

For Sale

Land

\$4,500,000



LaGrange Land Opportunity

2615 KY-146

La Grange, Kentucky 40031

Property Highlights

- Great development opportunity for single family and multi-family residential
- Zoned I-2 (Residential development would require a zoning change)
- Over 2 miles of frontage
- Water available, sewer available within 1,000 feet.
- Multiple access points possible
- Close proximity to city of LaGrange

OFFERING SUMMARY

Sale Price	\$4,500,000
Lot Size	271.95 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
5 Miles	17,277	\$67,415
10 Miles	54,911	\$80,397
15 Miles	126,834	\$90,899

For more information

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NAIFortis Group

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462 South 4th Street
Louisville, Kentucky 40202
502 583 4040 tel

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For Sale

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271.95 Acres



Property Overview

SALE PRICE: **\$4,500,000**

LOT SIZE: **271.95 Acres**

ZONING: **I-2 - Heavy Industrial District**

MARKET: **Louisville/Jefferson County**

Land for sale in LaGrange, Kentucky, located just off exit 22 of I-71. This great opportunity would be great for a single family or multi-family residential development. Currently zoned I-2 so a redevelopment would require a zoning change. Land offers over two miles of frontage along with multiple possibilities for access points. Water is available, sewer available within 1,000 feet.

With close proximity to city of LaGrange which offers award winning schools, the lowest unemployment rate and the highest per capita income in the state.

Just 30 minutes from Louisville and 1 hour from Cincinnati, OH.

Location Overview

LaGrange offers award winning schools, the lowest unemployment rate along with the highest per capita income in the state. Just off I-71 at Exit 22. Located just 30 minutes and 25 miles from Louisville and just over 1-hour drive to Cincinnati, OH.