

PROPOSAL

Ring Road Acreage

3027 RING ROAD

Elizabethtown, KY 42701

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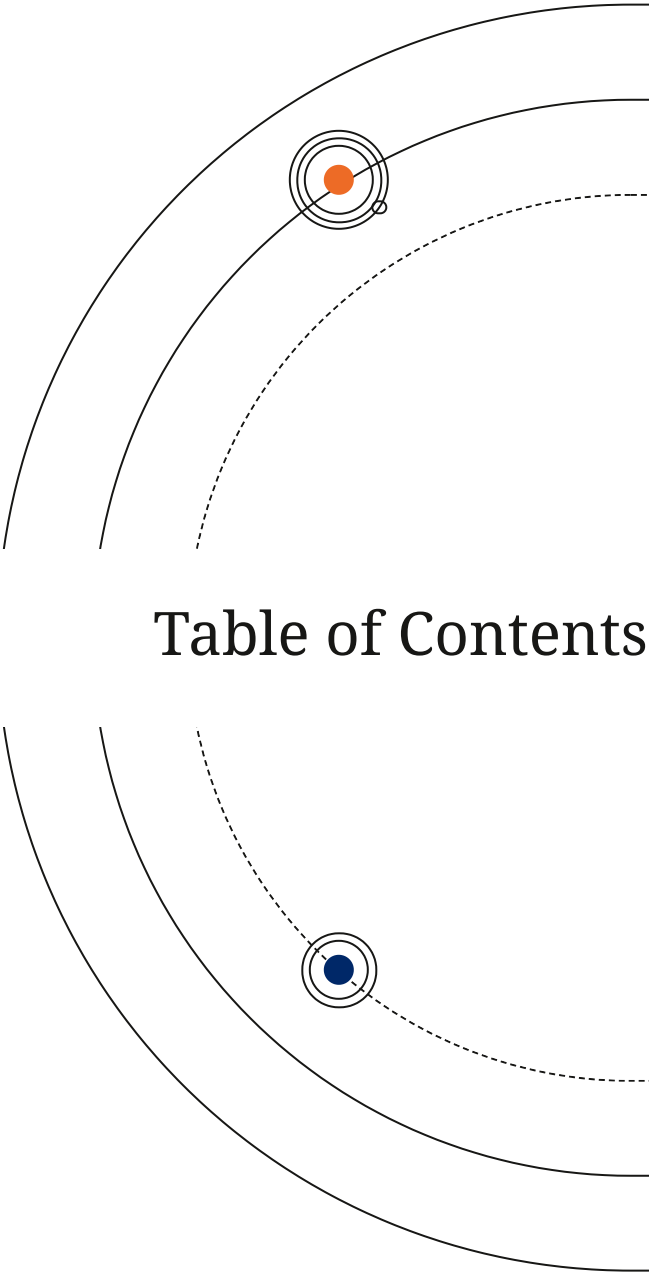


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DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase or lease of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

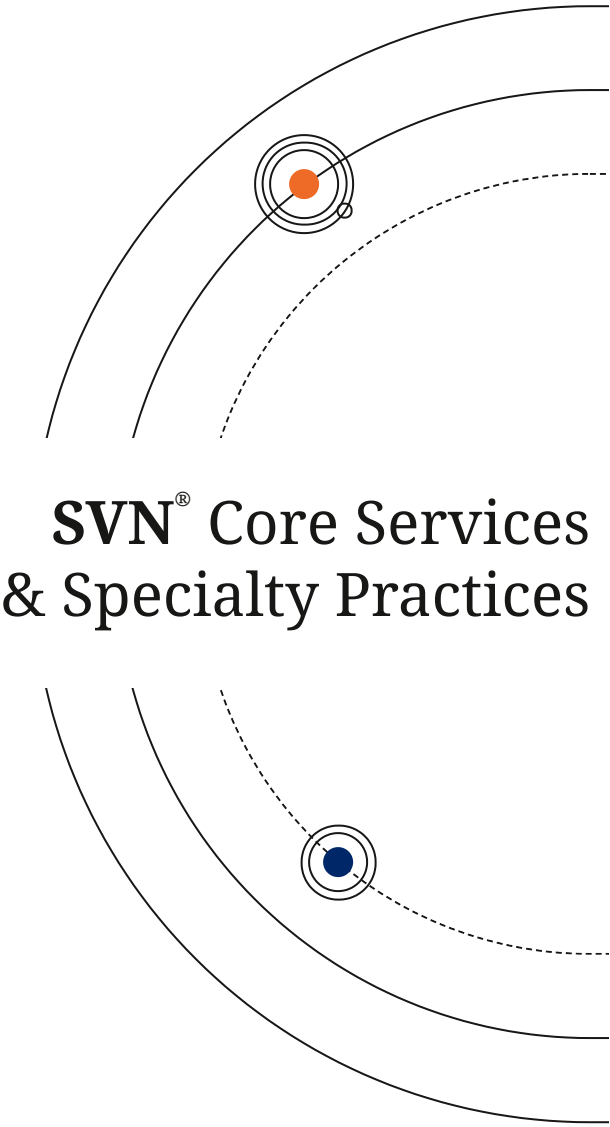
The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

An aerial photograph of a suburban neighborhood. In the upper left, there is a large industrial building with a grey roof and a parking lot with several cars. To the right of the building is a grassy field. In the center, there is a large, irregularly shaped plot of land with bare trees and a red pin marker. Below this plot are several residential houses with dark roofs. In the bottom right corner, there is a logo for SVN The Martin Group. A large white circular graphic is overlaid on the left side of the image, containing the text 'SECTION 1 About SVN'. The graphic has a dashed inner circle and two small circular icons on its perimeter: one with an orange dot and one with a blue dot.

SECTION 1
About SVN



THE SVN ORGANIZATION is comprised of over 2,000 commercial real estate Advisors and staff, in more offices in the United States than any other commercial real estate firm and continues to expand across the globe. We believe in the power of collective strength to accelerate growth in commercial real estate. Our global coverage and amplified outreach to traditional, cross-market, and emerging buyers and tenants allows us to drive outsized success for our clients, our colleagues, and our communities. This is our unique Shared Value Network and just one of the many ways that SVN Advisors build lasting connections, create superior wealth for our clients, and prosper together.

- Sales
- Leasing
- Property Management
- Corporate Services
- Accelerated Sales
- Capital Markets
- Tenant Representation

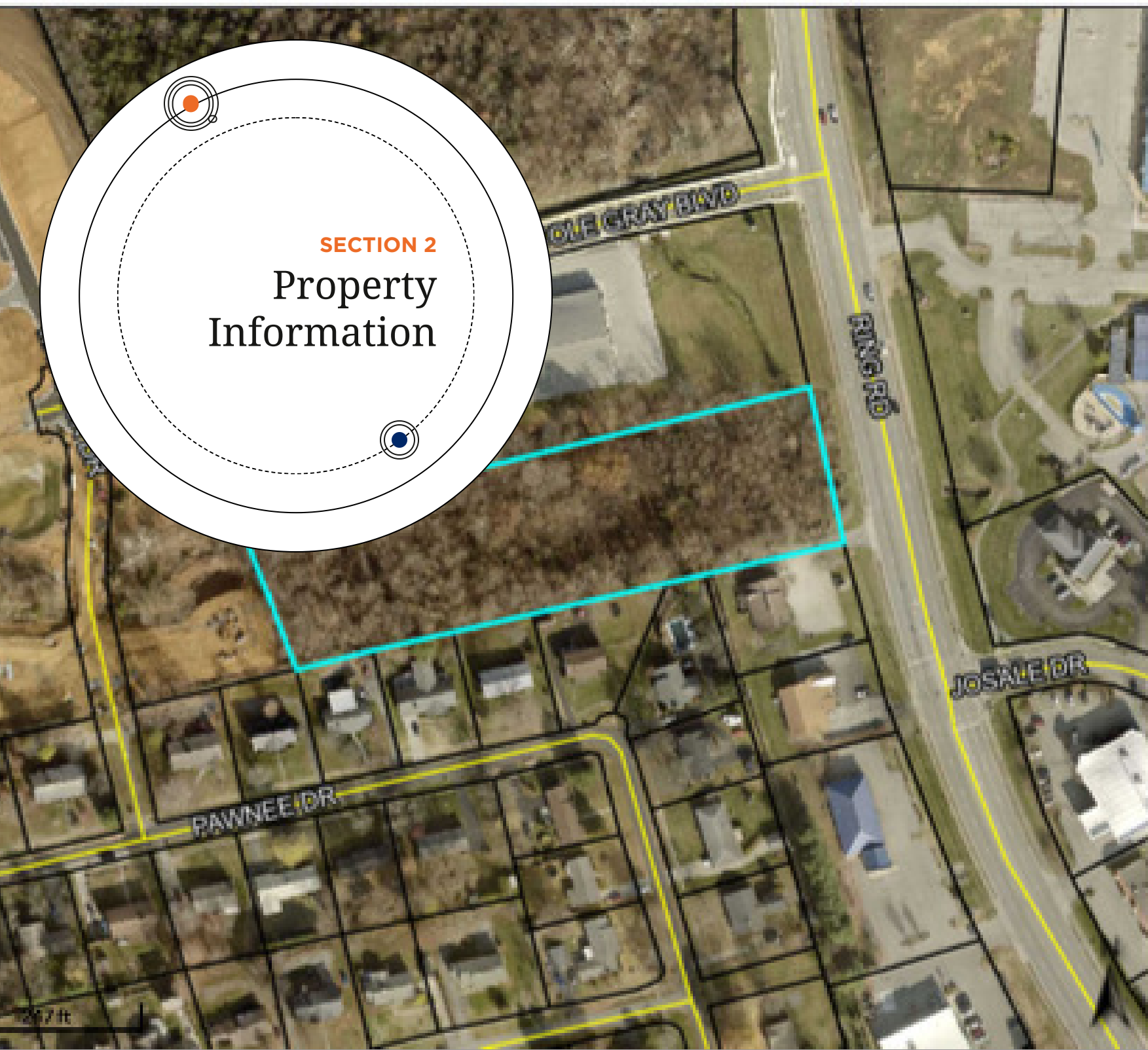
Our SVN® Specialty Practices are supported by our various Product Councils that give SVN Advisors the opportunity to network, share expertise and create opportunities with colleagues who work within similar property sectors around the world to sell your asset.

SPECIALTY PRACTICES

- Hospitality
- Industrial
- Land
- Multifamily
- Office
- Retail
- Special Purpose

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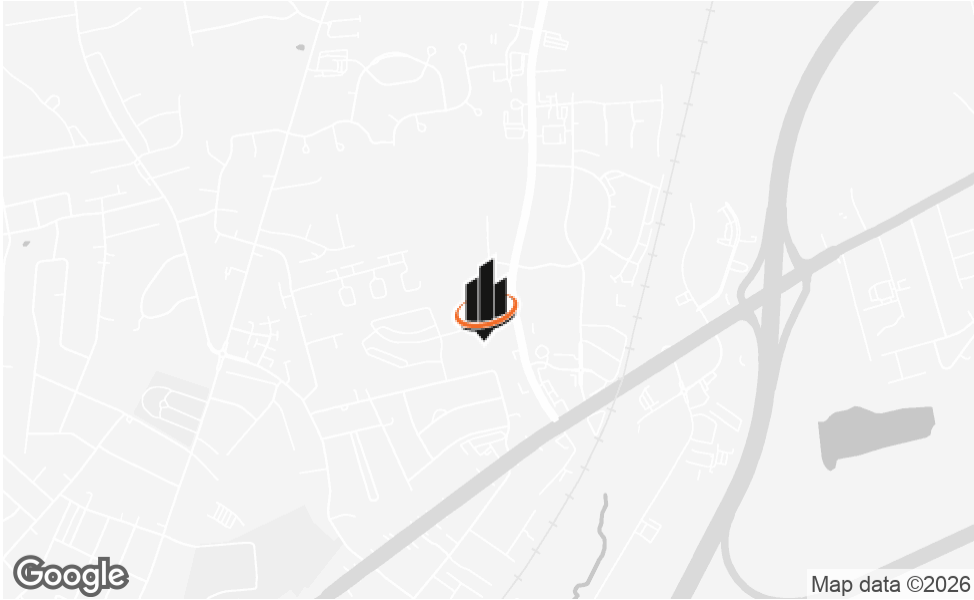
Overview



Legend

- Parcels
- Roads

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,100,000
LEASE RATE:	Negotiable
AVAILABLE SF:	
LOT SIZE:	3.12 Acres

PROPERTY DESCRIPTION

Introducing a prime investment opportunity at 3027 Ring Road, Elizabethtown, KY for Sale or Lease. Zoned C-1, this property offers immense potential for land or retail-pad development in the thriving Elizabethtown area. With flexible zoning, this parcel presents a lucrative prospect for investors seeking a strategic location for commercial development. Embrace the possibilities with this versatile property, strategically positioned to capitalize on the area’s growth and opportunity for retail expansion. Whether you’re envisioning a new retail destination or a thoughtfully designed business center, this property provides the canvas for your commercial aspirations.

PROPERTY HIGHLIGHTS

- Prominent location in Elizabethtown
- Flexible leasing options available
- Suitable for diverse commercial uses
- High visibility and exposure potential

COMPLETE HIGHLIGHTS

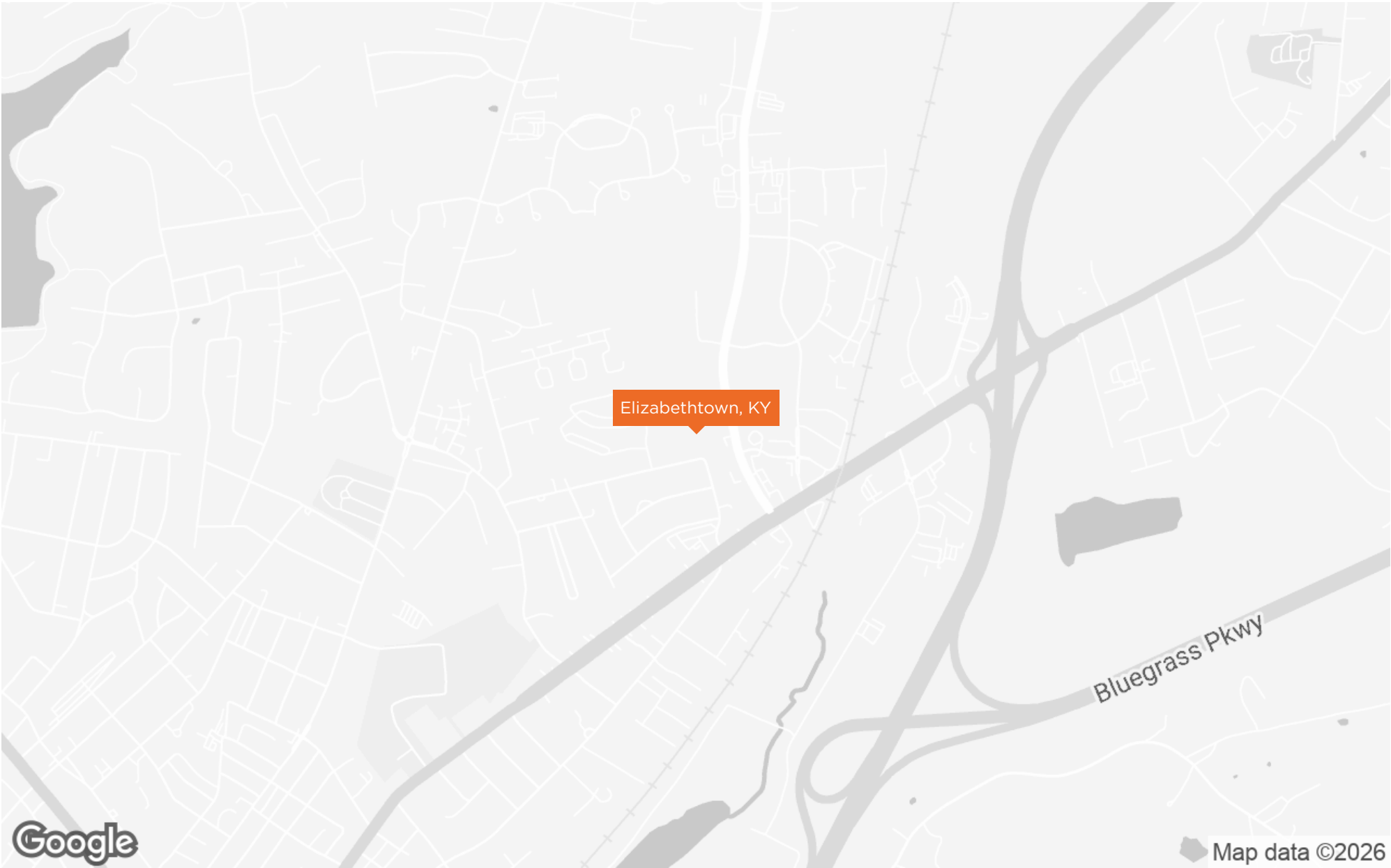


PROPERTY HIGHLIGHTS

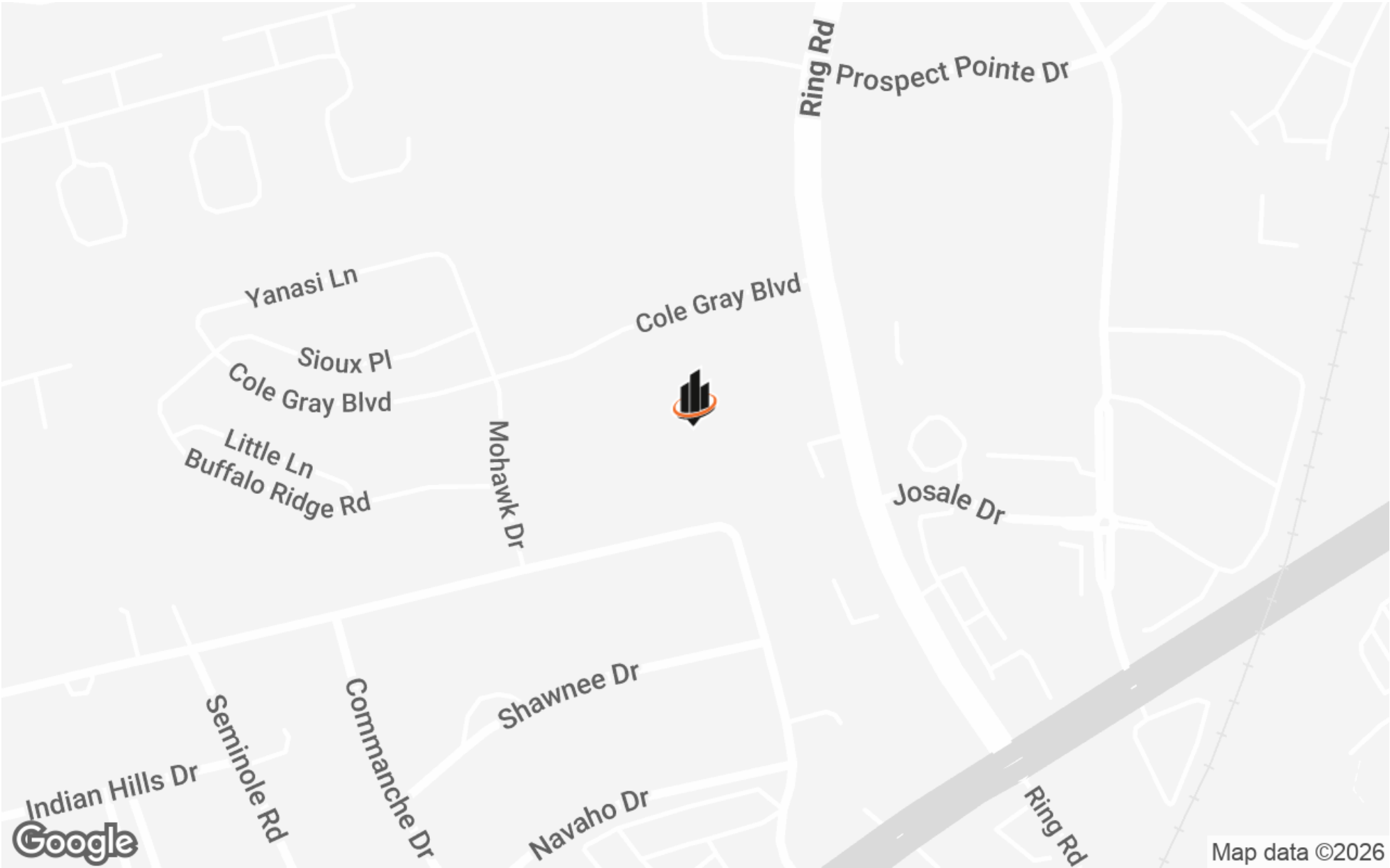
- Prominent location in Elizabethtown
- Flexible leasing options available
- Suitable for diverse commercial uses
- High visibility and exposure potential
- Ample space for retail or professional services
- NNN
- Build to Suit
- Zoned C-1 for versatile development opportunities
- Strategic location in the heart of Elizabethtown
- Ideal for retail-pad or land investment
- Potential for high visibility and traffic flow
- Flexible zoning for diverse commercial prospects

SECTION 3
Location
Information

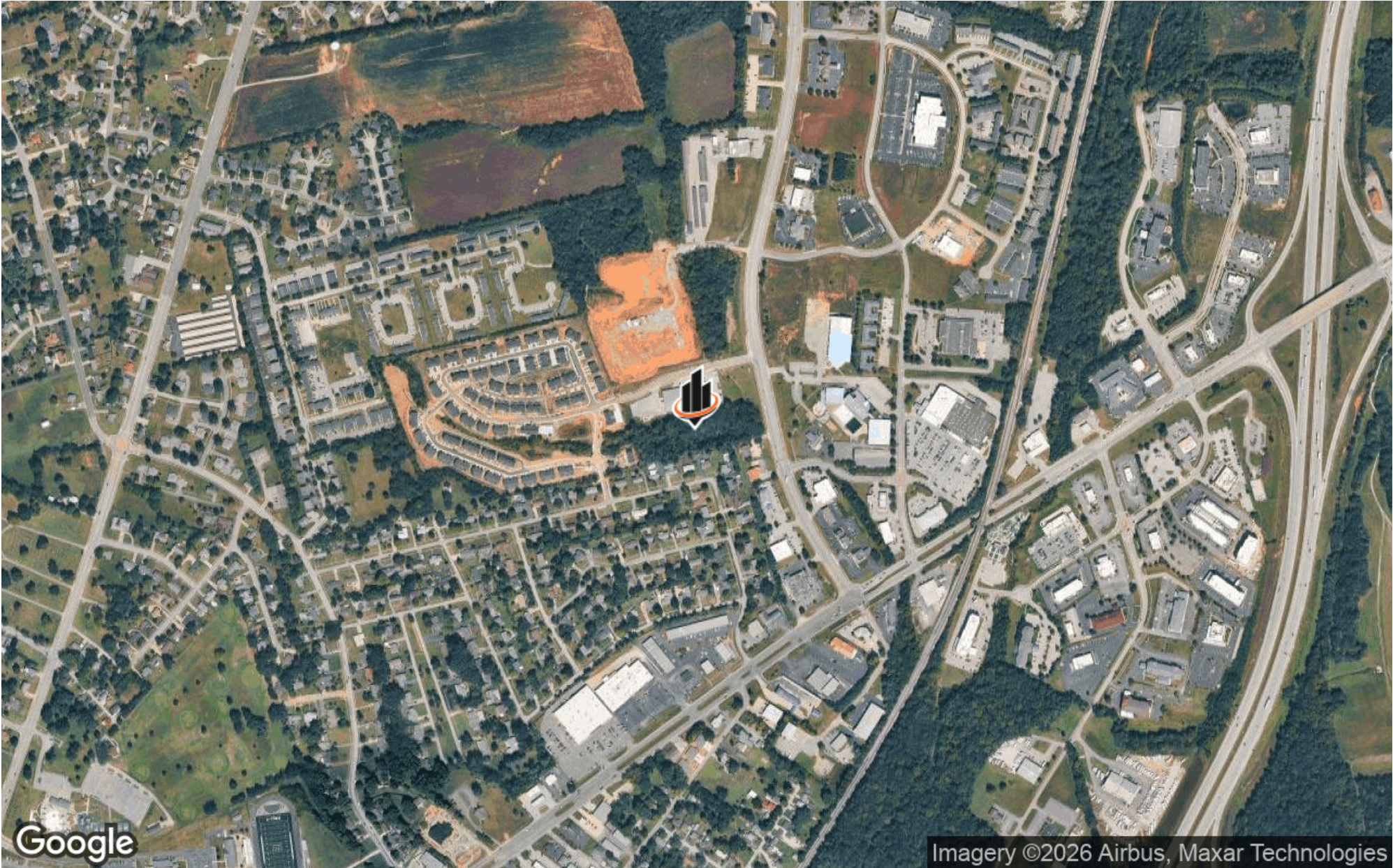
REGIONAL MAP

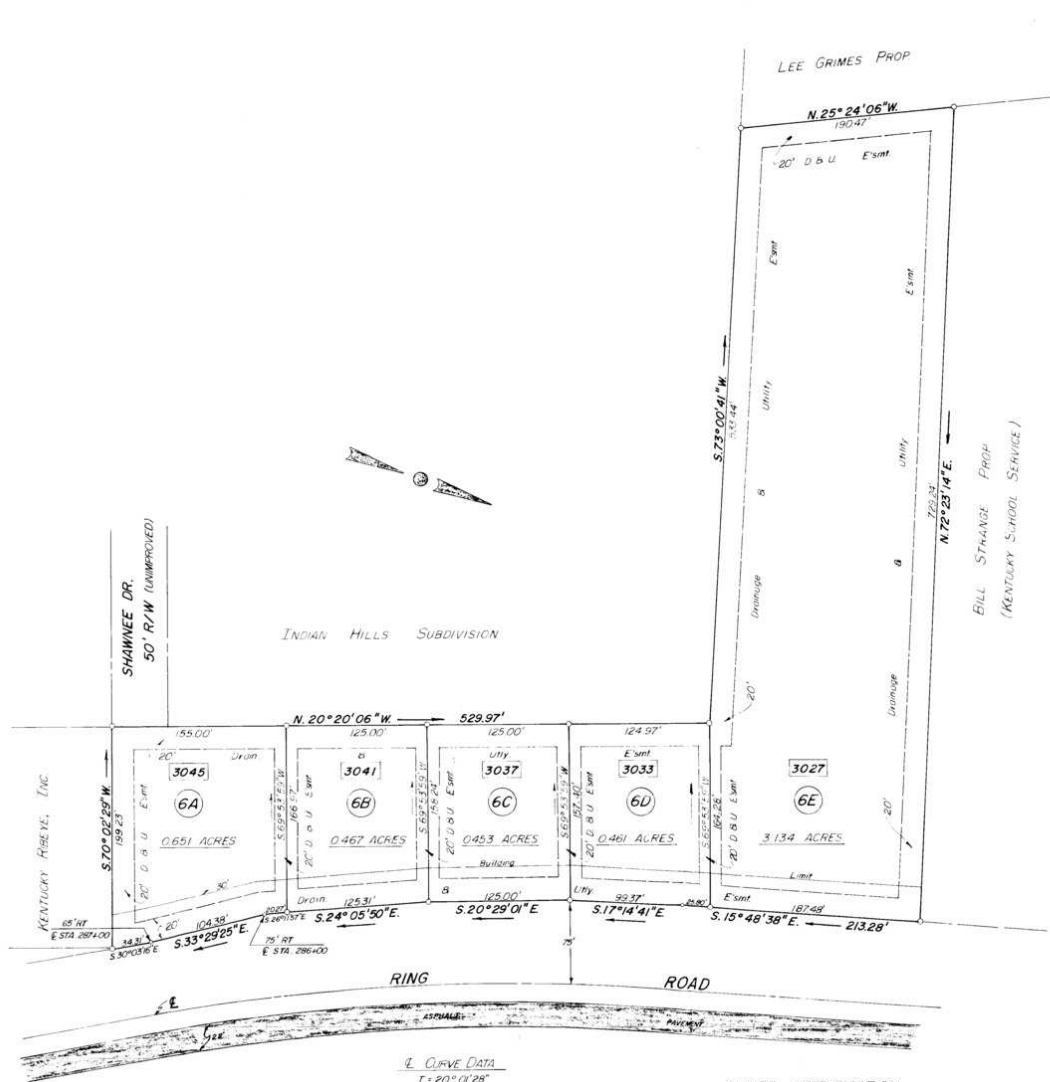


LOCATION MAP

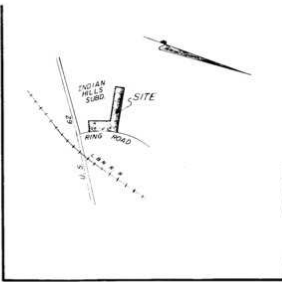


AERIAL MAP





MAINTENANCE NOTE:
THE PURCHASER OF ANY LOT WITHIN THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE CONTINUAL MAINTENANCE OF DRAINAGE AND OTHER EASEMENT AREAS.



VICINITY MAP
SCALE: 1" = 2000'

CERTIFICATION OF WATER AND SEWER SYSTEMS

I hereby certify that the water supply and sewer disposal systems installed or proposed for installation in the subdivision of **AMENDED LOT NO. 6 - CLIFFORD-HOLMAN SUBDIVISION**, will fully meet the requirements of the CITY OF ELIZABETHTOWN and are approved.

IMPROVEMENT CERTIFICATION

I hereby certify that improvement plans for this subdivision have been reviewed by me and are in accordance with the ELIZABETHTOWN ZONING AND SUBDIVISION ORDINANCE. I hereby certify that a survey performance bond in the amount of \$1000.00 has been posted with the CITY OF ELIZABETHTOWN to insure completion of all required improvements in case of default.

EASEMENTS CERTIFICATION

- I (WE) hereby certify that I (WE) approve the spaces within the dashed lines as easements for utility purposes, which include:
- The right of ingress and egress across all lots, across drives and ways to and from the easements.
 - The right to construct, operate, maintain, repair and remove any above or below ground utility systems including structures, pipes and appurtenances.
 - The right to cut down or trim trees or vegetation if necessary to maintain proper services.
 - The right to remove permanent structures or obstructions within the easements. Fences, shrubbery, garden and similar things may occupy easement areas at the owner's risk and are also subject to removal.

Joseph C. Clifford
CLIFFORD-HOLMAN SUBDIVISION

Charles B. Burt
CITY OF ELIZABETHTOWN, KY. (SEAL & NATURAL GAS ESM)



256632
ZONE B-2
TOTAL AREA - 5.21 ACRES

AMENDED RECORD PLAT FOR LOT NO. 6 CLIFFORD-HOLMAN SUBDIVISION

DEVELOPERS
JULIUS C. CLIFFORD & BOB HOLMAN
ROUTE 8
ELIZABETHTOWN, KY. 42701
(502)-737-7439

ENGINEERS: **HAWKINS, CLIFFORD & ASSOC.**
525-A NORTH DIXIE BLVD.
RADCLIFF, KENTUCKY 40160
502-351-4720

LEGEND
6A - LOT NUMBER
3045 - STREET ADDRESS

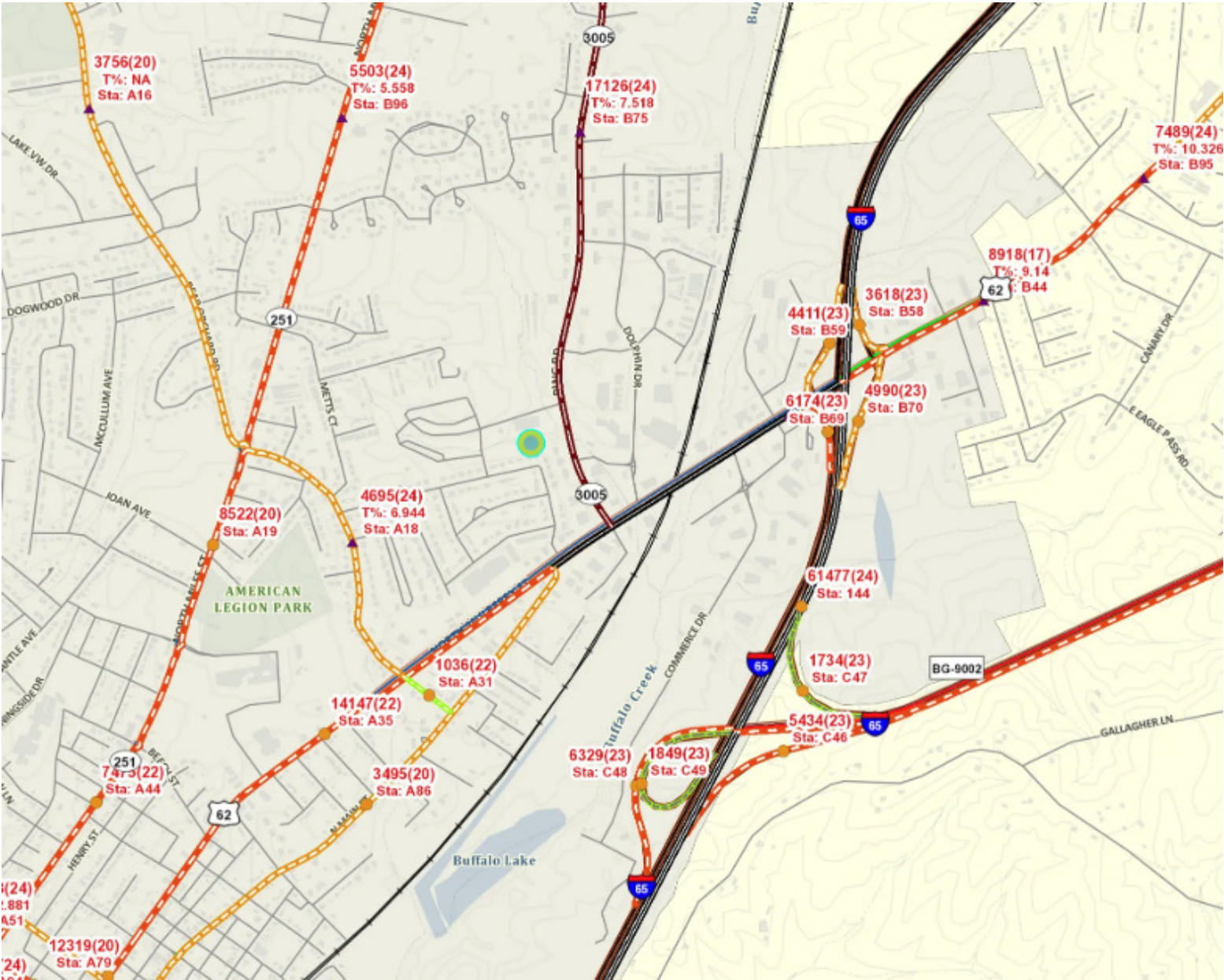
COMMISSION CERTIFICATION
I hereby certify that this record plat was approved by the PLANNING COMMISSION of the "TOWN" of COMMUNITY PLANNING, HOUSING and DEVELOPMENT acting in regard to the ELIZABETHTOWN PLANNING COMMISSION on Oct 11, 1985 and is being recorded.

RECORDER'S CERTIFICATION
I, *John L. Burt*, Recorder of Deeds for the State of Kentucky, do hereby certify that this plat was recorded in my office on October 11, 1985 at 10:05 AM and is a true and correct copy of the original as recorded.

OWNER CERTIFICATION
I (WE) do hereby certify that I am (we are) the owner(s) of record of the property depicted herein which is recorded in PLAT CABINET 1, SHEET 1631 in the Hardin County Clerk's Office, do hereby accept this plan of lots for this property, do hereby dedicate the streets and other spaces so indicated to public use and do establish and reserve the indicated easements for public utilities and drainage purposes, and do hereby dedicate water and sanitary sewer to public use.

LAND SURVEYOR'S CERTIFICATION
I do hereby certify that this plat was prepared by me or under my direction that all monuments indicated here do actually exist and that their locations, size and material are correctly indicated; that the information shown hereon is correct to the best of my knowledge and belief and does fully comply with all requirements of the ELIZABETHTOWN ZONING AND SUBDIVISION ORDINANCE.

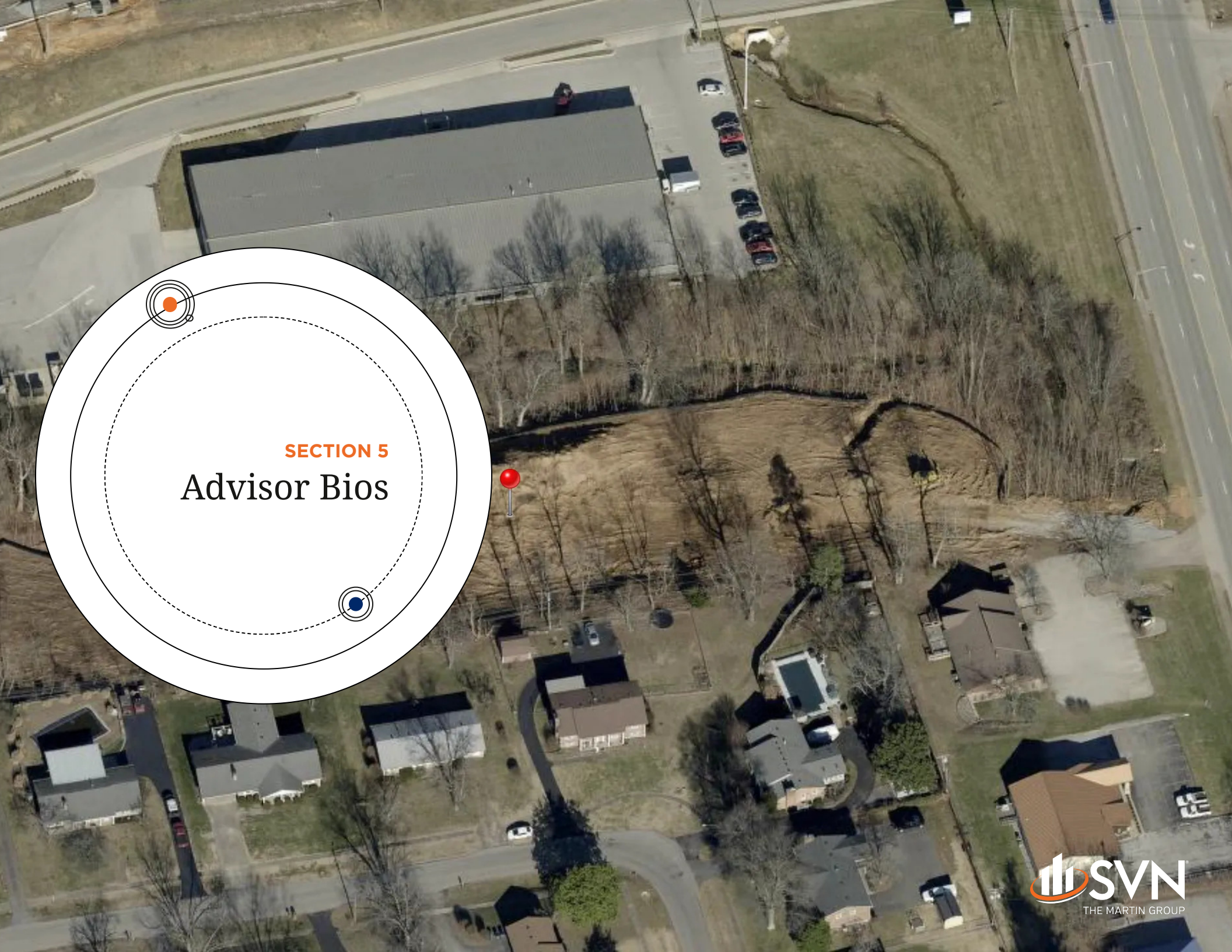
VEHICLES PER DAY



ZONING



SECTION 4
Demographics



SECTION 5

Advisor Bios

ADVISOR BIO 1



JERRY WARD, CCIM

Managing Director

jerry.ward@svn.com
Direct: 502.297.8797 | Cell: 502.419.5292

KY #17888 // IN #RB14016767

PROFESSIONAL BACKGROUND

Jerry Ward is an accomplished Managing Director at SVN The Martin Group Kentucky Office, where he specializes in serving the Kentucky and Southern Indiana Commercial Market. With over four decades of experience in the industry, Jerry has developed a sought-after expertise in commercial sales and leasing, site selection, and tenant representation, This includes leasing and managing multiple shopping centers and office buildings in the Kentucky/Southern Indiana area, as well as assisting institutions , churches, and non profit organizations with their real estate requirements.

Jerry is a distinguished member of the real estate community, holding the highly esteemed CCIM designation, which is often referred to as the "Ph.D. of Commercial Real Estate", He has also served as President of the Kentucky CCIM Chapter and is a licensed Broker is Kentucky and Indiana.

By providing this comprehensive suite of commercial real estate services, Jerry Ward can serve the diverse needs of his clients in the Kentucky and Southern Indiana Markets, from initial property search and acquisition to ongoing management and dispositions. His expertise across these key service areas is likely a major value-add for his clients.

EDUCATION

Jerry has pursued a quality education, attending Flaget High School, Bishop David High School (Holy Cross High School), Jefferson Community College, and the University of Louisville.

He additionally served as a Trustee, Treasurer, Chairman and now Emeritus of the Kosair For Kids Board of Directors and also held the position of Vice Chair for the University of Louisville Advisory Board.

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12802 Townepark Way Suite 100
Louisville, KY 40243
812.471.2500

ADVISOR BIO 2



STEVE OSOWICZ

Advisor

steveosowicz@svn.com
Direct: 502.297.8797 | Cell: 502.593.8818

KY #216418 // IN #RB25000812

PROFESSIONAL BACKGROUND

Steve Osowicz is an Advisor with SVN The Martin Group Commercial Real Estate in Louisville, Kentucky. He was first licensed in 2010 as a Real Estate Salesperson and in 2015 became a licensed Real Estate Broker in the state of Kentucky. When Steve was initially licensed, he opened and ran a property management company in Louisville, Kentucky covering multiple counties. As an owner/operator, he grew the profitable company and worked with single family homes, multi-family properties and investor portfolios. Steve later sold the company to a large management firm out of Cincinnati. After selling the property management company, Steve went to work in residential real estate as a multi-million dollar producer but he eventually transitioned over to where his true passion was, commercial real estate. He has had the opportunity to work on commercial deals for his clients; selling office buildings, development lots, retail, large farms, multi-family, industrial, office and leasing. Steve found an incredible opportunity to use his skills, knowledge and abilities to help clients as an Advisor with SVN The Martin Group Commercial Real Estate.

Professional Affiliations:
Greater Louisville Association of Realtors, Commercial Member
Kentucky Association of Realtors, Member
KCREA, Kentucky Commercial Real Estate, Member
PVA Appeals Board, Shelbyville, KY – Served Two Terms
Historic District Commission – Served on the Board
Shelby Main Street – Served on the Board
Shelbyville KY Rotary Club Member
Leadership Shelby

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Louisville, KY 40243
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ANDY MARTIN, CCIM

Managing Director

andy.martin@svn.com

Direct: 317.849.8001 | Cell: 812.573.3500

KY #KY301237 // IN #RB14043658 /

PROFESSIONAL BACKGROUND

Andy Martin, CCIM is a seasoned expert in commercial real estate and a third-generation leader at SVN | The Martin Group. Working alongside his father Steve Martin and brother Alex Martin, Andy is an owner and managing director of the company. A graduate of Ball State University, Andy has built a reputation for providing exceptional service to his clients by leveraging his expertise in local markets, technology, and collaborative relationships.

Andy specializes in industrial and retail real estate. His expertise lies in helping clients buy, sell, or lease commercial real estate assets to drive value and financial growth. His clients include individual investors, investment groups, as well as larger corporations with nationwide needs. Andy’s local market knowledge, sales expertise, and strong relationships with vendors and service providers have proved invaluable in providing optimal outcomes for his clients.

As a leader who values collaboration and putting his clients’ needs first, Andy believes in compensated cooperation with the entire brokerage community and

ensuring that their properties are seen by as many people as possible. He also values the importance of utilizing technology to provide a higher level of service for his clients, enabling his team to stay ahead of the curve in providing innovative solutions for their clients.

With a focus on growth in the industrial and retail real estate sectors, Andy Martin is well-positioned to continue innovating and providing value for clients in the years to come. With his expertise, commitment to technology, and focus on creating financial wealth for his clients, Andy Martin is a true leader in the commercial real estate industry, and a valued member of the SVN | The Martin Group legacy.

EDUCATION

Certified Commercial Investment Member - (CCIM) 2024
Ball State University Class of 2012
B.S. Business Administration & Real Estate Development

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11650 Lantern Road Suite 135
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317.849.8001

ADVISOR BIO 4



CHRIS STUARD

Senior Advisor

chris.stuard@svn.com
Direct: 812.471.2500 | Cell: 812.589.3368

KY #209677 // IN #RB1404888 /

PROFESSIONAL BACKGROUND

Christopher M. Stuard serves as a Senior Investment Advisor with SVN | The Martin Group in the Midwest markets since 2004. Chris resides in and is a native of Evansville, Indiana with over 26 years of practice in the commercial real estate arenas. Chris holds a real estate license in the State of Indiana and Kentucky and is a member of the Indiana Commercial Board of Realtors (ICBR), National Association of Realtors (NAR) and the International Association of Shopping Centers (ICSC). Although not currently practicing, he is an Indiana Certified General Appraiser.

As part of SVN | The Martin Group, he has serviced investment real estate ranging from net leased assets, apartments, retail, office, industrial, and raw land to complex subsidized housing projects and franchises. The Martin Team has provided services to clients in 20 states ranging from brokerage to assets management.

Prior to joining SVN, Chris was a consultant/advisor with The Forrestal Group, which provides real estate consulting services on complex real estate assets.

Chris served on the board of directors for both the Indiana Commercial Board of Realtors as the District 8 Representative and Make-a-Wish for the Ohio, Kentucky & Indiana Chapter. He currently serves on the Indiana Commercial Board of Realtor/CREA CRE Taskforce and also provides his expertise as an appointed board member for the Property Tax Assessment Board of Appeal (PTABOA) for Vanderburgh County.

Specialties:
Retail, Industrial, Mixed Use Land Development, Multifamily Apartment Properties, and other related investment properties.

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