



+/-1 AC Development Lot

110 Campbellsville Bypass

Campbellsville, Kentucky 42718

Offering Summary

Sale Price:	\$600,000 REDUCED
Lot Size:	0.994 Acres

Property Highlights

- +/-0.994 AC prime development corner lot adjacent to Aaron's
- Front-row Bypass site with great visibility and multiple access points
- Existing Right-In/Right-Out adjacent to the property with access at the signalized intersection for Lowe's and Sonic
- Site work recently completed and in pad-ready condition
- New retaining wall has been installed on perimeter of property
- Located directly on Campbellsville Bypass with a traffic count of +/-10,163 cars per day
- Prime retail trade area
- Close proximity to the nationally ranked Campbellsville University with over a total of 6,000 students and +/-3 miles from Taylor Regional Hospital, a 90-bed acute care facility that joined Markey Cancer Center Affiliate Network
- Campbellsville is a regional hub for healthcare, education, retail and tourism

For More Information

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771 Corporate Drive, Suite 500
Lexington, KY 40503
859 224 2000 tel
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GPS NOTE:
The survey shown hereon is based on GPS data collected by Miller, Tungate Land Surveying, LLC, using both Static and RTK methods with dual frequency Carlson BR6+ and BR7 receivers. Data was also collected using conventional EDM equipment. The Kentucky Single Zone Coordinate, NAD 83 was used for coordinate system. Acceptable positional tolerances were achieved by redundant measurements on all GPS control points.

LEGEND

- ⊗ Existing Iron Pin and Cap MILLER 2282
- Existing Iron Pin (1/2 inch rebar)
- OHU - Overhead Utilities



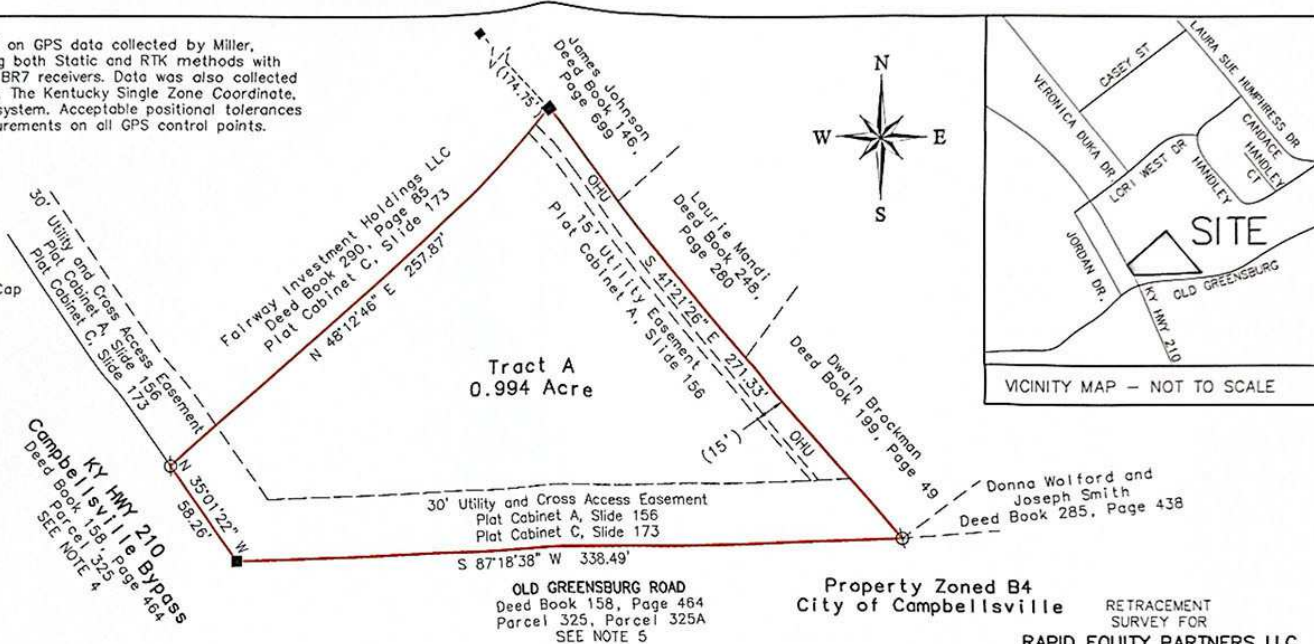
CERTIFICATION

I hereby certify that the survey depicted by this plat was done by persons under my direct supervision by the method of random traverse with sideshots and is true and correct to the best of my knowledge and belief. The unadjusted precision ratio of the traverse was 1:21,611 and was adjusted. The survey as shown hereon is an Urban class survey and the accuracy and precision of said survey meets all specifications of this class.

Gregory H. Tungate Feb 12, 2025
 Gregory H. Tungate, Surveyor DATE
 Kentucky PLS #3997

Surveyor's Note:

This survey does not constitute a title search by this surveyor and as a result the undersigned is not responsible for the investigation or independent search for easements, appurtenant easements or any other facts that an accurate and current title search may disclose.



NOTES:

- 1 - The property shown on this plat is subject to all right-of-ways and easements whether implied or of record.
- 2 - Bearings are referenced to Geodetic North as observed by GPS on February 5, 2025.
- 3 - The property shown hereon, is a part of the property conveyed to Rapid Equity Partners LLC, by deed which is of record in Deed Book 349, Page 324 in the Taylor County Clerk's office.
- 4 - KY HWY 210 - Campbellville Bypass has a right of way that varies per Kentucky State Highway Plans Project No. SSP 109 0210 000-017 C dated May 24, 1985, and can be found in Deed Book 158, Page 464 Parcel 325A in the Taylor County Clerk's office.
- 5 - Old Greensburg Road has a right of way that varies per Kentucky State Highway Plans Project No. SSP 109 0210 000-017 C dated May 24, 1985, and can be found in Deed Book 158, Page 464 Parcel 325 and 325A in the Taylor County Clerk's office.
- 6 - Not all utilities are shown hereon.

RETRACEMENT SURVEY FOR
RAPID EQUITY PARTNERS LLC
 1224 WHITE ROSE ROAD
 CAMPBELLVILLE, KENTUCKY 42718

PROPERTY LOCATION:
 CAMPBELLVILLE BYPASS
 TAYLOR COUNTY, KENTUCKY
 PVA #: 34-021-01

SCALE: 1 INCH = 60 FEET

GRAPHIC SCALE

SURVEY COMPLETED: FEBRUARY 5, 2025
 DATE OF PLAT: FEBRUARY 12, 2025
 THIS SURVEY COMPLIES WITH 201 KAR 18:150
 LAND CLASS: URBAN
 MILLER, TUNGATE LAND SURVEYING, LLC.
 202 BROOKSIDE AVE
 CAMPBELLVILLE, KY 42718
 PHONE: (270) 465-2831 004TP22

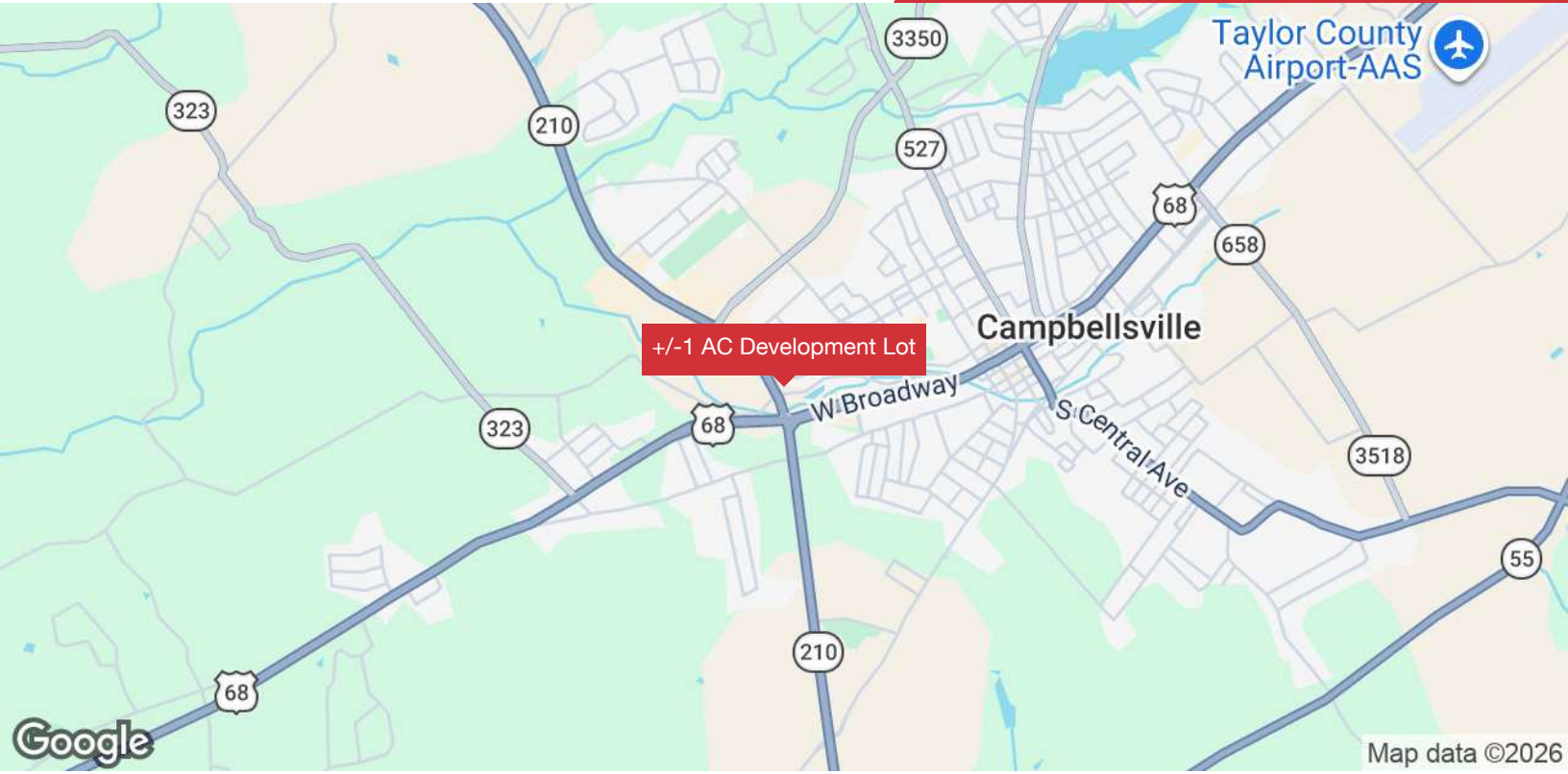


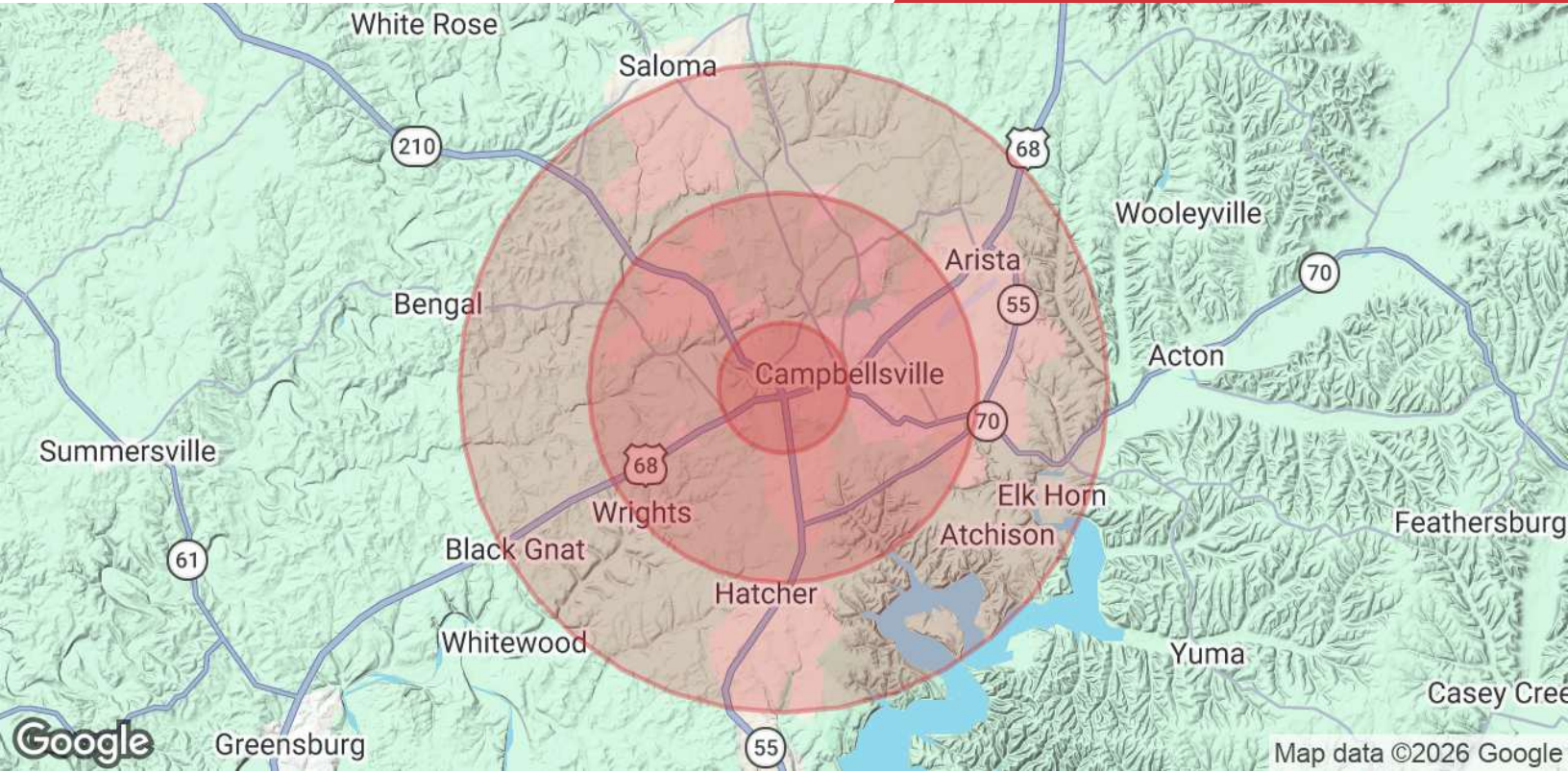
Google

Map data ©2026 Google Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

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Population	1 Mile	3 Miles	5 Miles
Total Population	4,903	15,695	20,323
Average Age	35	40	40
Average Age (Male)	34	38	39
Average Age (Female)	36	42	42
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,664	6,125	7,954
# of Persons per HH	2.9	2.6	2.6
Average HH Income	\$77,607	\$77,988	\$80,263
Average House Value	\$218,235	\$200,707	\$200,821

2020 American Community Survey (ACS)