnil, KY Auctioneer #259408/Broker #187998 | 10% Buyer's Premium & Other Terms Apply