



# Clarksville IN Sites with I-65 Exposure

4121 US-31, Clarksville, IN 47129



## Offering Summary

Sale Price:	\$325,000 - \$350,000 / Acre
Lot Size:	4.98 Acres
Price / Acre:	\$98,544
Zoning:	B-2 Commercial
Market:	Louisville, KY
Submarket:	Clarksville, IN

## Property Overview

The parcels are located on a cul-de-sac, adjacent to the Woodspring Suites Louisville. A buyer could purchase both sites or the seller would sell them separately.

## Property Highlights

- Two Development Sites located on Independence Court with exposure to I-65.
- The sites are situated between Raben Tire and Woodspring Hotel.
- Lot 1 is 3.471 acres
- Lot 3 is 1.506 acres
- B-2 Zoning
- Ideal for interchange uses such as hotel, office, retail, equipment sales and rental.

### EXCLUSIVELY MARKETED BY

**WILL DUNCAN**

wduncan@duncancre.com  
OFFICE: 502.292.5464  
CELL: 502.905.3107

**J. TODD WHITCHURCH**

twhitchurch@duncancre.com  
OFFICE: 502.292.5464 x5456  
CELL: 502.523.4455

150 Thierman Lane  
Louisville, KY 40207

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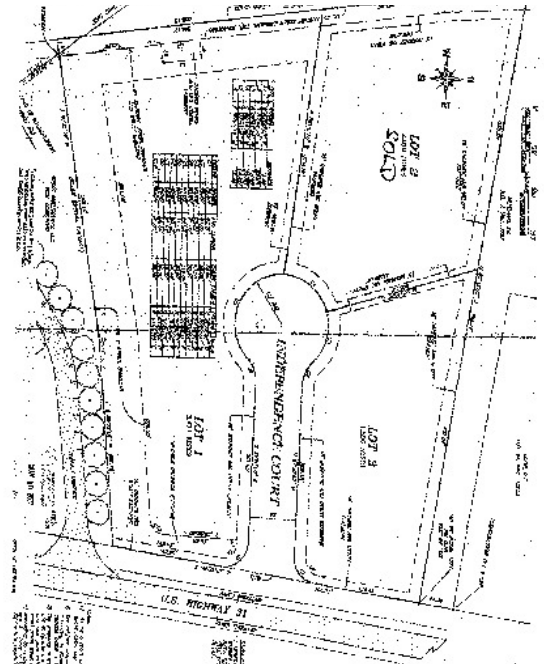
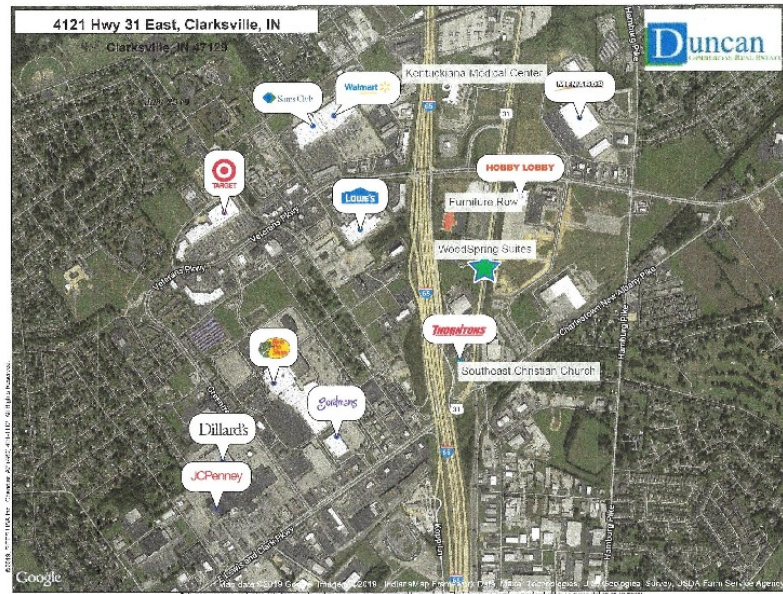
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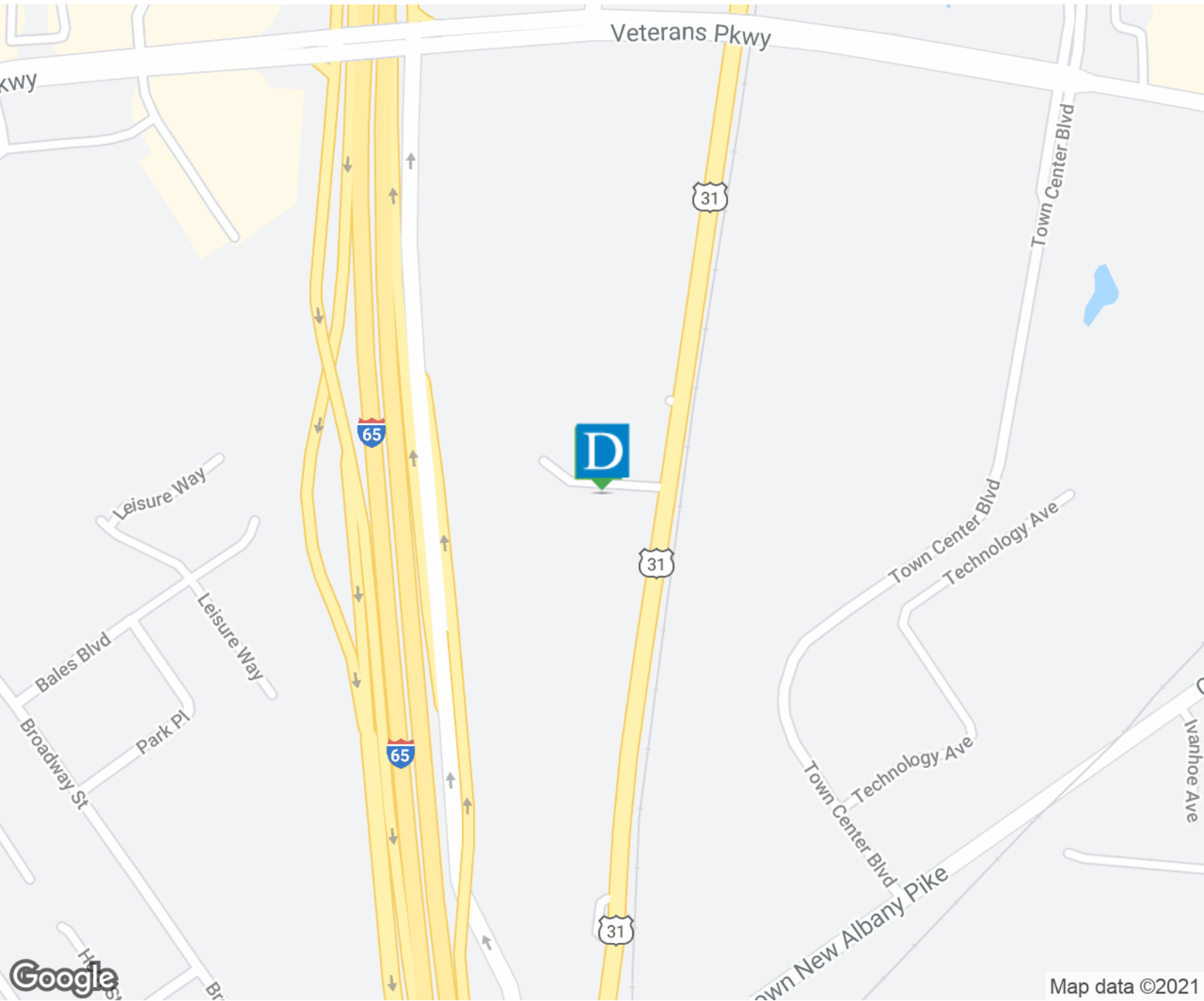
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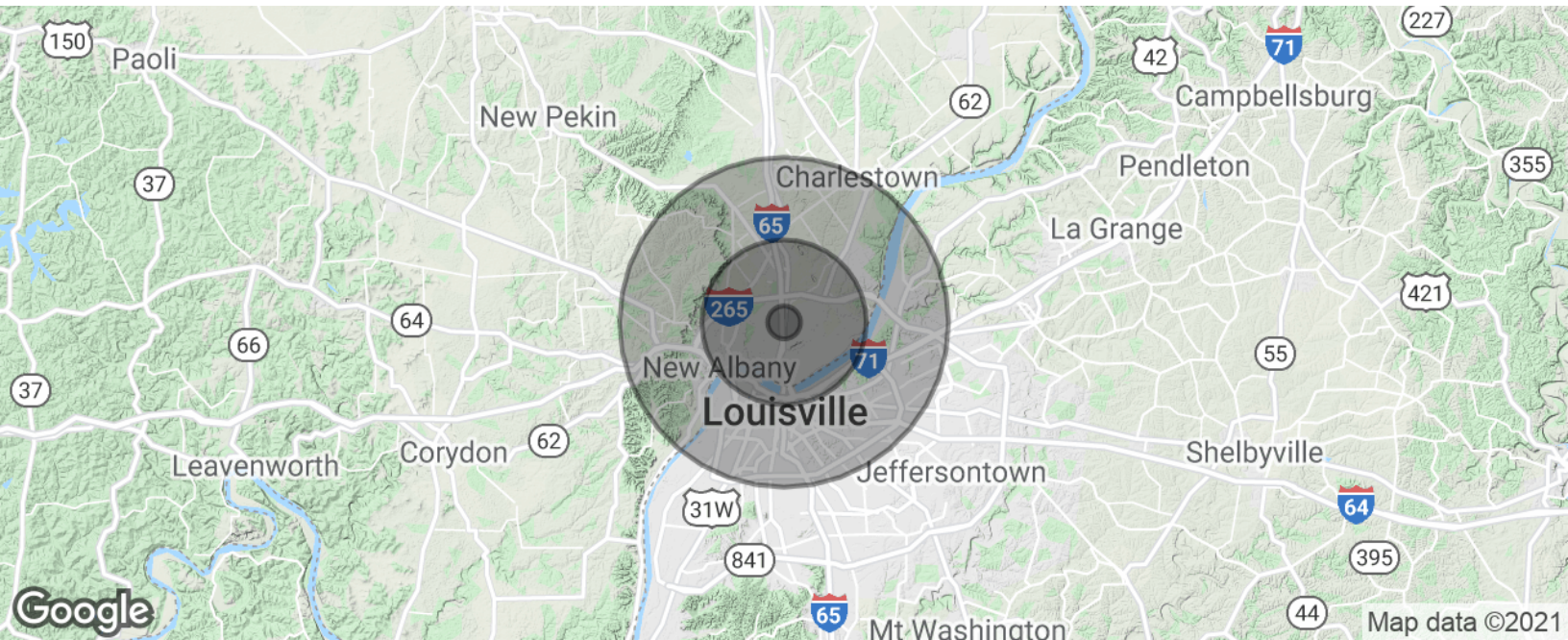
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## Exposure

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### Population

	1 Mile	5 Miles	10 Miles
Total Population	3,652	140,724	498,175
Average age	42.3	37.1	37.8
Average age (Male)	36.7	35.4	35.8
Average age (Female)	48.0	39.0	39.7

### Households & Income

	1 Mile	5 Miles	10 Miles
Total households	1,606	57,988	210,366
# of persons per HH	2.3	2.4	2.4
Average HH income	\$42,631	\$51,347	\$57,341
Average house value	\$132,768	\$136,371	\$184,550

\* Demographic data derived from 2010 US Census

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