



Proposed 135 Single Family Lots

20 Acre Proposed Mixed Use  
-240 unit first-class multifamily  
-Senior living  
-Neighborhood commercial retail

STARLIGHT COFFEE CO.  
Great Clips



REPUBLIC BANK



WesBanco

SUBWAY

PAPA JOHN'S

TUMBLEWEED

BAPTIST HEALTH



Dominos

Red Robin

PIZZA

El Nopal

Express Car Wash

TACO BELL



JayC FOOD STORES



17,639 VPD (22)

HWY 150

New Residential Development Under Development

Up to 10± acres Available

Proposed Signalized Light



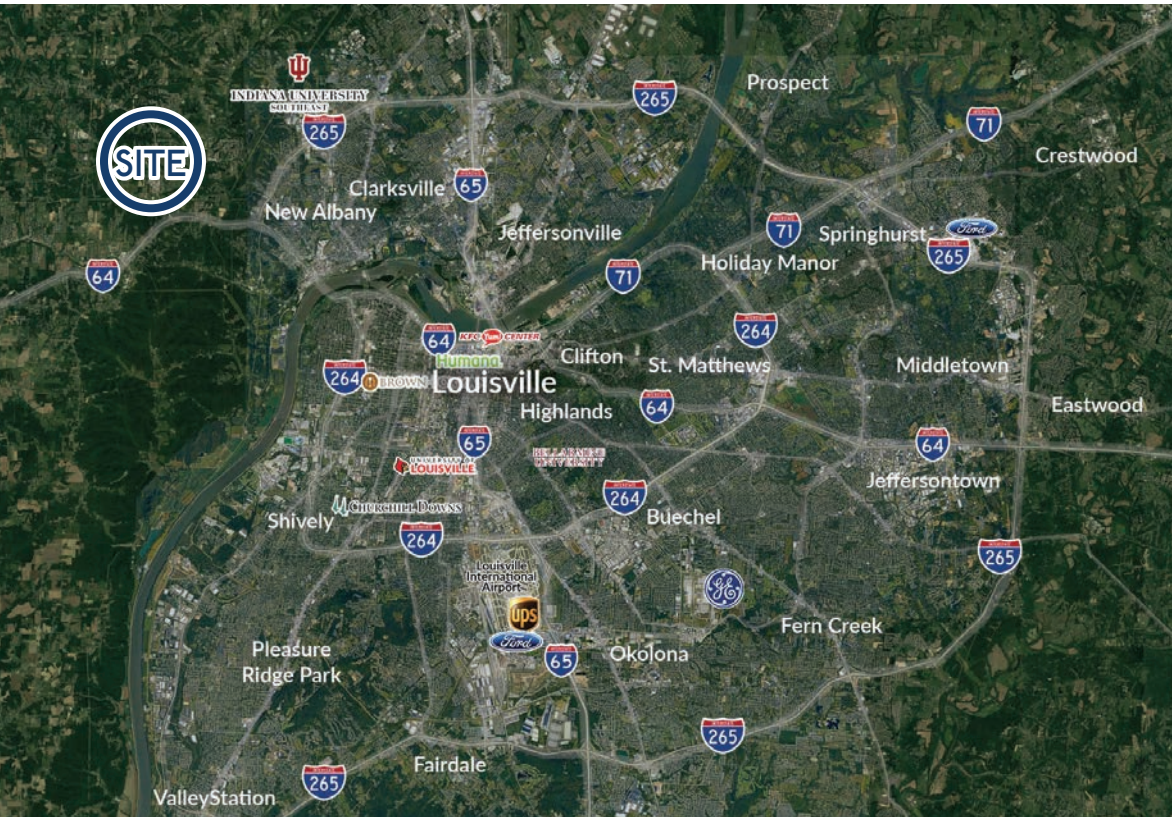
BUILD-TO-SUIT  
OR GROUND LEASE

OUTLOT OPPORTUNITIES  
FLOYDS KNOBS, IN

HOGAN  
REAL ESTATE

# PROPERTY DESCRIPTION

# OUTLOT OPPORTUNITIES FLOYDS KNOBS, IN



## Features



Available for build to suit or ground lease up to 10± ac outlots in the fast-growing, high-income bedroom community of Floyds Knobs within the Louisville MSA



Property is well-suited for restaurant and retail uses and is located less than one mile from the I-64 interchange



Site has excellent visibility and frontage from HWY 150, which has convenient signalized access from Lafollette Station Dr and a proposed signalized int. at HWY 150 in front of site



Immediate area is experiencing high growth with more than 425 proposed multifamily and single family residential units surrounding site as well as a proposed senior living facility



The immediate area retailers and restaurants include Jay C Food Store, Walgreen's, Chase Bank, WesBanco, Dairy Queen, McDonald's, Taco Bell, Auto Zone and other retailers, restaurants, small offices, and medical offices



The Floyds Knobs trade area is underserved for retail, restaurants and other services, and this project provides excellent opportunity to service those needs



**Up to**  
**10± ACRES**  
available for built to suit  
or ground lease



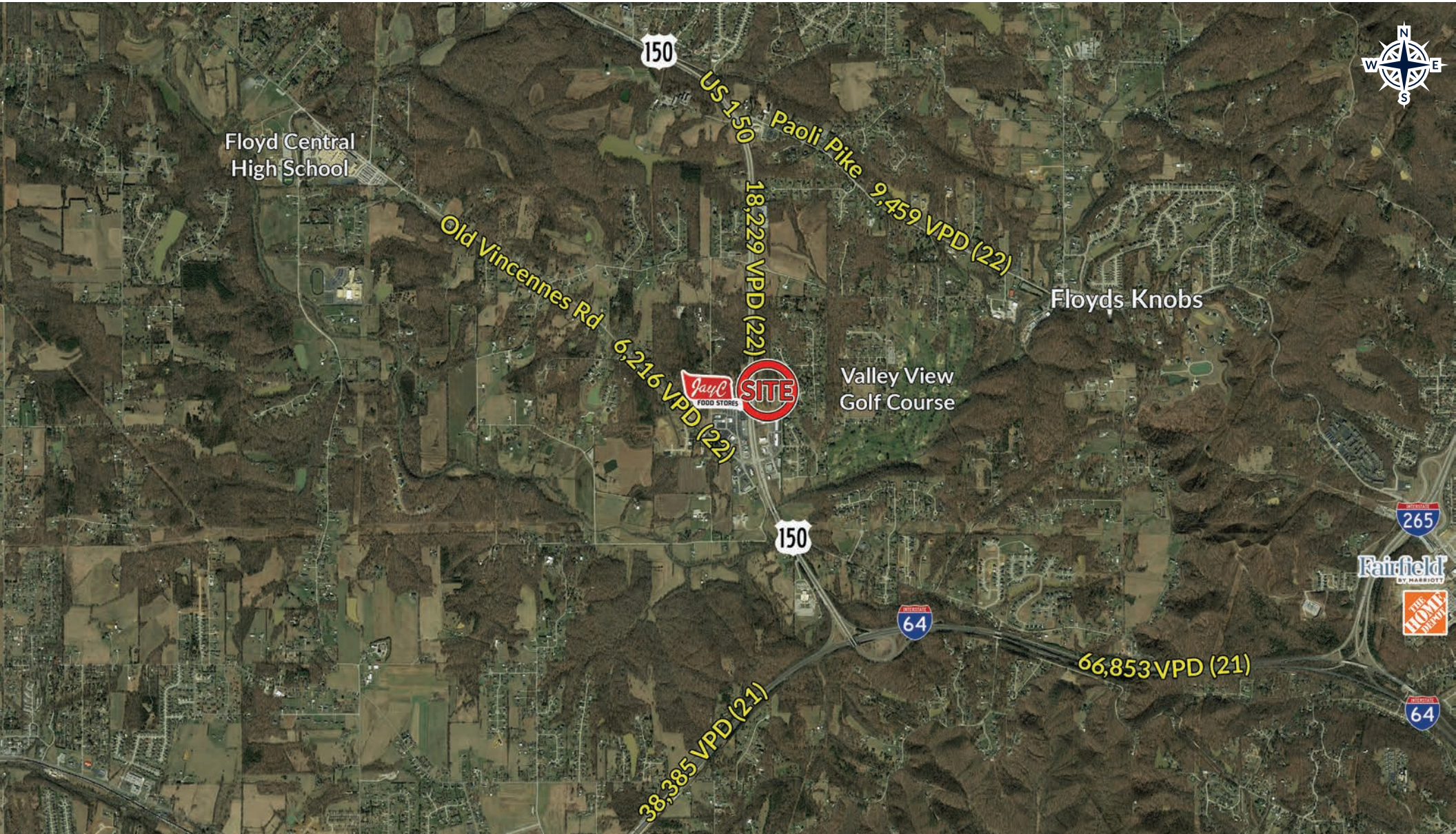
**Over 17,639 (22)**  
**VEHICLES PER DAY**  
on HWY 150  
in front of site

## Demographics

	1 Mile	3 Miles	5 Miles
Population	1,142	14,454	45,335
Median Household Income	\$120,026	\$106,473	\$74,924

# HIGH AERIAL

## OUTLOT OPPORTUNITIES FLOYDS KNOBS, IN



# TRADE ACTIVITY AERIAL

OUTLOT OPPORTUNITIES  
FLOYDS KNOBS, IN

## 20 Acre Proposed Floyds Crossing Mixed Use Project

- 240 unit first-class multifamily
- Senior living
- Neighborhood commercial retail



50+ Residential Lots  
4 Proposed Commercial Lots

**SITE**

6,216 VPD (22)

17,639 VPD (22)

Lawrence Banet Rd

Old Vincennes Rd

Lawrence Banet Rd

Hwy 150

26,285 VPD (22)

Proposed 135 Single Family Lots



# IMMEDIATE AREA AERIAL

# OUTLOT OPPORTUNITIES FLOYDS KNOBS, IN



# HOGAN REAL ESTATE

PROPERTY CONTACT

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