

For Sale

# Apartment Land

\$1,700,000



## 9311 Old 6 Mile Lane

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Louisville, Kentucky 40299

### Property Highlights

- Prime location in Jeffersontown
- Close proximity to commercial and residential districts
- Land entitlement and plan for 60 units approved
- East Louisville has a vacancy rate below 6%
- Louisville has the highest Class A and B apartment rent growth in the county.

### Property Description

Explore the exceptional investment opportunity presented by this property located in the Louisville area. Boasting a prime location, this property offers convenient access to all that Louisville has to offer, including its thriving commercial and residential districts. With its strategic positioning, this property presents a solid investment potential, making it an ideal choice for Land / Multifamily investors looking to capitalize on the lucrative real estate market in Louisville.

### OFFERING SUMMARY

<b>Sale Price</b>	\$1,700,000
<b>Lot Size</b>	4.25 Acres

### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>1 Mile</b>	12,133	\$86,188
<b>3 Miles</b>	83,627	\$102,376
<b>5 Miles</b>	196,888	\$103,408

For more information

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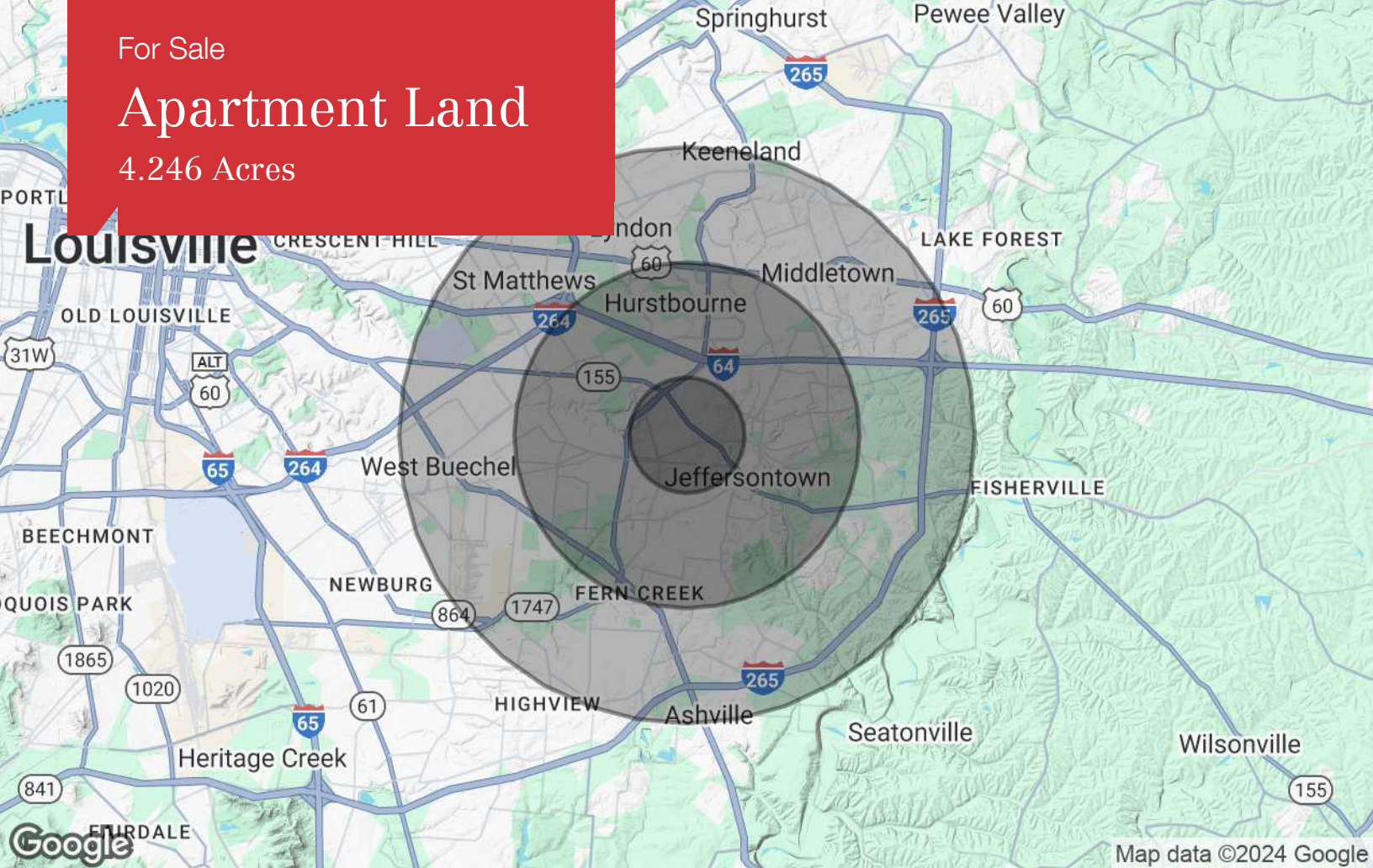
4.246 Acres



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4.246 Acres



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
TOTAL POPULATION	12,133	83,627	196,888
MEDIAN AGE	40	42	41
MEDIAN AGE (MALE)	39	40	40
MEDIAN AGE (FEMALE)	42	43	43
<b>Households &amp; Income</b>			
TOTAL HOUSEHOLDS	5,312	35,705	84,844
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$86,188	\$102,376	\$103,408
AVERAGE HOUSE VALUE	\$245,476	\$303,667	\$311,876
<b>Race</b>			
% WHITE	75.9%	73.6%	73.4%
% BLACK	15.7%	15.1%	16.1%
% ASIAN	3.2%	7.2%	6.1%
% HAWAIIAN	0.0%	0.1%	0.0%
% INDIAN	0.4%	0.3%	0.3%
% OTHER	4.7%	3.8%	4.0%
<b>Ethnicity</b>			
% HISPANIC	11.6%	7.9%	8.5%

\* Demographic data derived from 2020 ACS - US Census