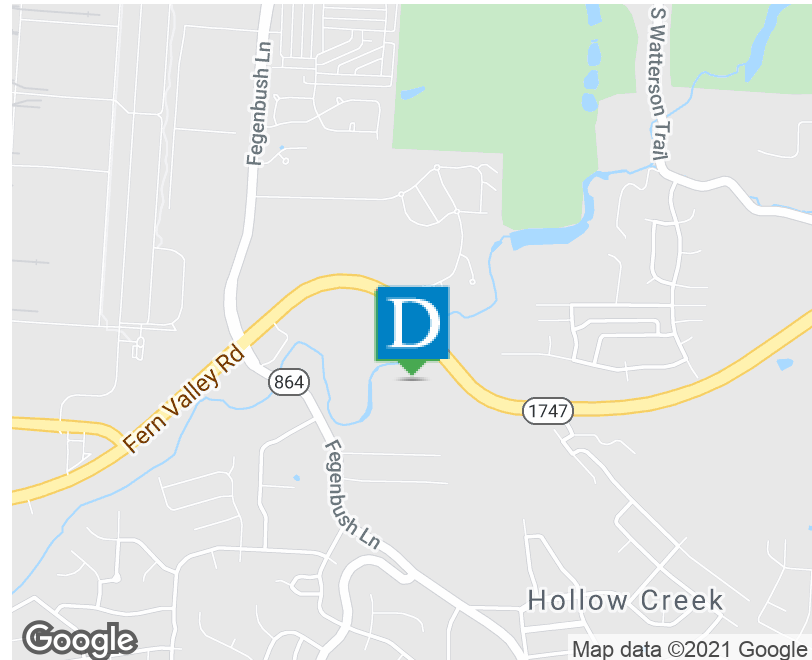




Hurstbourne Parkway Infill 16 Unit Apartment Site

7191 S Hurstbourne Pkwy, Louisville, KY 40291



Offering Summary

Sale Price:	\$210,000 - \$420,000
Available SF:	
Lot Size:	1.5 Acres
Price / Acre:	\$300,000
Zoning:	R-6
Traffic Count:	18,000

Property Overview

Ridge Creek South is an infill two-acre site zoned R-6 located on Hurstbourne Parkway with gravity sewers. Two acre site is approved for 16 units as part of rezoning case 19ZONE1029_PLAN_0219. Independent of larger planned project across the street. Booming trade area with growing industrial, residential and commercial developments.

Property Highlights

- Approved and zoned apartment site
- Two acres approved for 16 units
- Gravity sewers
- Tract 2 on attached development plan

EXCLUSIVELY MARKETING BY

SUZANNE DAY CHEEK

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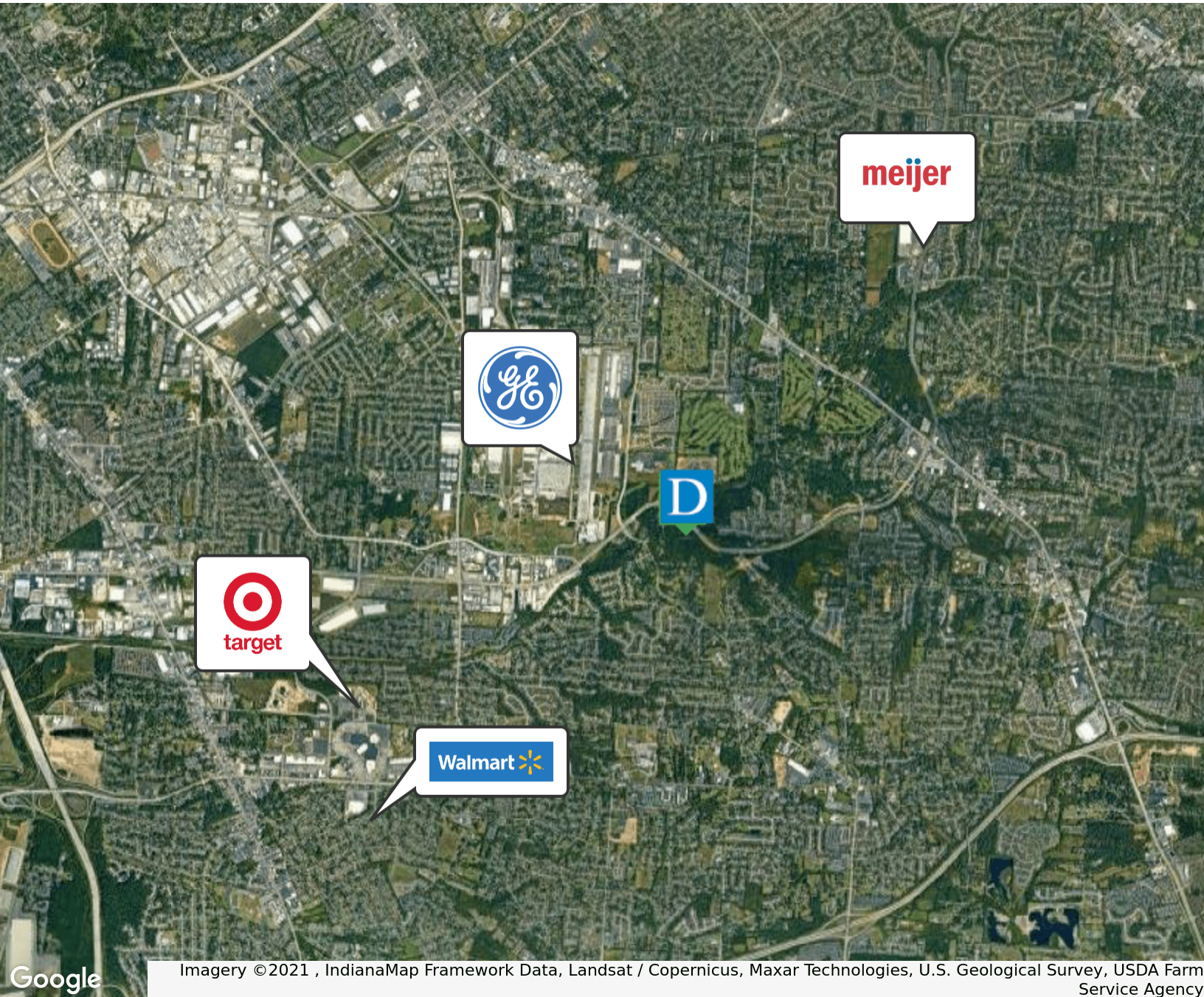


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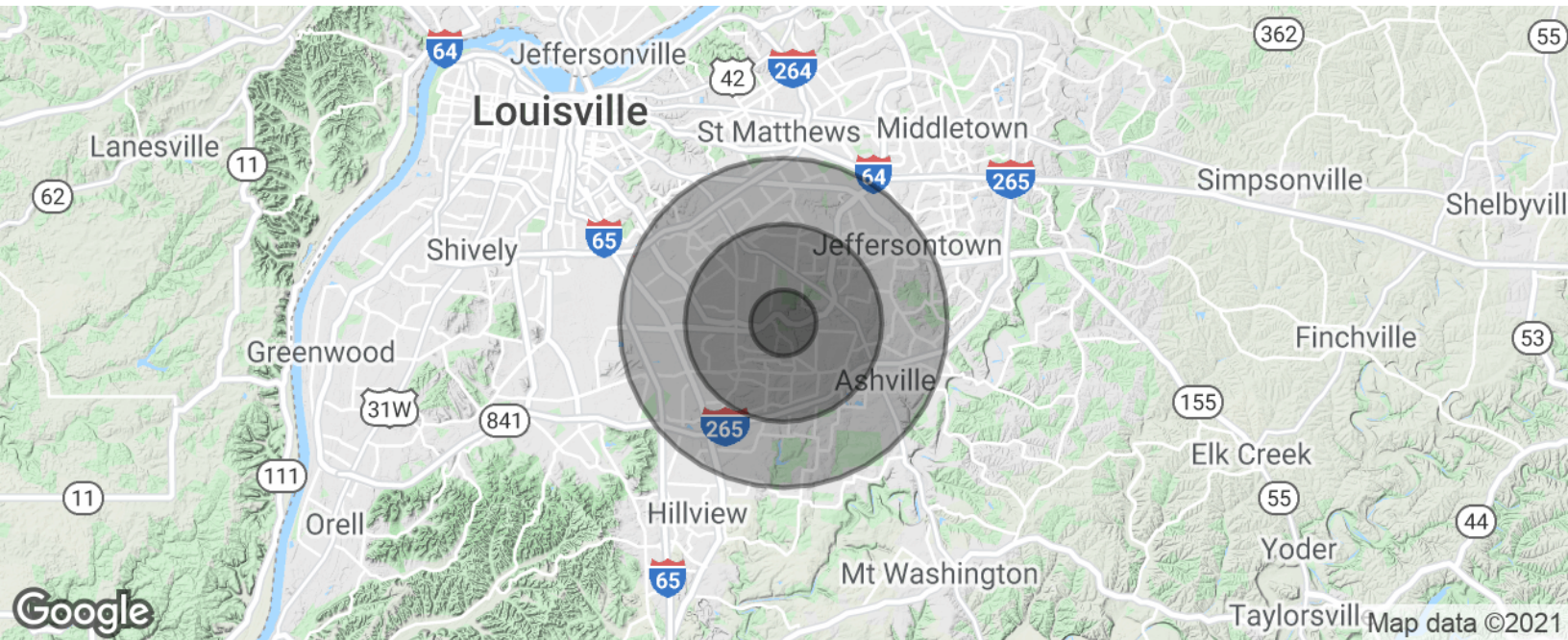


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Population	1 Mile	3 Miles	5 Miles
Total Population	6,863	80,820	218,361
Average age	34.8	36.4	37.2
Average age (Male)	33.3	35.0	35.7
Average age (Female)	35.9	37.9	39.1

Households & Income	1 Mile	3 Miles	5 Miles
Total households	2,651	32,775	89,743
# of persons per HH	2.6	2.5	2.4
Average HH income	\$65,903	\$56,276	\$57,507
Average house value	\$157,899	\$150,999	\$155,927

* Demographic data derived from 2010 US Census

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