

DEVELOPMENT  
OPPORTUNITY

15.12 ACRES  
LAND PARCEL

FOR SALE OR LEASE  
SOUTHWEST LOUISVILLE, KY





# MARKET OVERVIEW



## TRANSACTION TEAM

**BLAKE SCINTA, CCIM**

SENIOR ASSOCIATE

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**BRENT DOLEN, SIOR, CCIM**

SENIOR DIRECTOR

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# 15.12 ACRES

📍 LOUISVILLE, KY 40216

## Unique Development Opportunity

Cushman & Wakefield | Commercial Kentucky, Inc is pleased to offer this prime development opportunity at the corner of Crums Lane and Manslick Road, near I-264 in Louisville, Kentucky.



<b>Access</b>	The property is located approximately 1/2 mile from the intersection of I-264 and Highway 31W (Dixie Highway).
<b>Site Condition</b>	Majority of site has been cleared. Partial area of site has been graveled for parking.
<b>Utilities</b>	Water, Gas, Electric, and Sewer are all nearby.
<b>Zoning</b>	M-2
<b>Demographics</b>	104,947 people live within 3 miles and have an average HH income of \$60,910.
<b>Traffic Count</b>	8,744 ADT at Crums Lane 12,774 ADT at Manslick Road 84,738 ADT at I-264

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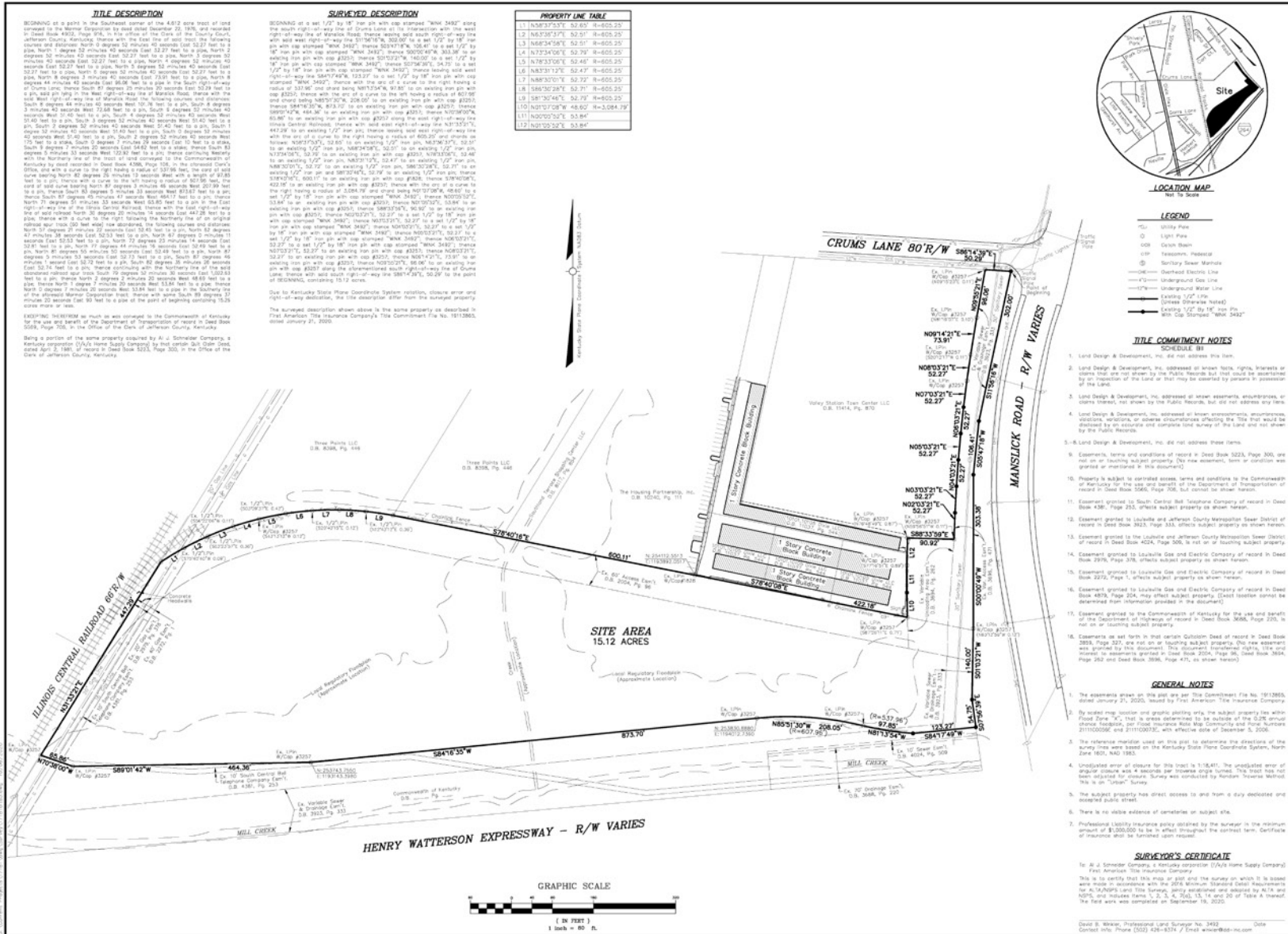
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# SURVEY



REVIEWS	
DATE	DESCRIPTION

PROJECT DATA	
DATE PREPARED	DATE PLOTTED
DATE REVISION	

<p><b>LAND DESIGN &amp; DEVELOPMENT, INC.</b>  <small>REGISTERED PROFESSIONAL SURVEYOR - KENTUCKY          LICENSE NO. 17181</small></p>	<p><b>ALTA/NPS LAND TITLE SURVEY</b>  <b>1500 CRUMS LANE</b>  <b>LOUISVILLE, KENTUCKY 40215</b></p> <p>OWNER:  <b>AL J. SCHNEIDER COMPANY</b>  <small>335 W. MAIN STREET, SUITE 1004          LOUISVILLE, KY 40202          TEL: 502.252.7522 FAX: 502.252.7523</small></p>
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<p>DATE: <b>11/18/21</b></p>	<p>SHEET: <b>1</b> OF 1</p>
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 Commercial Kentucky