



6700 and 6600 Hurstbourne Parkway Land

6700 S Hurstbourne Pkwy, Louisville, KY 40291



Offering Summary

Sale Price:	\$235,000 - \$475,000 / Acre
Lot Size:	1.7-10.7
Zoning	C-1, R-6

Property Overview

Hurstbourne Parkway frontage in the booming Fern Creek trade area. Star Hill North is 18.5 acres located in the NW quadrant of S. Hurstbourne Parkway and S. Watterson Trail. The property is midway between I-64 and I-65 with frontage and full access to Hurstbourne Parkway. Currently zoned R-5A and PD; the seller is rezoning the property to R-6 and C-1.

Property Highlights

- Dense infill site with frontage on Hurstbourne Parkway.
- Exposure to high traffic with an ADT over 22,000 cars per day.
- More than 1,400 feet of frontage on Hurstbourne Parkway with multiple curb cuts and median cuts to provide excellent access.
- Detailed district development plan that corresponds to pricing, land size and pending rezoning is attached.

EXCLUSIVELY MARKETING BY

SUZANNE DAY CHEEK

scheek@duncancre.com

OFFICE: 502.376.9680

CELL: 502.376.9680

150 Thierman Lane

Louisville, KY 40207

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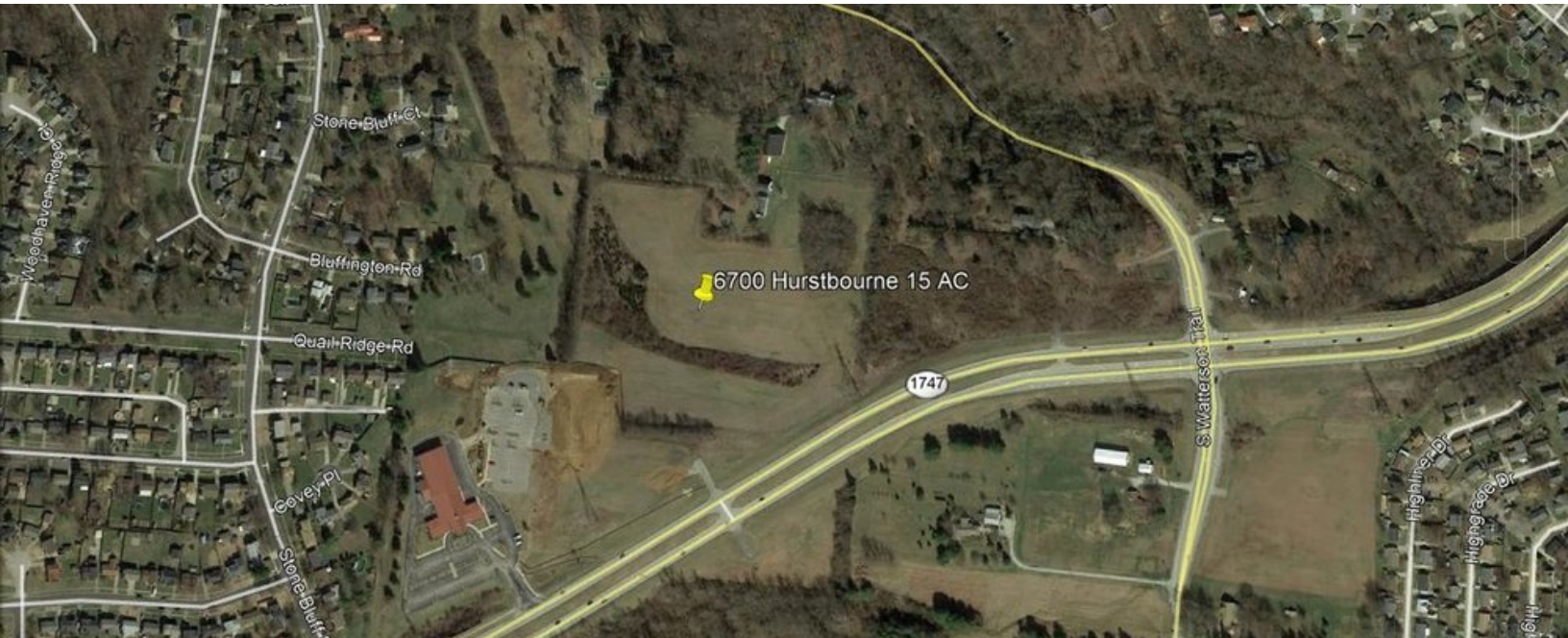


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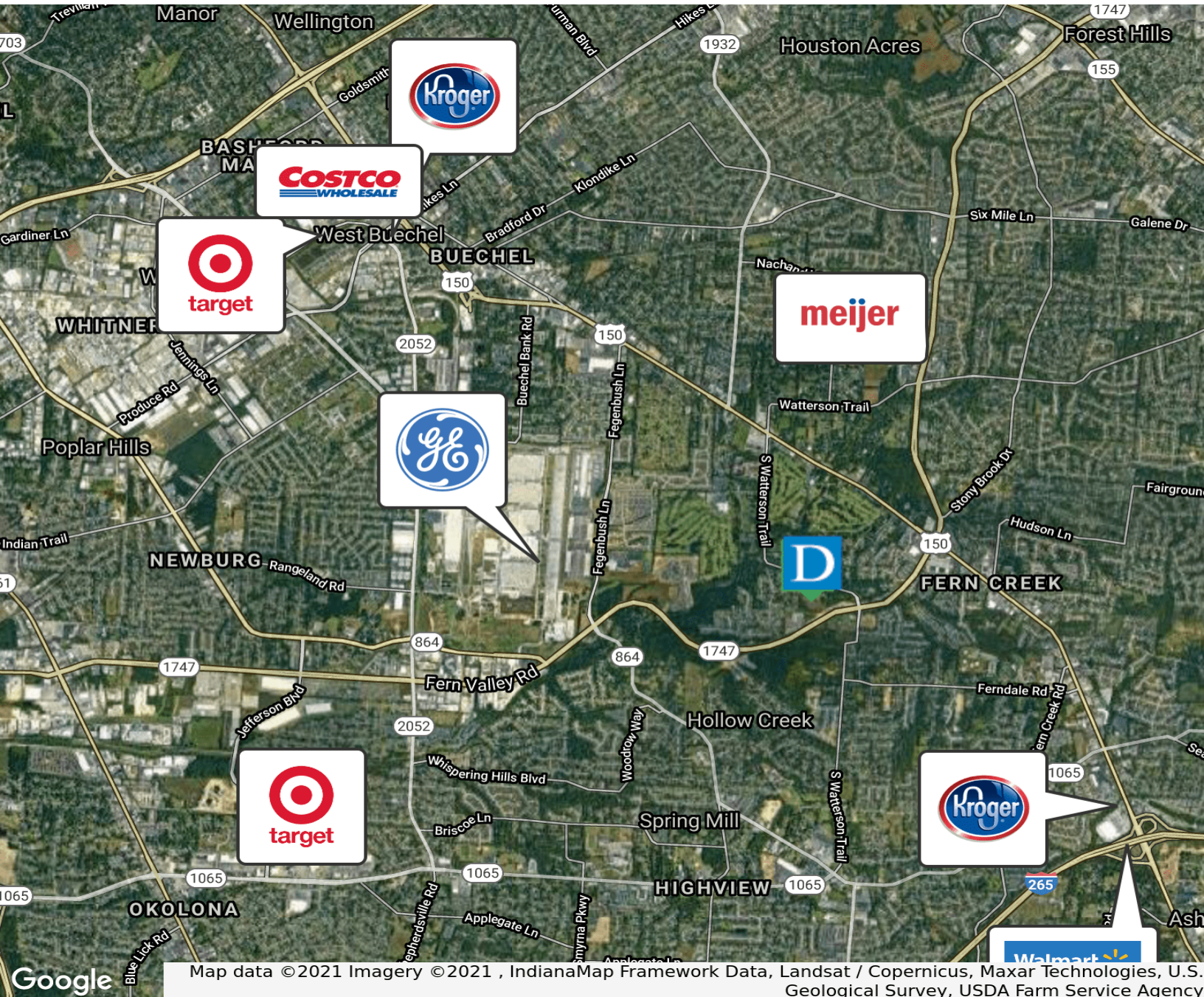


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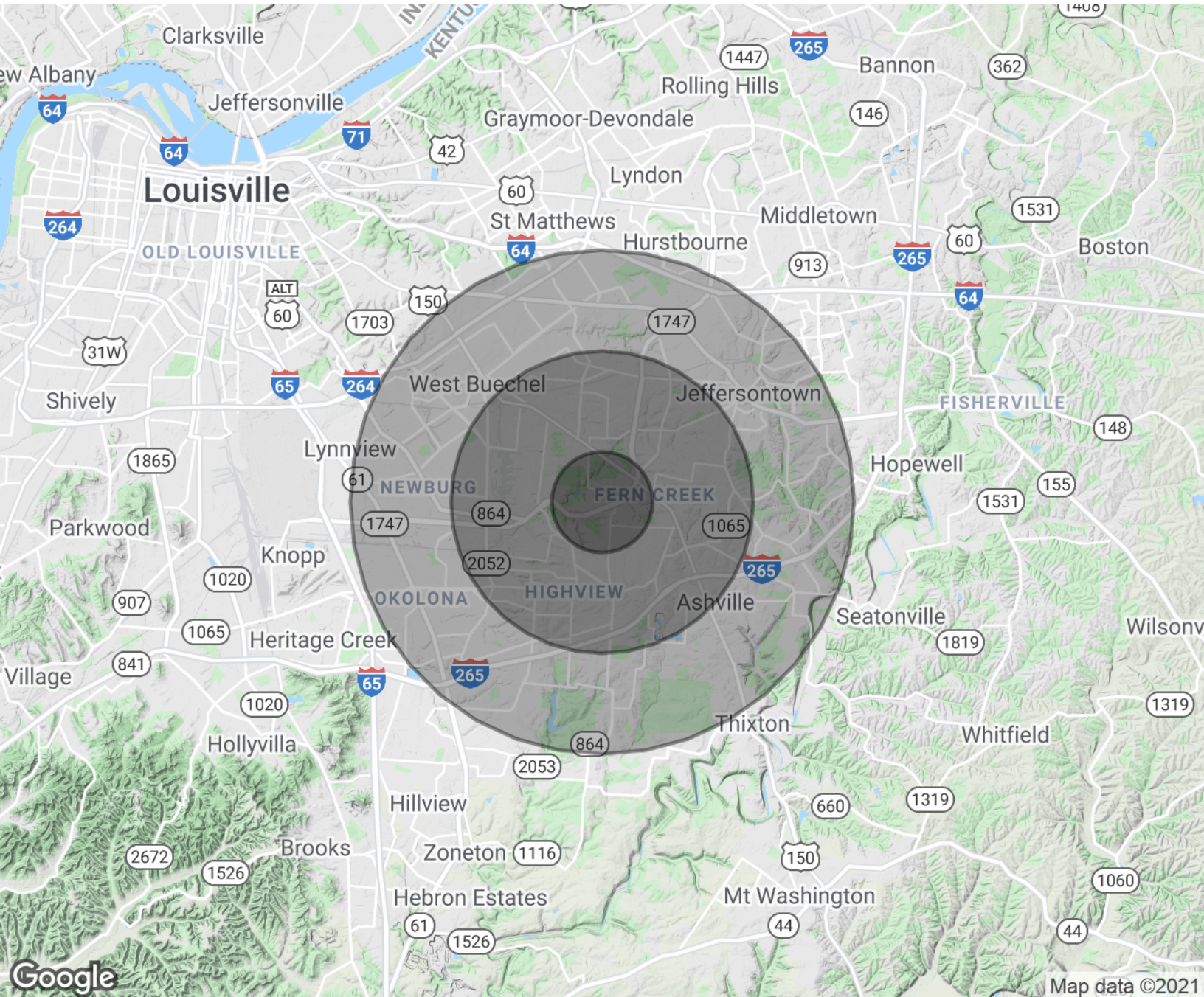


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Population	1 Mile	3 Miles	5 Miles
Total Population	7,004	82,667	206,673
Average age	35.0	36.7	37.3
Average age (Male)	33.2	35.6	35.8
Average age (Female)	36.7	38.3	39.1
Households & Income	1 Mile	3 Miles	5 Miles
Total households	2,882	33,499	84,615
# of persons per HH	2.4	2.5	2.4
Average HH income	\$58,629	\$60,411	\$59,232
Average house value	\$157,377	\$158,083	\$159,844

** Demographic data derived from 2010 US Census*

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