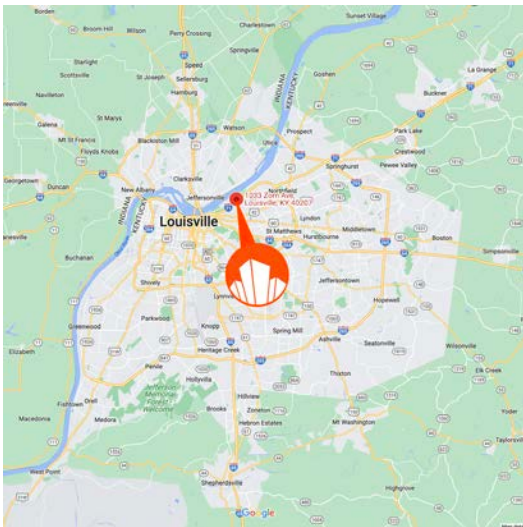




**SIGN
INCLUDED**

1033 ZORN AVE | LOUISVILLE, KY 40207

LAND FOR SALE



LOT FOR SALE: \$2,495,000

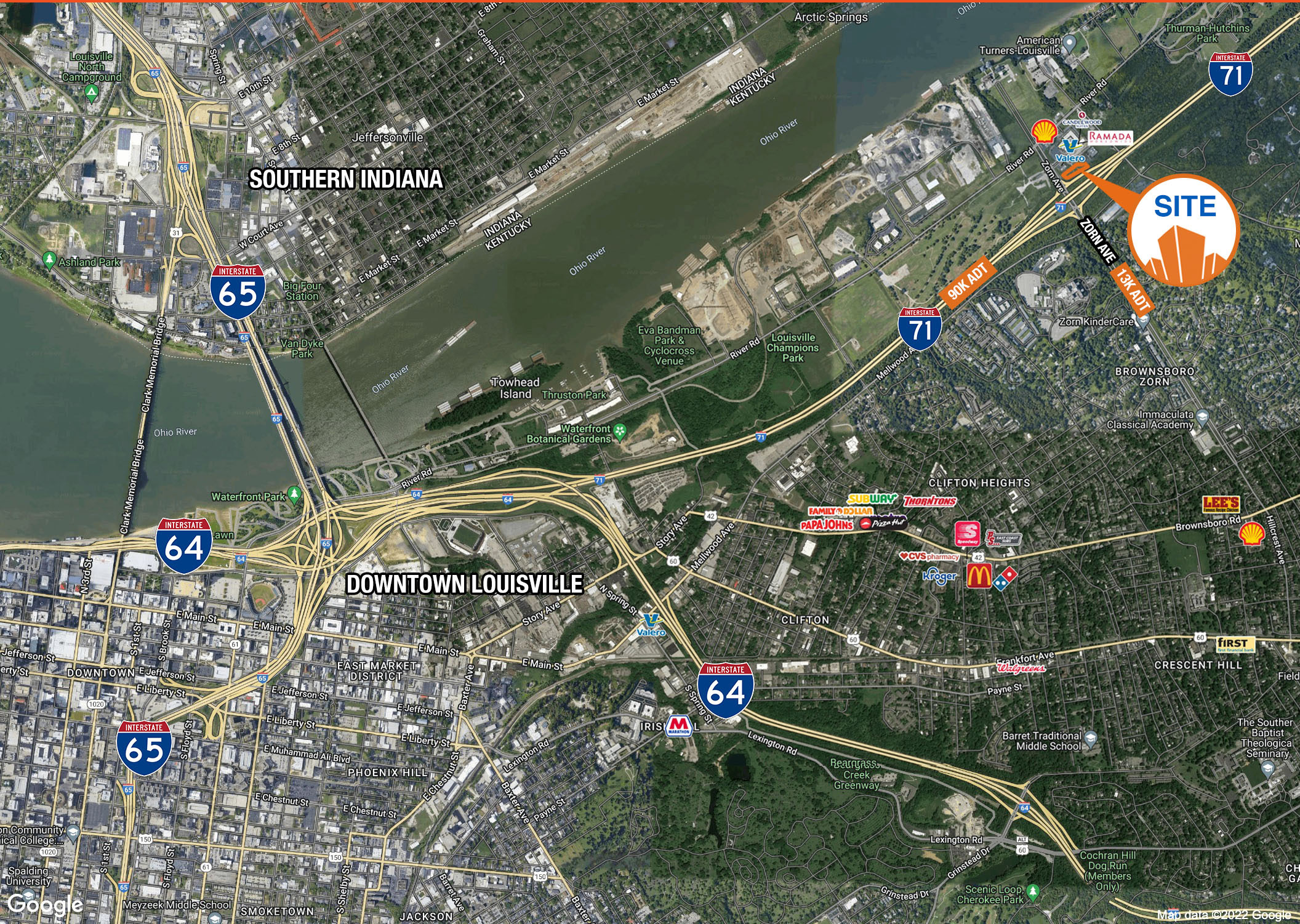
1.33 ACRES

- Located at the corner of I-71 (90K ADT) and Zorn Ave (13K ADT)
- Approved for a 143-room hotel
- Includes a tourism sales tax exemption for construction materials
- Sign pole with interstate visibility included
- 8 minutes from Downtown Louisville
- Zoned C2

JUSTIN BAKER
502 454 0911
JBAKER@TRIOCPG.COM

MICHAEL TABOR
502 454 4557
MTABOR@TRIOCPG.COM

MACRO AERIAL



SOUTHERN INDIANA

DOWNTOWN LOUISVILLE

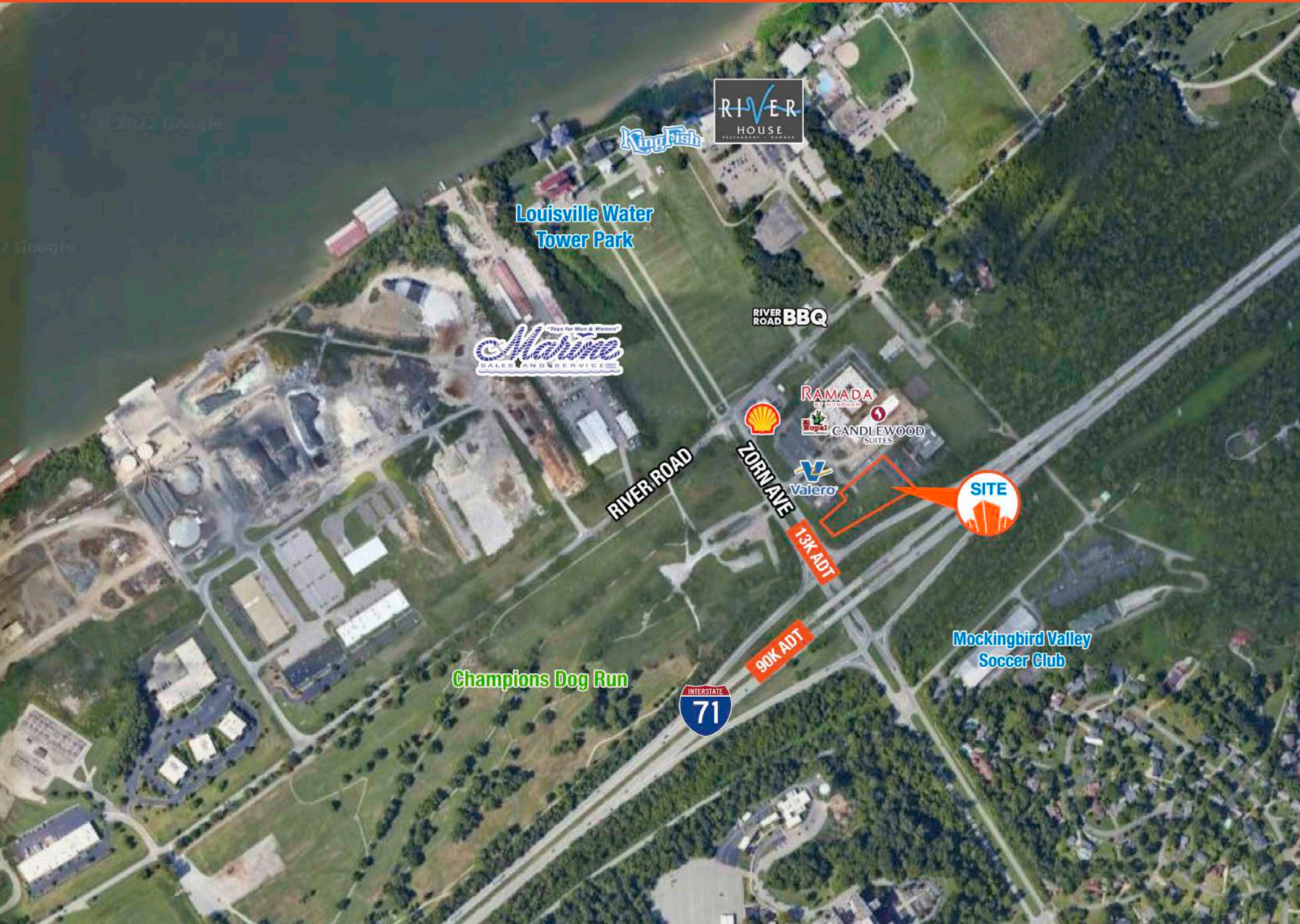
SITE

90K ADT

13K ADT



MICRO AERIAL



Louisville Water Tower Park

Maui
SALES AND SERVICE

RIVER ROAD

RIVER ROAD BBQ



ZORN AVE

RAMADA BY WYNDHAM



CANDLEWOOD SUITES



Champions Dog Run



90K ADT

13K ADT

Mockingbird Valley Soccer Club

PHOTOS

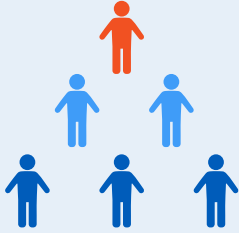


PHOTOS



DEMOGRAPHICS

POPULATION



1 MILE **4,610**
3 MILES **70,577**
5 MILES **213,618**

HOUSEHOLDS



1 MILE **2,387**
3 MILES **33,167**
5 MILES **98,534**

BUSINESSES



1 MILE **218**
3 MILES **3,790**
5 MILES **12,516**

EMPLOYEES



1 MILE **2,375**
3 MILES **45,695**
5 MILES **180,738**

MEDIAN HOUSEHOLD INCOME



TRAFFIC COUNTS

