

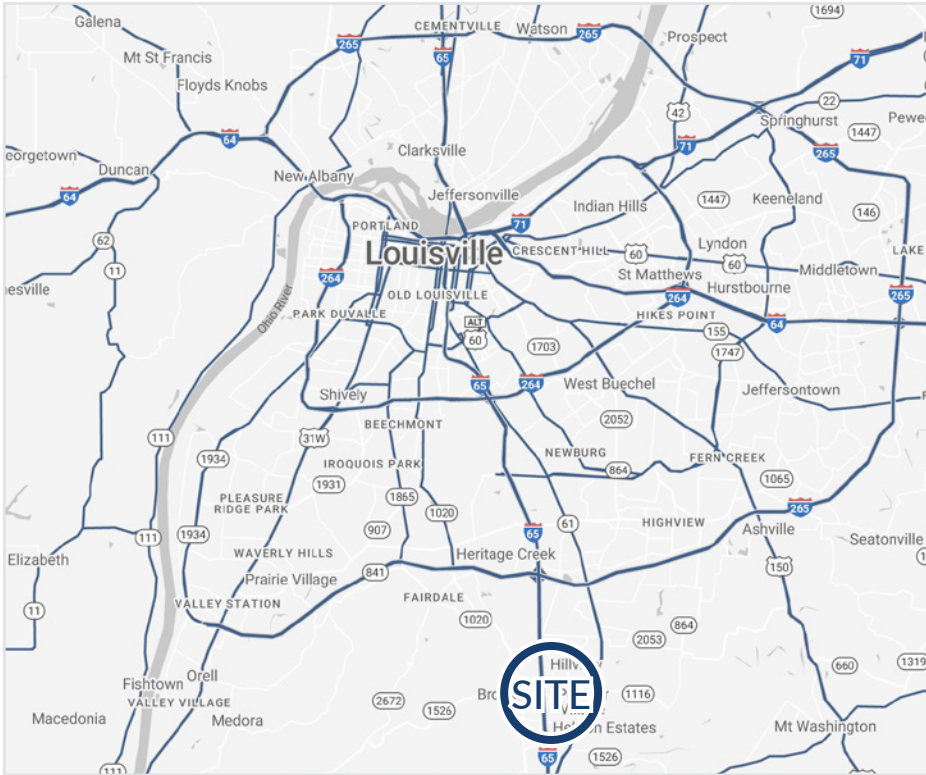
FOR SALE OR LAND LEASE

50-ACRE DEVELOPMENT SITE
HILLVIEW, KENTUCKY

HOGAN
REAL ESTATE

PROPERTY DESCRIPTION

50-ACRE DEVELOPMENT SITE
HILLVIEW, KENTUCKY



Features

- + Prime 50-acre development site located at the northeast quadrant of Interstate 65, John Harper Highway & Blue Lick Road, a well-established and currently developing corridor that serves as a major highway service exit and residential commuter corridor in North Central Bullitt County
- + Zoned B-1, Highway Business with all utilities readily available
- + Located at a major signalized intersection with combined frontage of 3,000 feet along John Harper Highway (25,000 VPD) and Blue Lick Road (10,000 VPD)
- + Exposure to I-65, which carries over 100,000 vehicles per day at the Exit 121 interchange
- + Site provides an exceptional opportunity for a broad range of development
- + The immediate area has experienced rapid growth in terms of population, new housing starts, employment and per capita income over the last 10 years driven by the significant industrial growth along I-65 within Bullitt County, particularly in the warehousing, logistics, and EV segments



Prime 50-Acre
DEVELOPMENT SITE
For Sale or Land Lease



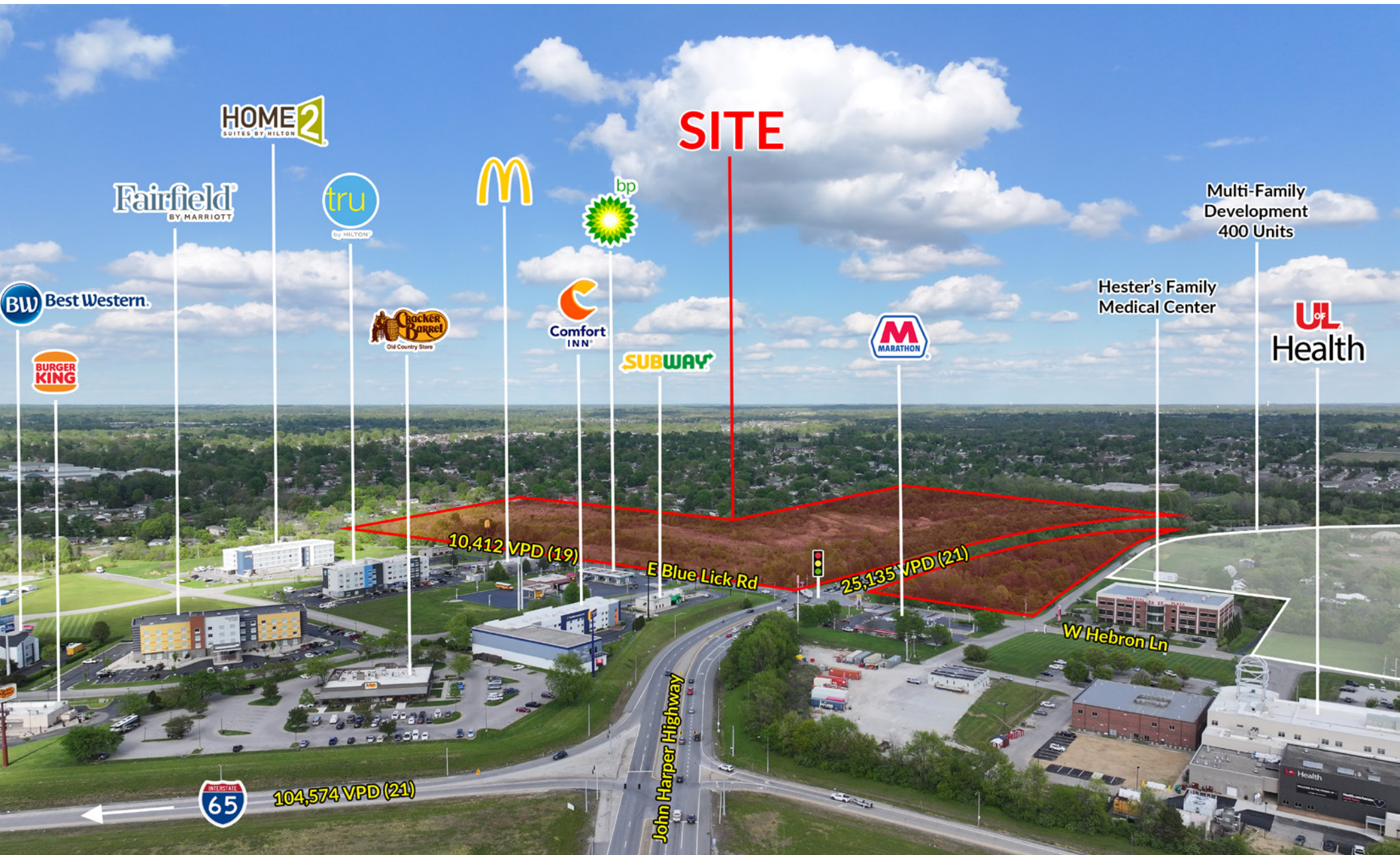
Strategic Location
WITH EXPOSURE TO I-65
at Exit 121 Interchange

Demographics

	1 Mile	3 Miles	5 Miles
Population	6,146	32,039	86,473
Average Household Income	\$77,460	\$77,830	\$82,493

AERIAL

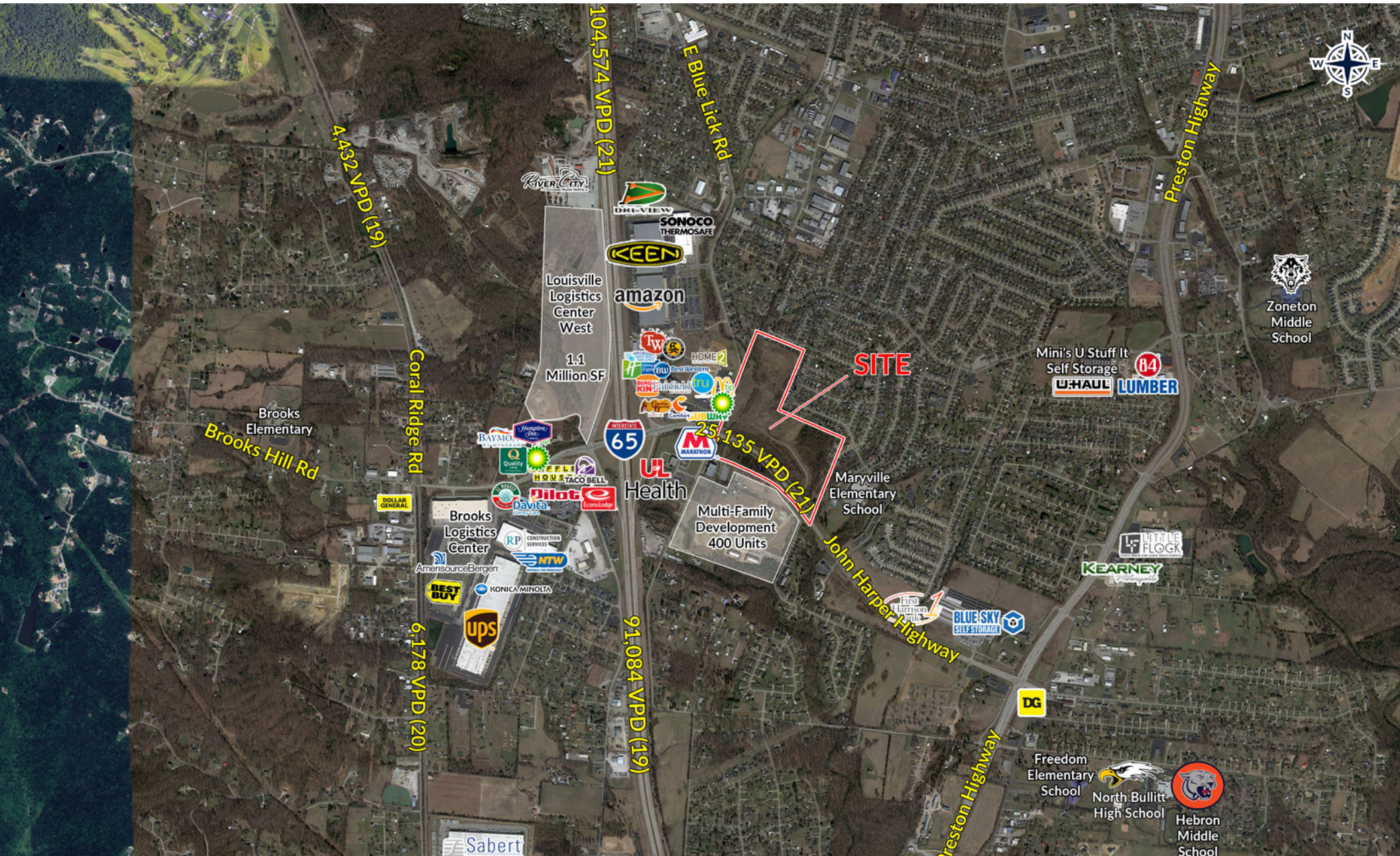
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AERIAL

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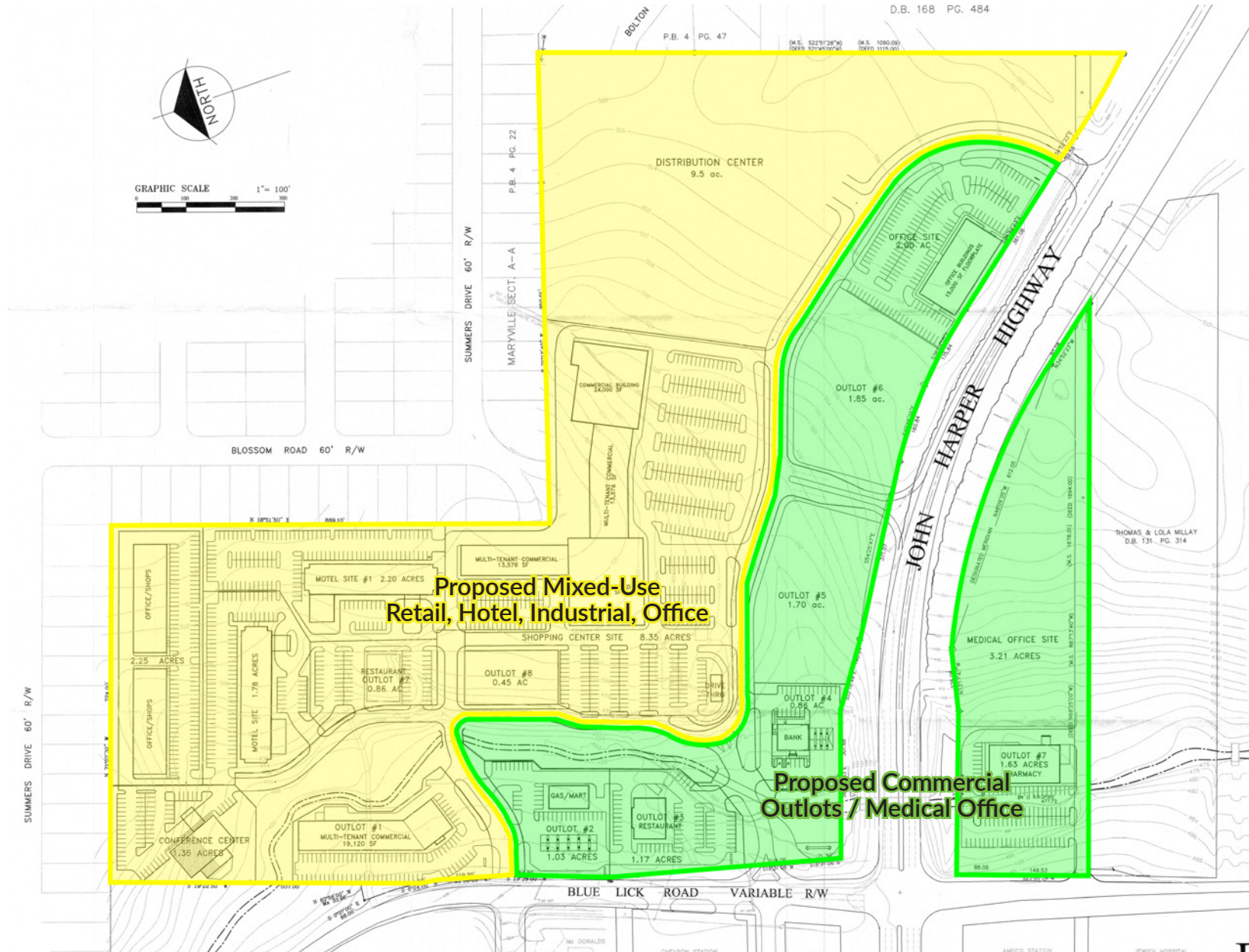
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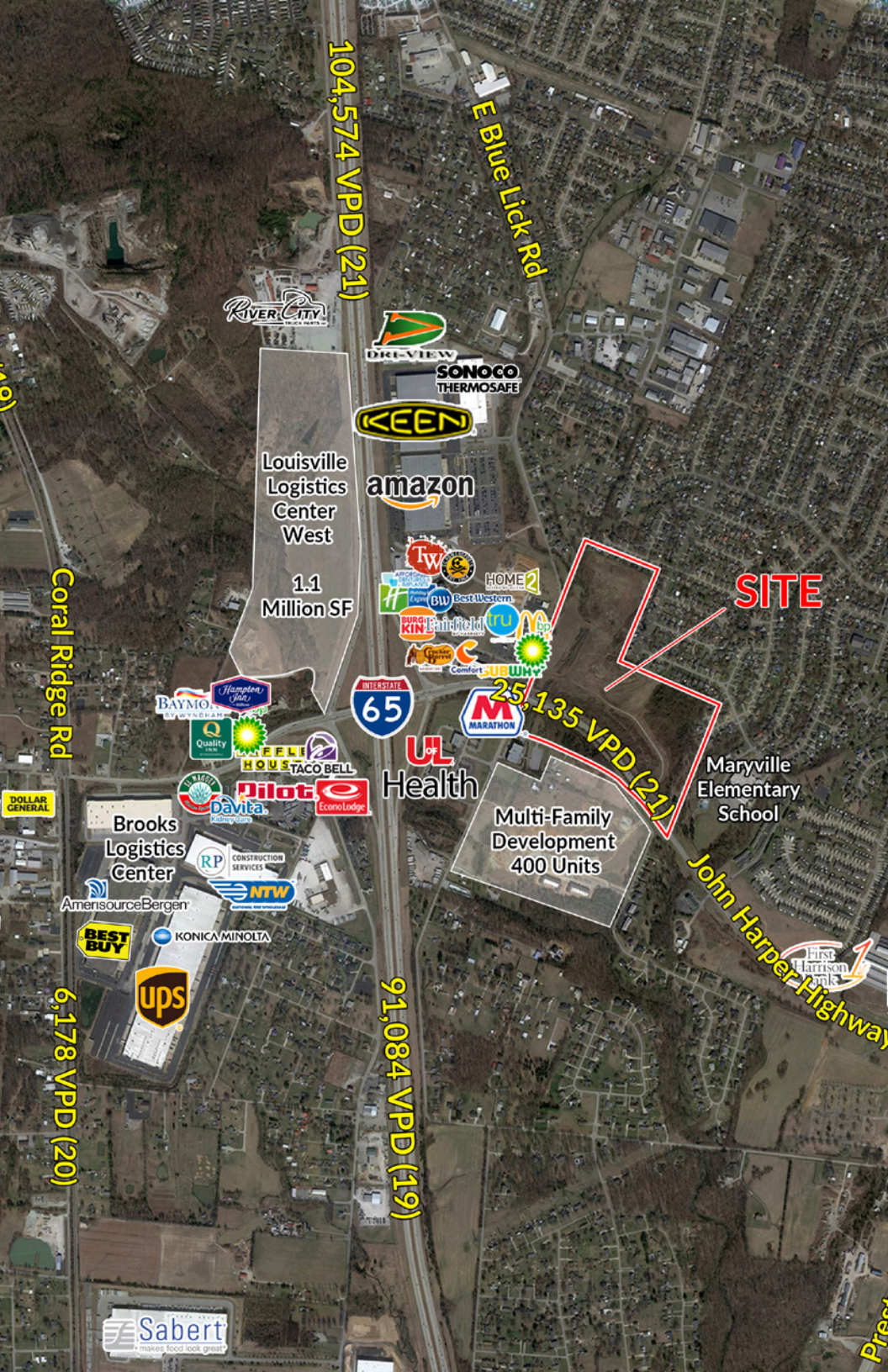
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CONCEPTUAL SITE PLAN

50-ACRE DEVELOPMENT SITE
HILLVIEW, KENTUCKY





HOGAN REAL ESTATE

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