

THE LARRY EDWARD PHELPS ESTATE

THURSDAY, JULY 16TH - 5:00PM

2437 RUSSELLVILLE ROAD



**5,690± Sq. Ft. Concrete Block Building w/Nine Bays • 20 x 28
Detached Office Building • 1/3 Acre of Paved Parking w/Security Fencing
• 24,000± Average Daily Traffic Count • 1,000' From Campbell Lane & Veterans Memorial Lane • One Mile From I-165 Exit #5**



Here's something you don't see every day! Over three acres of commercial real estate located along one of Bowling Green's most heavily traveled thoroughfares. If you're needing more room to expand an existing business, start a new one or break ground for a new development, we can't think of a more strategically located tract than right here. An auction you don't want to miss, make plans to look this one over. See you sale day!



Joe B. Houchens Auctioneers, Inc.
"Real Estate Auctioneers & Consultants"

270-781-8013

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Joseph "Bryant" Houchens III

Joe B. Houchens
Broker/Auctioneer

Joe B. Houchens II
Broker/Auctioneer

Charlie Hill
Broker/Auctioneer



**A 7% BUYER'S PREMIUM WILL BE ADDED TO THE LAST
BID TO DETERMINE CONTRACT PRICE OF REAL ESTATE**

Terms & Conditions

(1) Ten percent (10%) down day of sale with execution of the purchase agreement, with balance due on or before August 21st, 2026. (2) Possession of the property shall be given with deed. (3) 2026 taxes shall be prorated. (4) All property being sold "as is". Complete inspection of all property is encouraged prior to bidding. All sales are final and are not contingent on purchaser being able to secure financing during the contract period. (5) Announcements made day of sale take precedence over all prior advertising. All information gathered for this advertising is from reliable sources and is deemed correct, however it is not guaranteed. Purchasers should avail themselves of the opportunity to make necessary personal inspection.