

FOR SALE

1409 & 1411 S. ENGLISH STATION RD.

LOUISVILLE, KY 40299



PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY

Rare opportunity to acquire 7.43 acres of raw, vacant land in the highly desirable East End of Jefferson County. Strategically located on S. English Station Road just south of Shelbyville Road and the I-64 overpass, this property is positioned within one of Louisville's fastest-growing residential corridors.

Currently zoned R-4, the site offers strong potential for rezoning to higher density residential, making it an ideal candidate for multifamily, townhomes, patio homes, senior living community, or a small planned residential development. Surrounded by established and newly constructed residential communities, the property benefits from proven market demand and strong area absorption.

An existing older rental home is located on the property and could provide interim rental use; however, the primary value is in the land and redevelopment potential.

\$1,871,000

LIST PRICE

\$252,000

PRICE/ACRE

7.43 AC

ACRES

R-4

ZONING

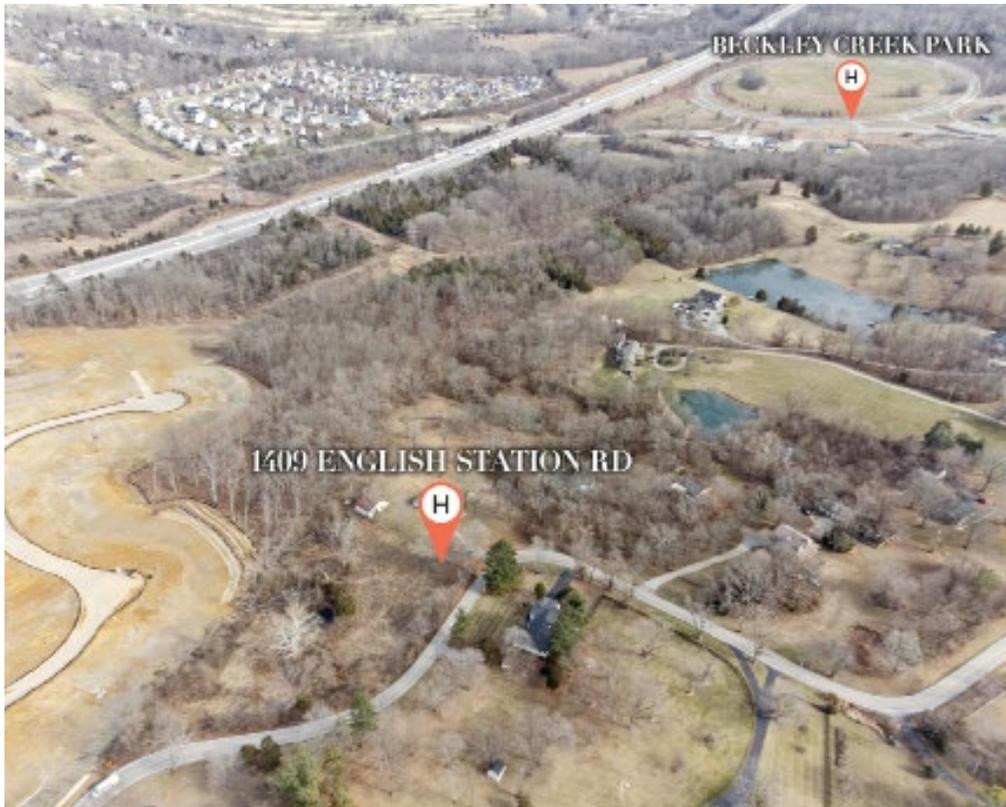
(REZONING POTENTIAL TO ACCOMMODATE A VARIETY OF LAND USES)



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PROPERTY PHOTOS



- Immediate proximity to Shelbyville Road and Interstate 64
- Minutes to Interstate 265 (Gene Snyder Freeway)
- Adjacent to multiple new and established residential communities including Village of Landis Lakes, Cool Springs, Fossil Creek, The Lodges on English Station, The Reserve at English Station, Signature Point, Landis Lakes, Academy Park Place and others
- Conveniently located near major retail destinations along Shelbyville Road and key employment hubs including Bluegrass Commerce Park
- Close to Christian Academy, St. Patrick Catholic School, Echo Trail Middle School and additional area schools
- Convenient access to The Parklands of Floyds Fork, one of Louisville's premier park systems



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ABOUT THE AREA

Businesses Per 1,000 Population

Business Categories	1-Mile	3-Mile	5-Mile	40299	Kentucky	United States
Restaurants	0.84	3.63	2.88	2.40	2.19	2.45
Health Care & Social Assistance	1.12	6.58	6.09	4.49	3.66	3.76
Retail	1.69	6.31	6.21	6.64	4.81	4.59
Manufacturing	0.28	2.68	2.94	3.94	1.18	1.32
Finance & Insurance	1.12	4.61	4.37	2.88	1.76	1.79
Professional & Tech Services	1.40	7.79	8.32	6.45	2.72	3.60

Site to Do Business, 2026



SUBURBAN
RESIDENTIAL
QUIET
GROWING
FAMILY

IN THREE MILES

\$418,151

MEDIAN HOME VALUE

65.4%

HOMEOWNERS

2.31%

POPULATION GROWTH

OVER 55%

HOMES BUILT AFTER 2000

84% HIGHER

HOME VALUE THAN KY

Site to Do Business, 2026



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DISCLOSURE

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	1-Mile	3-Mile	5-Mile
Population			
2025	3,560	26,446	86,336
2030	3,648	27,709	89,657
Households			
2025	1,417	10,991	34,603
2030	1,451	11,519	35,923
Med. Household Income			
2025	\$133,822	\$103,430	\$104,857
2030	\$148,997	\$115,041	\$116,271
Avg. Household Income			
2025	\$157,180	\$136,207	\$141,960
2030	\$148,997	\$151,041	\$157,852

Site to Do Business, 2026



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