

DEVELOPMENT  
OPPORTUNITY

13.2 ACRES  
LAND PARCEL

FOR SALE

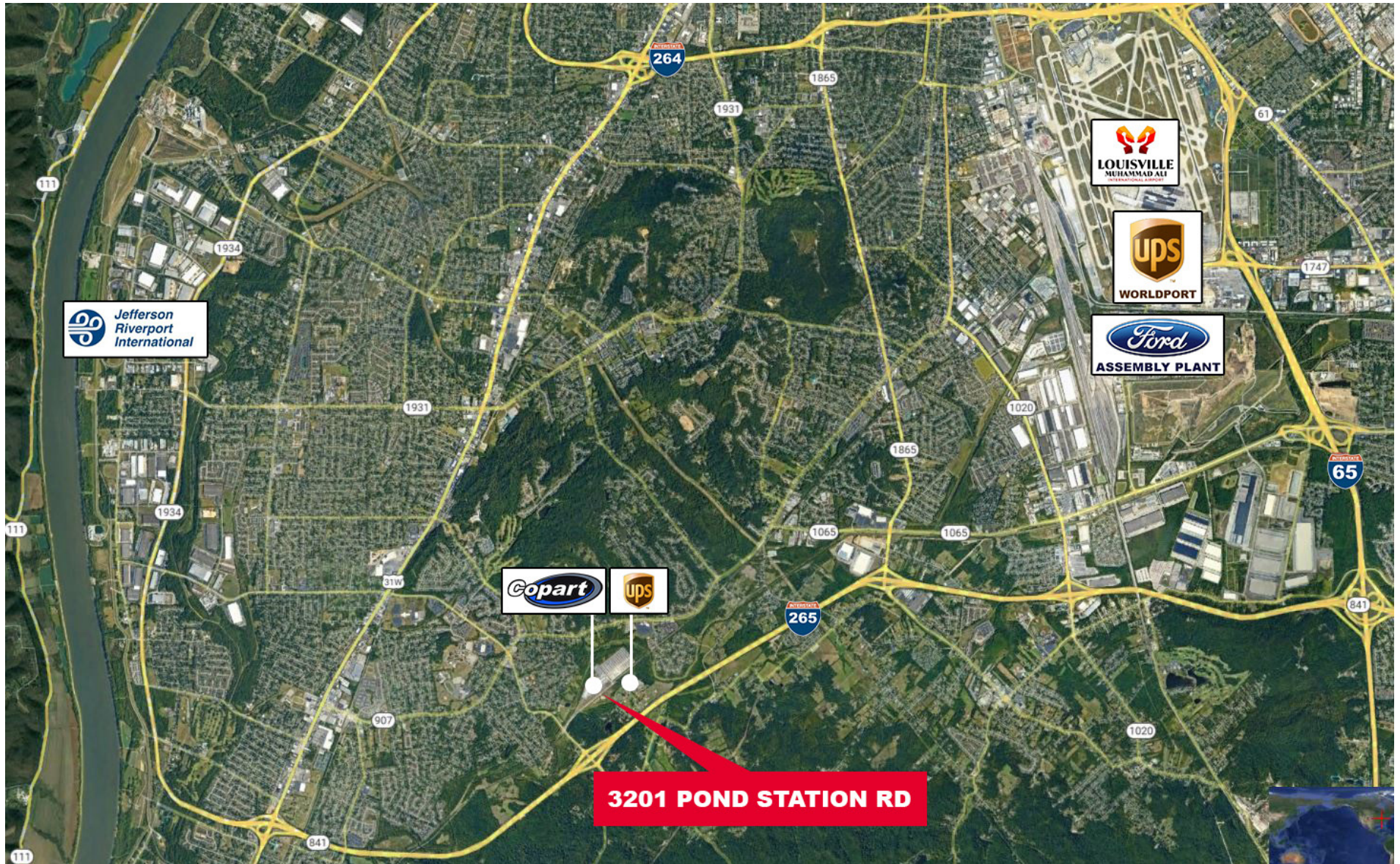
SOUTHWEST LOUISVILLE, KY



CUSHMAN &  
WAKEFIELD

Commercial Kentucky

# MARKET OVERVIEW



## TRANSACTION TEAM

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# 13.2 ACRES

📍 LOUISVILLE, KY 40272

## Unique Development Opportunity

Cushman & Wakefield | Commercial Kentucky, Inc is pleased to offer this prime development opportunity near I-265 and Stonestreet Road in Louisville, Kentucky.



<b>Access</b>	The property is located approximately 1/3 mile from the intersection of Pond Station Road and Stonestreet Road. The property is also located just over 1/2 mile to I-265 at the Stonestreet Road interchange affording it convenient access throughout the city, as well as to other major highways.
<b>Acreage/Price</b>	\$175,000 per Acre / \$2,310,000 Total
<b>Utilities</b>	Water, Gas, Electric, and Sewer are all nearby.
<b>Zoning</b>	M-3
<b>Demographics</b>	43,512 people live within 3 miles and have an average HH income of \$80,414.
<b>Traffic Count</b>	13,751 ADT

### TRANSACTION TEAM

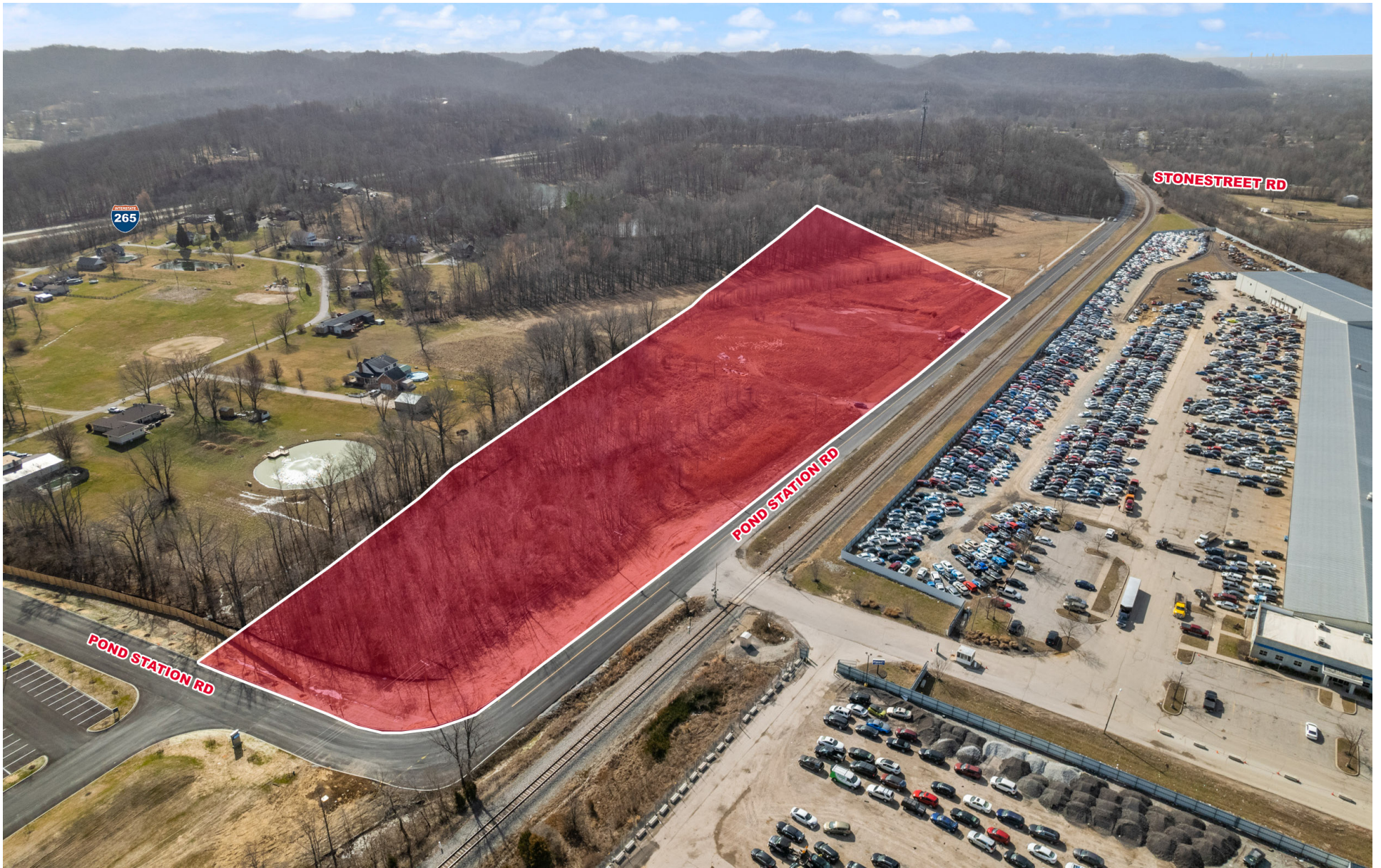
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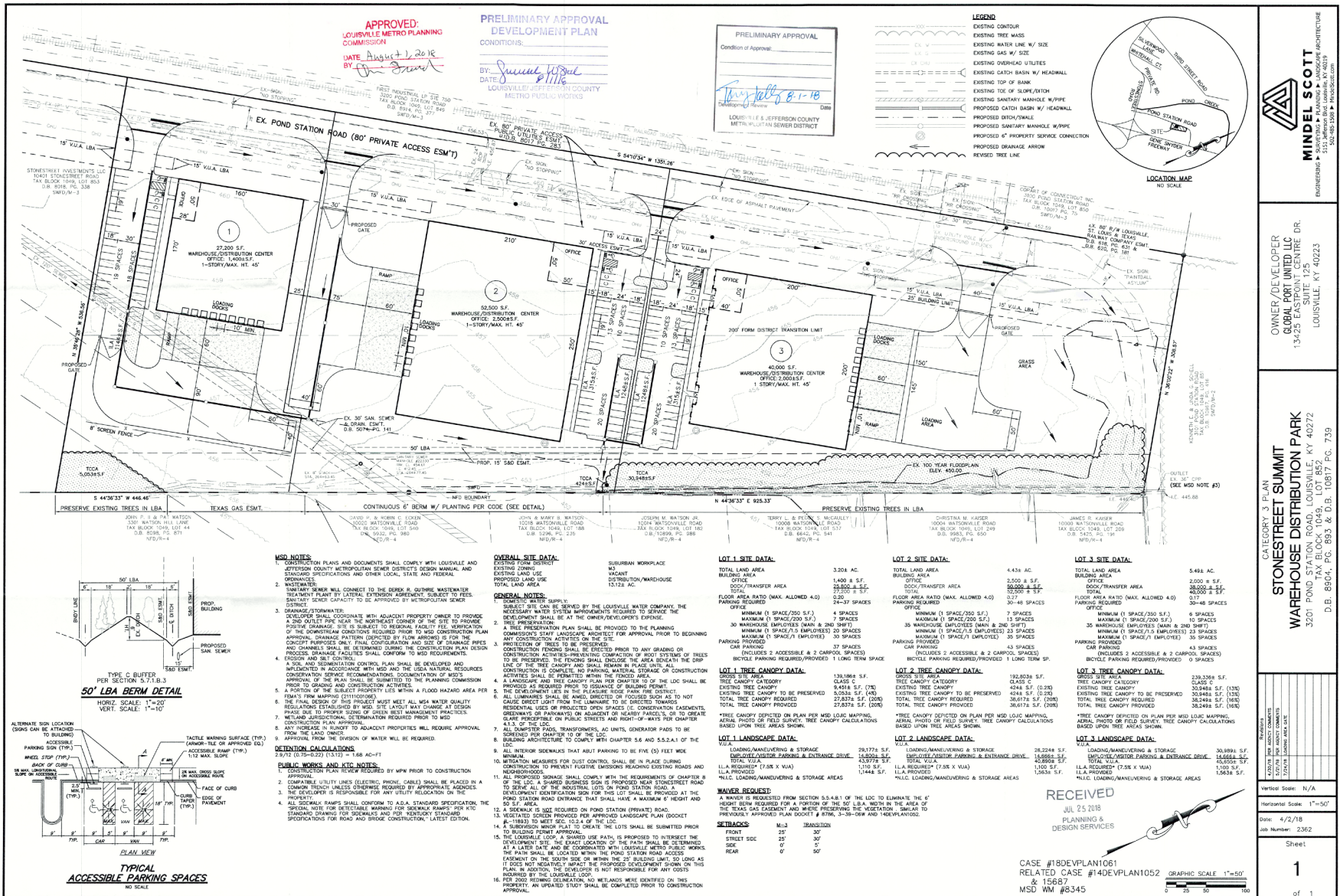
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# DEVELOPMENT MASTER PLAN



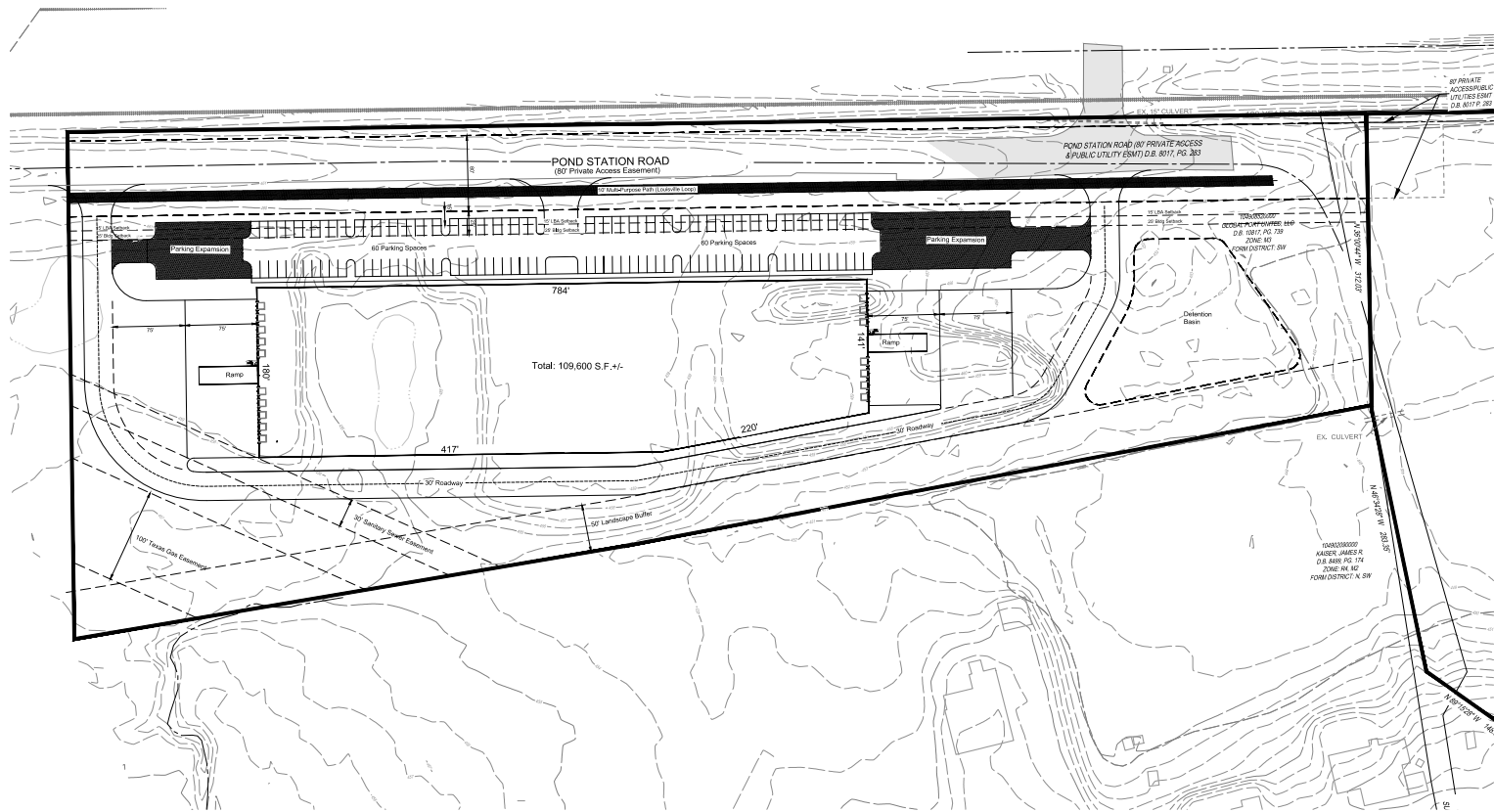
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**CASHMAN & WAKEFIELD**  
Commercial Kentucky

# CONCEPT PLAN

INSPIRED PEOPLE CREATIVE DESIGN TRANSFORMING COMMUNITIES



**THE KLEINGERS GROUP**  
ARCHITECTURE  
LANDSCAPE ARCHITECTURE  
www.kleingers.com  
1000 Lexington Ave. Suite 1700  
New York, NY 10017-2398  
Tel: 212.692.9600

**CONCEPT PLAN**  
3301 POND STATION ROAD  
LOUISVILLE, KY 40222

PROJECT NO: 200506001  
DATE: 01/16/2022

SCALE: 1" = 40'

PREPARED BY: [Signature]

**CONCEPT LAYOUT**

SHEET NO: 1 OF 1

## TRANSACTION TEAM

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