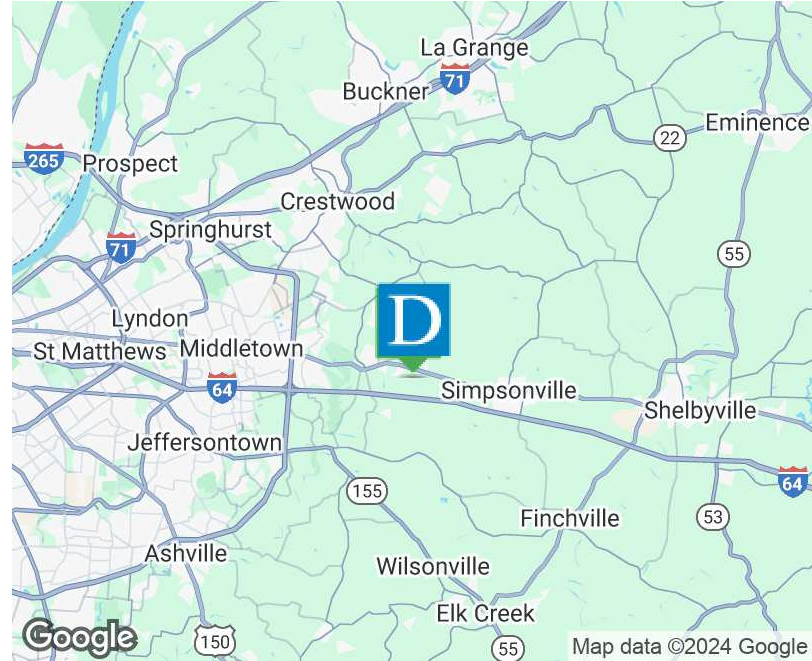
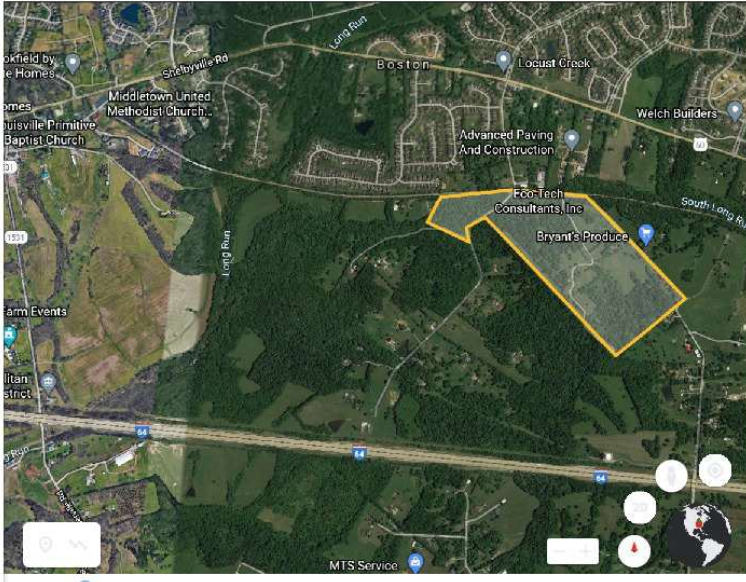




Eastern Jefferson County Development Site

716 CLARK STATION RD, Louisville, KY 40023



Offering Summary

Sale Price:	\$6,100,000
Land Size:	100+/- Acres
Zoning:	R-4 Single Family
Market:	Eastern Jefferson County KY

Property Overview

Blue Heaven Farm is 103 acre development opportunity that is comprised of six parcels with a primary tract that contains 90+ acres located just south of Shelbyville Road on Clark Station Road in Eastern Jefferson County. The site may yield up to 290 single family lots per a development study. The property is gently rolling and mostly cleared with access from both Hobbs Lane and Clark Station and has more than 3,200 lineal feet of frontage on Clark Station.

The property is located just east of the new Publix Grocery under construction at Shelbyville and Long Run Road and is near Locust Creek, Arlington Meadows, and Notting Hill subdivisions. It is less than six miles east of Middletown with Target, Kroger, Walmart, Academy Sports, numerous restaurants, and employment centers. The property is located less than five miles west of Simpsonville with easy access to the I-64 Simpsonville exit, a booming job market, and the Outlet Shoppes of the Bluegrass which houses with more than 80 stores and restaurants.

EXCLUSIVELY MARKETING BY

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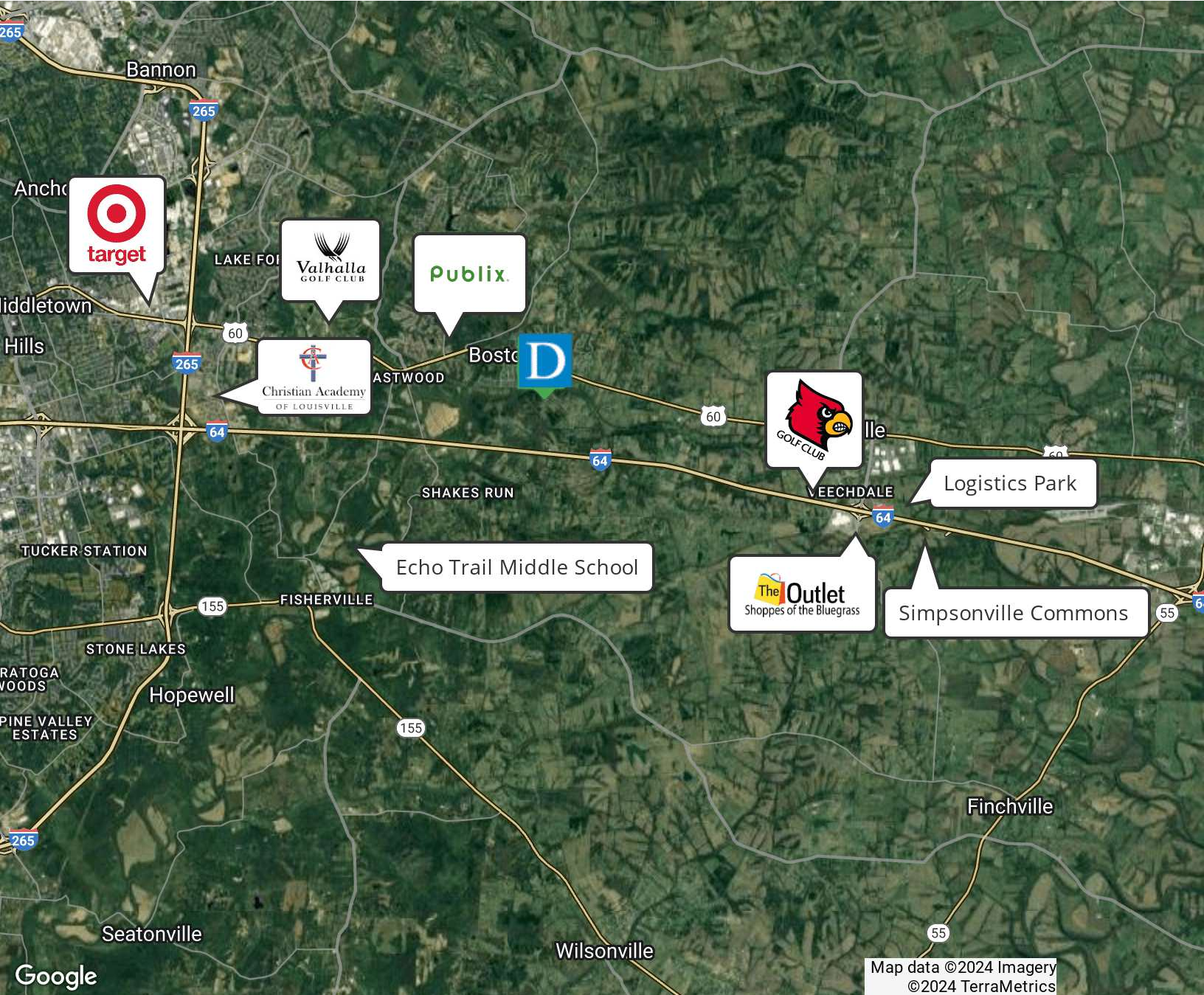


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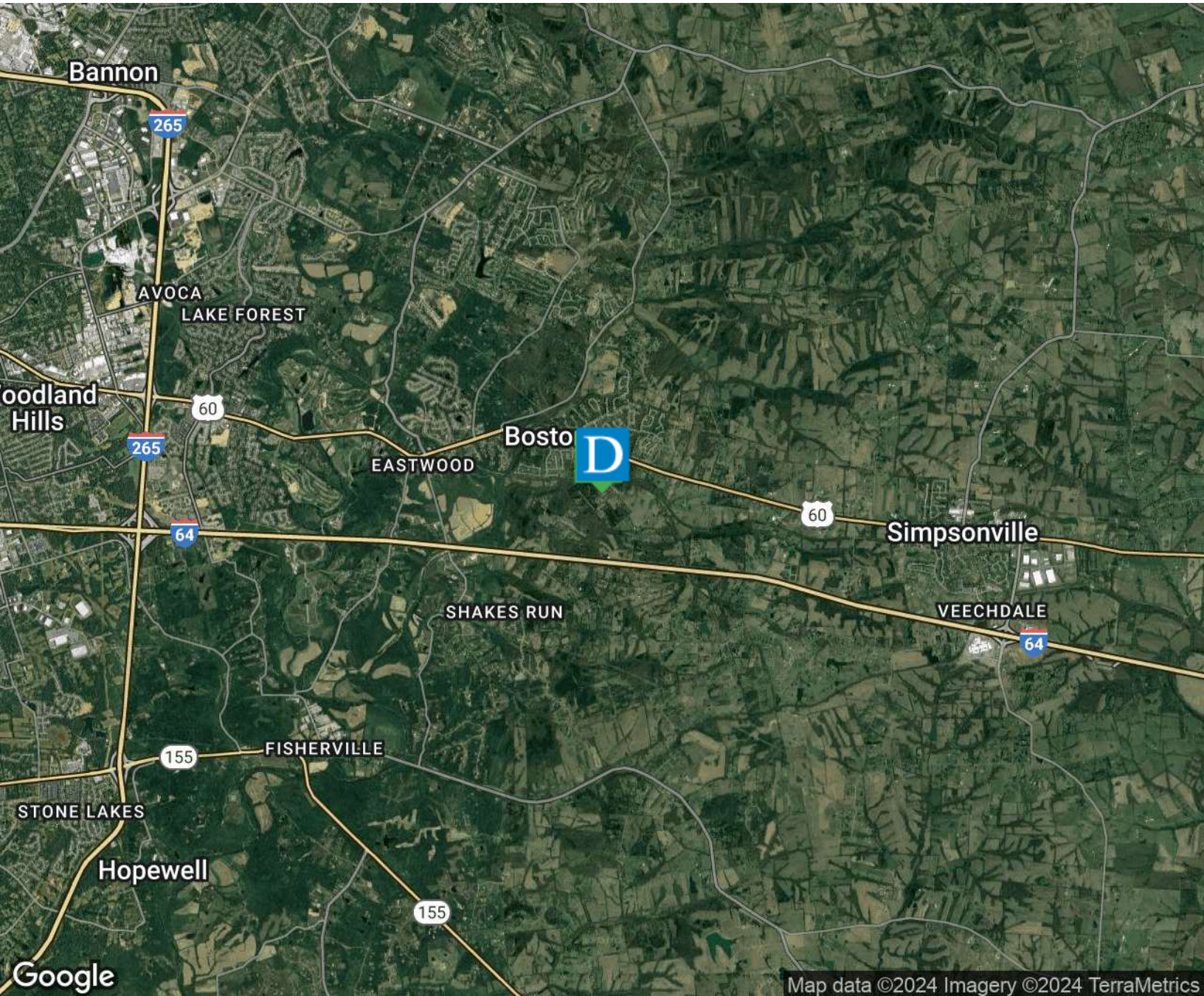


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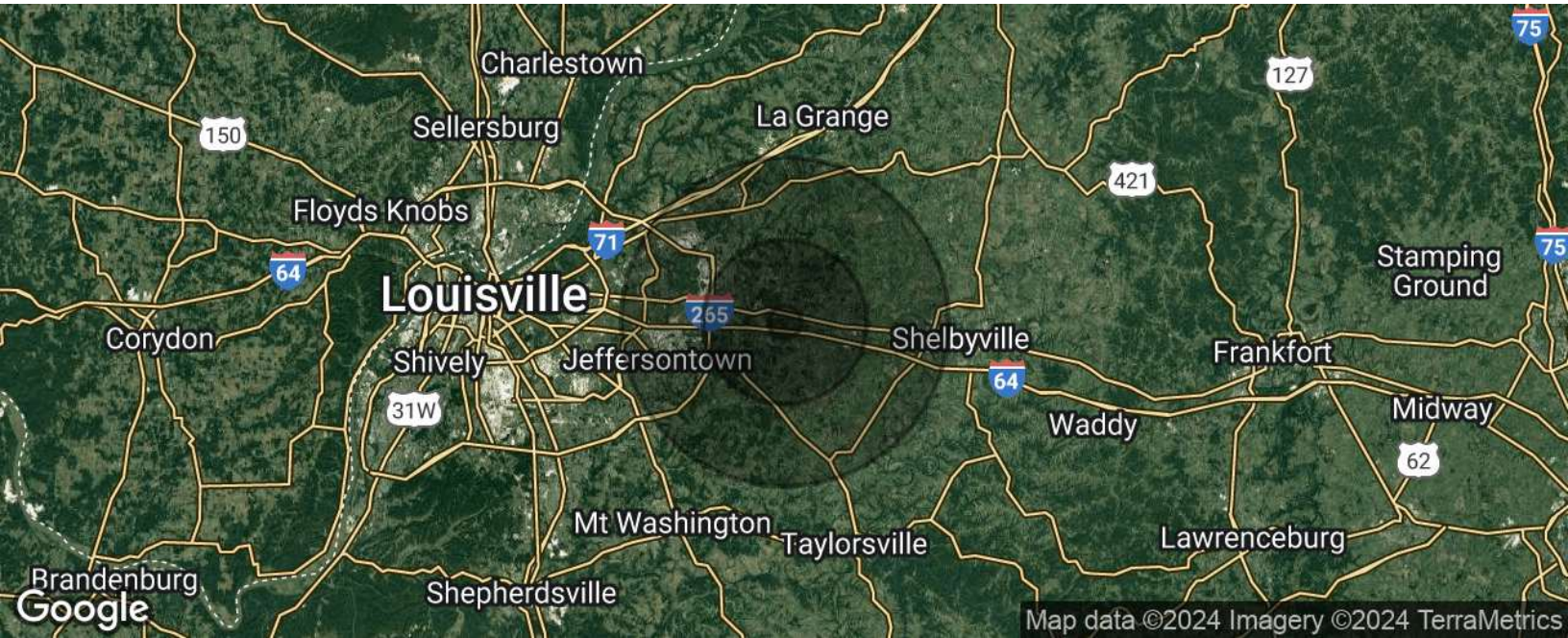


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Eastern Jefferson County Development Site

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Population

	1 Mile	5 Miles	10 Miles
Total Population	1,083	20,387	135,155
Average age	40.0	40.8	39.5
Average age (Male)	40.4	40.8	38.9
Average age (Female)	39.6	40.6	40.1

Households & Income

	1 Mile	5 Miles	10 Miles
Total households	386	7,385	50,785
# of persons per HH	2.8	2.8	2.7
Average HH income	\$123,450	\$122,757	\$98,924
Average house value	\$358,550	\$386,980	\$295,112

* Demographic data derived from 2020 ACS - US Census

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Shelbyville and Clark Station Development Site

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