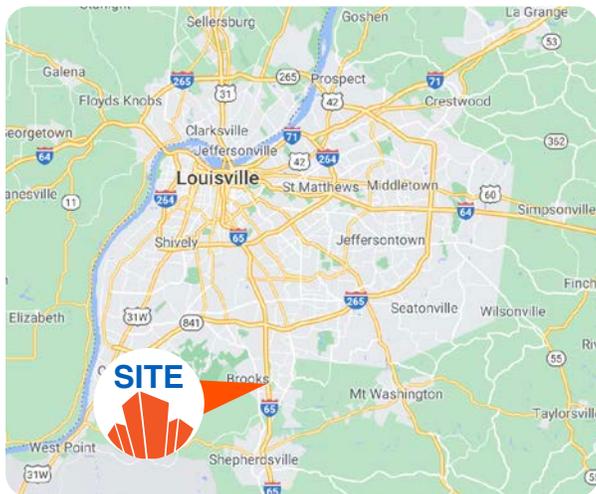




LAND FOR SALE

I-65 & Brooks Hill Rd | Brooks, KY 40109



SALE PRICE: \$2,800,000

15.75 ACRES±

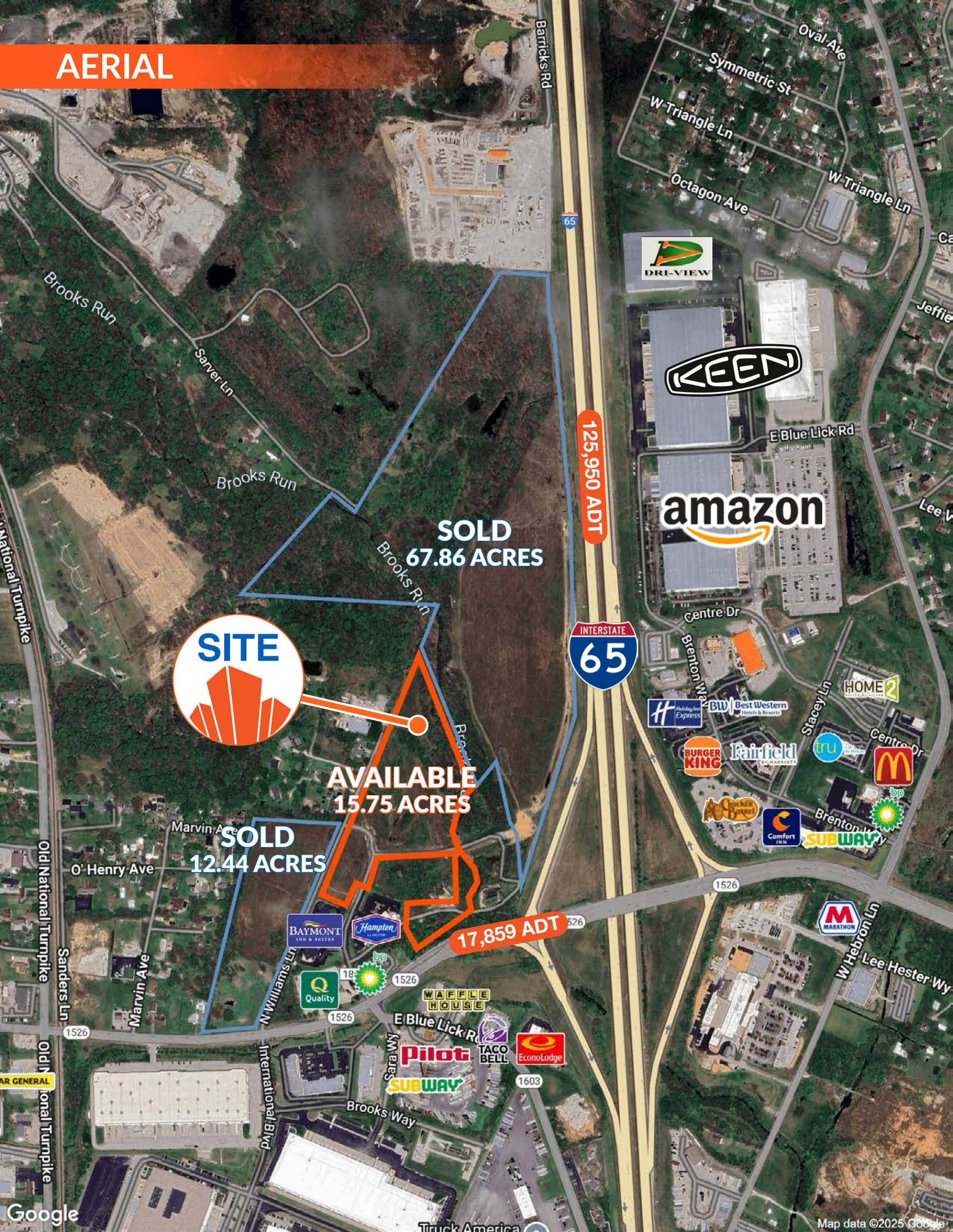
- **High-Visibility Location:** Situated directly at the intersection of I-65 and Brooks Hill Rd, this 15.75-acre property boasts exceptional visibility and convenient access for a wide range of potential users.
- **Unmatched Development Potential:** With its substantial size, this land parcel is ideal for a variety of development projects. Bring your vision to life, whether it's a large-scale commercial center, a thriving industrial park, or a mixed-use development.
- **Strategic Investment:** Capitalize on the growing Louisville market with this prime piece of real estate. The property's proximity to I-65 ensures excellent connectivity and positions your development for success.
- **Zoning:** Zoned I-L (Light Industrial), ideal for warehousing or manufacturing but can be easily rezoned for retail or office use.

JUSTIN BAKER, SIOR
SETH EDENS, SIOR
DAVID WILLIAMS

JBAKER@TRIOCPG.COM
 SEDENS@TRIOCPG.COM
 DWILLIAMS@TRIOCPG.COM

(502) 454-0911
 (502) 553-4180
 (502) 905-4515

AERIAL



SOLD
67.86 ACRES



AVAILABLE
15.75 ACRES

SOLD
12.44 ACRES

17,859 ADT

125,950 ADT





Warehouse - 168,480 SF
(construction complete)
3188 East Blue Lick Rd
Parcel# 043-000-00-022P
11.97 acres

amazon

Secured Parking Lot
(construction complete)
3178 East Blue Lick Rd
Parcel# 043-000-00-022PP
13.24 acres

E Blue Lick Rd



amazon



UL Health

125,950 ADT



SOLD
67.86 ACRES

AVAILABLE
15.75 ACRES

Brooks Hill Rd

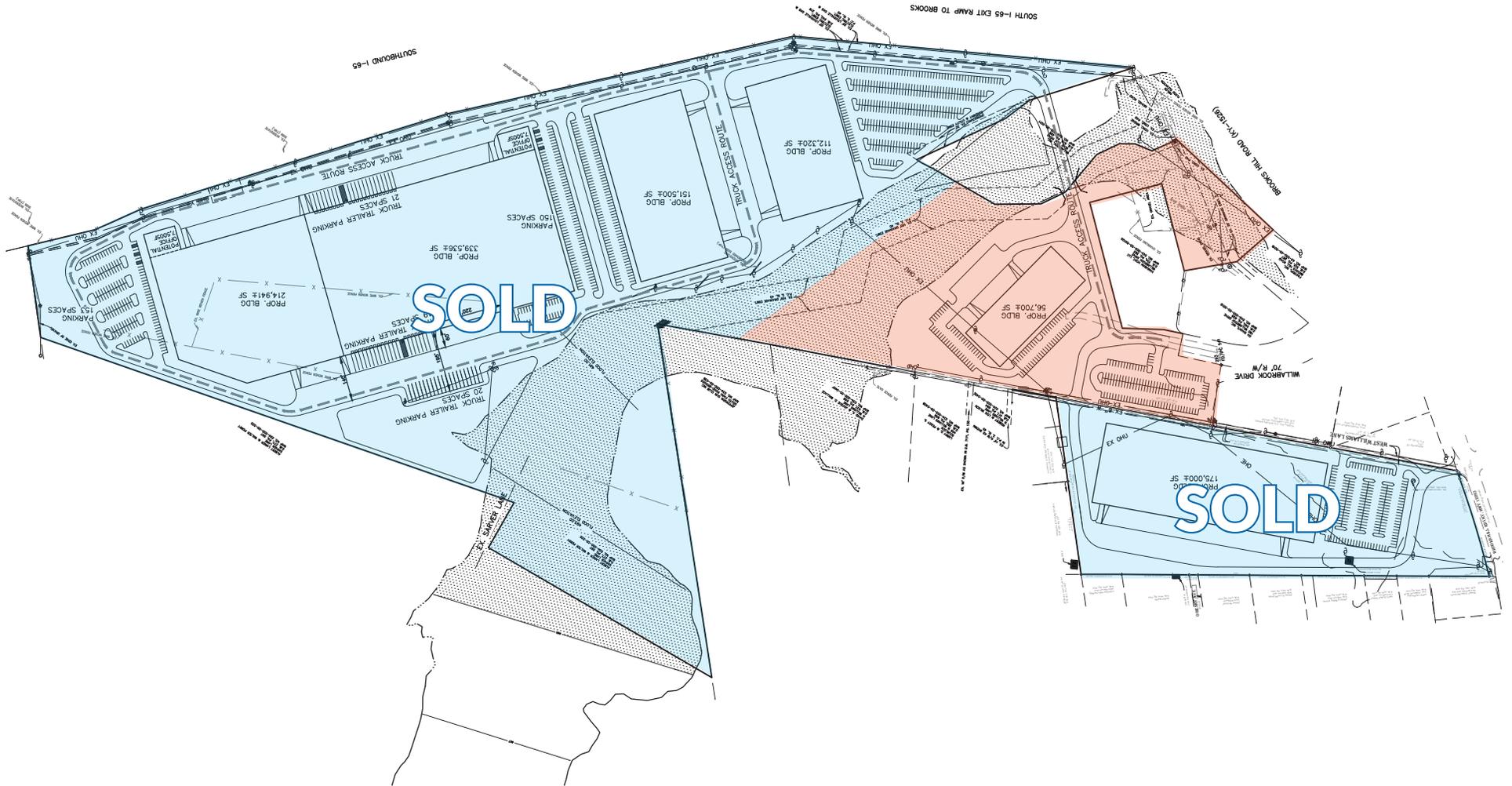


SOLD
12.44 ACRES

17,859 ADT



CONCEPTUAL SITE PLAN



DEMOGRAPHICS



MEDIAN HOUSEHOLD INCOME



TRAFFIC COUNTS

