



DEVELOPMENT SITE FOR SALE

13410 Blue Lick Rd

Memphis, IN 47143 (Clark County)



21.46

Acres Available

650 FT

Interstate Frontage

M-1 & AG

Zoning

PROPERTY OVERVIEW

 **21.46 ACRES**

Land Available

 **±651 FT**

Interstate Frontage (I-65)

 **±900 FT**

Road Frontage (Blue Lick Rd)

 **8,672 (AADT, 2025)**

Blue Lick Rd Traffic Count

 **47,395 (AADT, 2025)**

I-65 Traffic Count

 **M-1 & AG**

Zoning

 **CLARK COUNTY**

Jurisdiction

 **ELECTRIC & WATER NEARBY**

Utility Access



Located just off I-65 at Exit 16, this ±21.46-acre site presents a rare opportunity to acquire a highly visible and strategically positioned development tract within the Louisville MSA. Featuring approximately 651 feet of interstate frontage and immediate proximity to the off-ramp, the property offers exceptional accessibility and exposure to over 47,000 vehicles per day.

The site consists of three contiguous parcels and is currently zoned primarily M-1 (Industrial) with a portion zoned Agricultural, allowing for a wide range of potential uses. Given its positioning, visibility, and surrounding growth dynamics, the property is well-suited for industrial, retail, multifamily, or a mixed-use development concept.

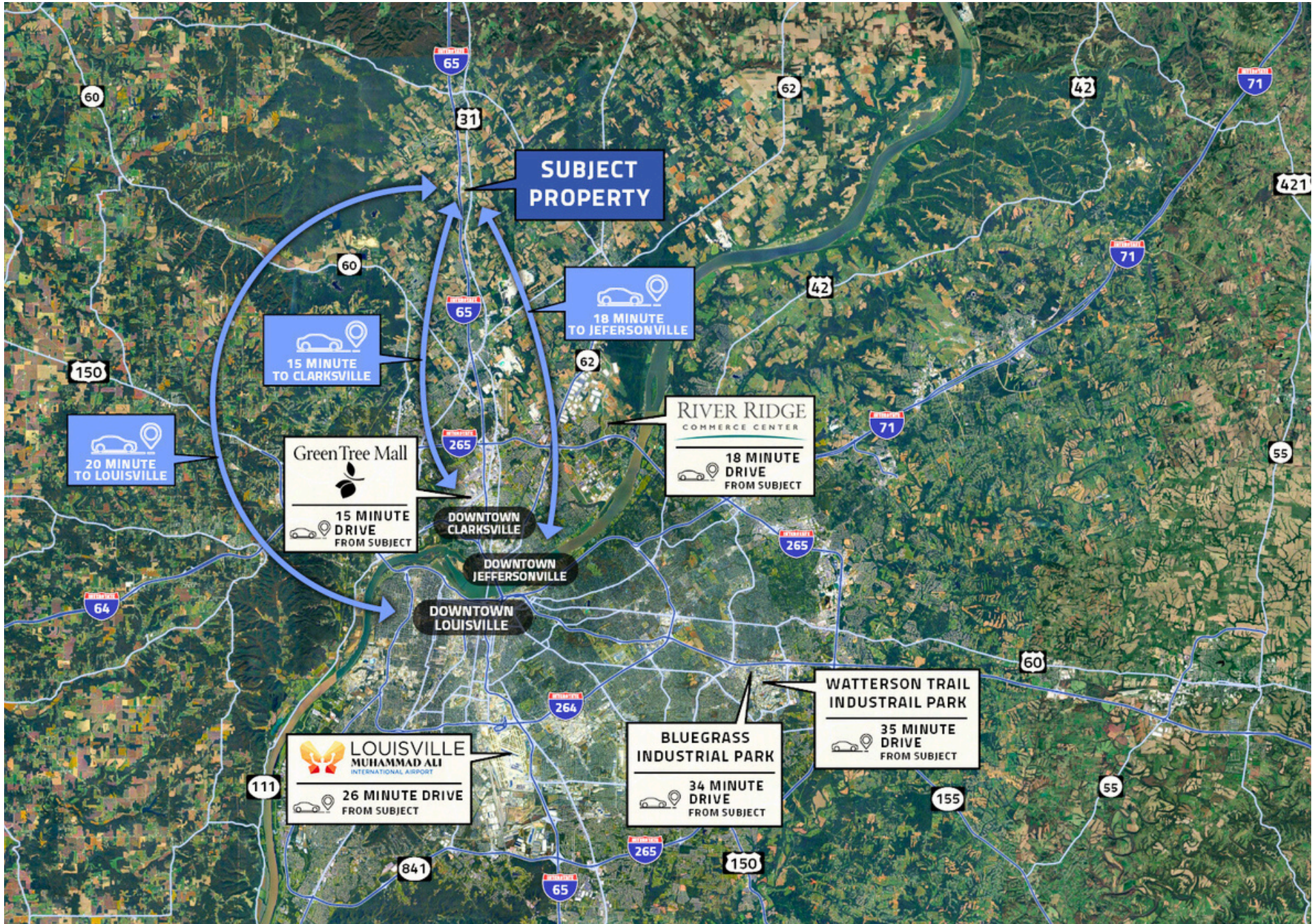
The property can be acquired as a whole or subdivided to accommodate a variety of user needs and development strategies.



SITE AERIAL



SITE LOCATION



NEARBY POINTS OF INTEREST



Hub	Est. Drive Time	Positioning
River Ridge Commerce Center	18 min	Major regional distribution and manufacturing hub
Sellersburg / Jeffersonville I-65 Industrial Corridor	12-18 min	Warehouse, service industrial, and logistics concentration
Downtown Clarksville	17-20 min	Southern Indiana retail and commercial node
Downtown Jeffersonville	20-22 min	Riverfront dining, retail, and mixed-use destination
Watterson Industrial Corridor	25-30 min	Central infill industrial and airport-related logistics corridor
NuLu / Downtown Louisville	23-27 min	Urban core dining, entertainment, and mixed-use corridor
UPS Worldport / Airport Logistics Hub	28-32 min	Global logistics anchor for the region
Bluegrass Industrial Park	30-35 min	Established East End industrial and distribution hub
St. Matthews Mall / Shelbyville Rd Corridor	30-32 min	One of the region's premier established retail corridors
Riverport Industrial Park	35-40 min	Heavy industrial, river-served, and rail-oriented hub
Springhurst & Norton Commons	34-40 min	High-performing suburban retail and lifestyle node
Indianapolis, IN	75 - 90 min	Heading North on I-65

REGION



MARKET OVERVIEW



Regional

Memphis, Indiana is strategically positioned along the I-65 corridor within Clark County, one of the fastest-growing areas in Southern Indiana and a key component of the greater Louisville Metropolitan Statistical Area. While the immediate surroundings offer a more rural and flexible development environment, the property benefits from direct connectivity to one of the Midwest's most dynamic economic regions.

The Louisville MSA serves as a major logistics, manufacturing, and distribution hub, anchored by global infrastructure such as UPS Worldport, one of the largest air cargo hubs in the world. The region is also home to major employers including Ford Motor Company, GE Appliances, and a growing base of e-commerce and third-party logistics operators.

Southeast from Memphis, River Ridge Commerce Center has emerged as one of the most significant industrial developments in the Midwest, encompassing more than 6,000 acres and supporting thousands of jobs across manufacturing, distribution, and advanced logistics. The site's proximity to River Ridge, combined with direct interstate access, positions it as a logical extension for users seeking accessibility without the constraints or pricing of core industrial parks.

Clark County and the broader Southern Indiana market continue to experience steady population and economic growth, driven in part by relative affordability, business-friendly policies, and proximity to Louisville's employment base.

The immediate area surrounding the property is beginning to see increased attention from both public and private investment. Most notably, an approximately 80-acre neighboring tract has been acquired by the Indiana National Guard for the development of a consolidated armory, recruitment, and training center serving Southern Indiana. This project represents a significant long-term institutional investment and is expected to bring consistent activity, infrastructure improvements, and additional economic momentum to the area.

Why This Location Works

What makes this site unique is its ability to offer both access and flexibility. Users can reach major employment centers, retail corridors, and industrial hubs within a reasonable drive time, while still benefiting from a lower-density environment that is often more conducive to development. This dynamic allows for a wide range of potential uses, from industrial and logistics to retail, multifamily, or mixed-use concepts. As development continues to push outward from core markets, locations like this—offering interstate visibility, accessibility, and scalability—are becoming increasingly attractive to both users and developers.

DEMOGRAPHICS

	1 - Mile	5 - Miles	10 - Miles
2024 Population	1,397	13,140	70,350
Median Age	38.3	39.8	41.1
Average HH Income	\$94,700	\$109,024	\$98,092
Employees	708	6,942	37,332
Households	521	4,807	26,350
Median Home Value	\$211,137	\$247,070	\$231,008

This site offers a compelling opportunity for a variety of potential uses, supported by a broad and stable demographic base. Within a 10-mile radius, the site draws from more than 70,000 residents and 26,000 households, with continued growth projected over the next five years. Household incomes are strong, with average household income reaching approximately \$109,000 within five miles and median household income remaining above \$80,000 across all measured rings. The surrounding area also benefits from a high level of homeownership, stable housing values, and an established workforce base, all of which support a range of future development strategies including industrial, retail, multifamily, or a blended mixed-use approach.

ADDITIONAL ACREAGE AVAILABLE





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