

HOTEL DEVELOPMENT OPPORTUNITY

LOUISVILLE, KY



THE AREA

- Fastest Growing Section of the I-265 East End Corridor.
- New in past several years: Publix, Harley Davidson, Residence Inn, Galen Nursing School, Ivy Apartments, LaQuinta Inn & Suites, Terra Apts.

PROPERTY FEATURES

- 2.17 Acre Tract | Shovel Ready | Zoned C-2
- \$1,998,500
- Pre-Approved Hotel Dev Plan
- Pre-Approved Infrastructure Plan
- Great Access & Visibility from I-265
- Conveniently Positioned on I-265 Exit 30
- Feasibility Study Supports 2 Factory Pointe Hotels

Kendall Cogan
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FACTORY POINTE

TRACT 2 - HOTEL

13000-13010 FACTORY LANE | LOUISVILLE, KY



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FACTORY POINTE

TRACT 2 - HOTEL | 2.17 ACRES



- 2.17 Acre Tract
- Shovel Ready
- \$1,998,500
- Zoned C-2
- 100% Parking
- Pre-Approved Hotel Dev Plan
- Pre-Approved Infrastructure Plan
- Great Access & Visibility from I-265
- Conveniently Positioned on I-265 Exit 30
- Feasibility Study Supports 2 Hotels
- Fastest Growing Section of I-265 East End Corridor
- New in Past Several Years: Publix, Harley Davidson, Residence Inn, Galen Nursing School, Ivy Apartments, LaQuinta Inn & Suites, Terra Apartments
- 150,000+ SF of Existing Retail, Restaurants, High-End Grocery - All within steps of Hotel Lobby

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Tract-2 at Factory Pointe is a generous **2.17-acre** commercial lot, zoned **C-2**, **pre-approved and ready for hotel development.**

Centrally located on the fastest growing section of the I-265 corridor in the heart of Louisville's east end. Factory Pointe is surrounded by over 150,000 square feet of existing retail, restaurants & high-end grocery, all within a few hundred feet from the hotel lobby.

Factory Pointe is seeking an experienced hospitality group to develop a hotel on the 2.17-acre Tract 2 of the Factory Pointe mixed-use development. **Contact us to learn more about this opportunity.**



The retail will benefit from dual hotels coming to the 5-acre Factory Pointe mixed-use development. Ready to break ground immediately, Factory Pointe's Tract-3 has been pre-approved for retail/restaurant development along with the respective infrastructure and utility plan. Factory Pointe is currently evaluating hotel concepts for Tracts 1 & 2 and will select the best combination of hospitality offerings. The hotels on Tracts 1 & 2 will provide tremendous additional business volume for the retail/restaurant on Tract-3.

Factory Pointe is conveniently positioned on **I-265 exit ramp #30** and directly across Factory Lane from the 150,000sf Kroger-anchored shopping center. Some of the shopping center outparcels include Starbucks, AT&T, McDonald's, Jimmy John's, UPS, KFC, Arby's and more sit just steps away. **Factory Lane**, which runs parallel to I-265 between exits 29 & 30, has seen the city of Louisville's greatest expansion in recent years. Some new additions to **Factory Lane** along this 1-mile stretch include **Publix, Harley Davidson, Residence Inn, Galen Nursing School, Ivy Apartments, LaQuinta Inn & Suites, Terra Apartments** along with significant others.



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LOCATION DATA



DEMOGRAPHICS

	1 mile	3 miles	5 miles
POPULATION	6,006	41,827	116,252
MEDIAN HOUSEHOLD INCOME	\$115,824	\$93,481	\$94,595
ESTIMATED # EMPLOYEES	11,954	28,550	69,347

TRAFFIC

	AVG Daily Volume		AVG Daily Volume
LAGRANGE RD AT SPRINGS STATION RD	16,393	I-265 AT OLD LAGRANGE RD	50,252

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POPULATION STATISTICS

POPULATION	1 mile	3 miles	5 miles
2025 PROJECTION	6,095	42,702	119,048
2020 ESTIMATE	6,006	41,827	116,252
2010 CENSUS	5,516	38,916	104,733
GROWTH 2020-2025	1.48%	2.09%	2.41%
GROWTH 2010-2020	8.88%	7.48%	11.00%

2020 POPULATION BY RACE

	1 mile	3 miles	5 miles
WHITE	4,934	32,942	96,346
BLACK	498	5,045	10,379
AM INDIAN & ALASKAN	11	87	228
ASIAN	443	2,704	6,818
HAWAIIAN & PACIFIC ISLAND	7	34	63
OTHER	113	1,015	2,418

POPULATION BY HISPANIC ORIGIN

	1 mile	3 miles	5 miles
NON-HISPANIC	5,765	39,813	110,943
HISPANIC	241	2,014	5,309

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HOUSEHOLD STATISTICS

HOUSEHOLDS	1 mile	3 miles	5 miles
2025 PROJECTION	2,288	16,367	47,038
2020 ESTIMATE	2,246	16,017	45,934
2010 CENSUS	2,022	14,830	41,354
GROWTH 2020-2025	1.87%	2.19%	2.40%
GROWTH 2010-2020	11.08%	8.00%	11.08%

2020 HOUSEHOLDS BY HH INCOME

	1 mile	3 miles	5 miles
<\$25,000	154	1,521	3,941
\$25,000 - \$50,000	211	2,217	6,711
\$50,000 - \$75,000	247	2,717	7,923
\$75,000 - \$100,000	323	2,100	5,602
\$100,000 - \$125,000	297	1,839	5,299
\$125,000 - \$150,000	214	1,405	4,186
\$150,000 - \$200,000	313	1,473	5,185
\$200,000+	487	2,743	7,085

2020 AVG HOUSEHOLD INCOME	\$143,520	\$122,667	\$121,193
2020 MED HOUSEHOLD INCOME	\$115,824	\$93,481	\$94,595

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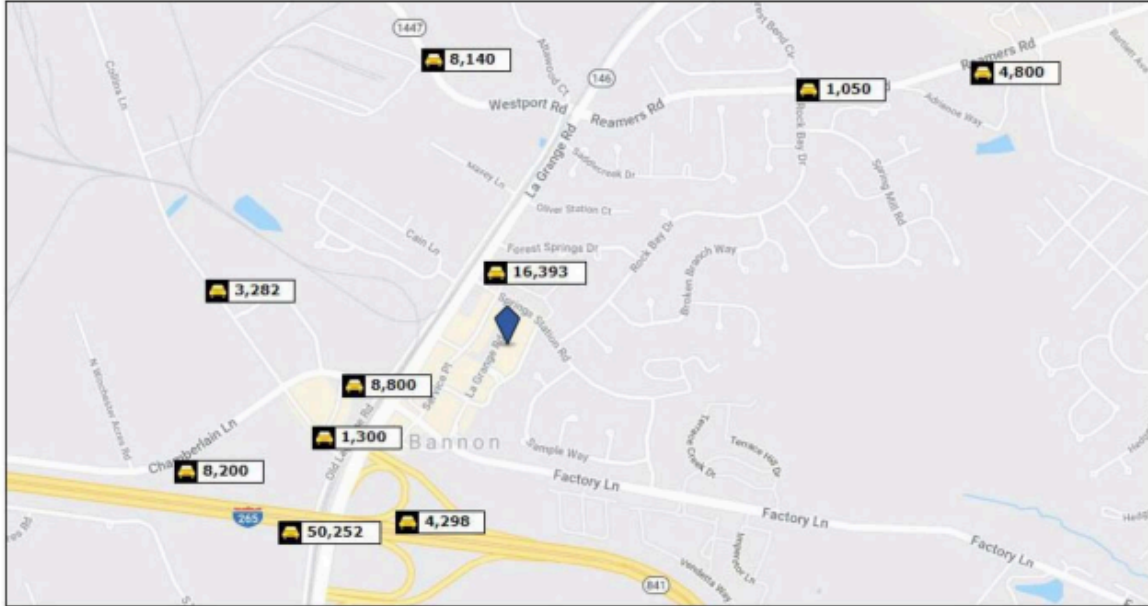
FACTORY POINTE

TRACT 2 - HOTEL

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AVERAGE DAILY TRAFFIC

AVERAGE DAILY TRAFFIC VOLUME



	Street	Cross Street	Cross Street Dist	Count Year	AVG Daily Volume	Volume Type	Miles from Subject Prop
1	LAGRANGE	SPRINGS STATION RD	.04 SW	2018	16,393	MPSI	.16
2	BAY DR	REAMERS RD	.02 S	2018	1,050	MPSI	.70
3	CHAMBERLAIN LN	CHAMBERLAIN CROSSING DR	.03 W	2012	8,800	AADT	.31
4	I-265	LAGRANGE RD	.11 W	2012	4,298	AADT	.36
5	COLLINS LN	FACTORY LN	.02 SE	2012	1,300	AADT	.38
6	I-265	OLD LAGRANGE RD	.06 E	2018	50,252	MPSI	.52
7	COLLINS LN	CHAMBERLAIN CROSSING	.08 SE	2018	3,282	MPSI	.56
8	WESTPORT RD	ROLLINGTON RD	.11 NW	2018	8,140	MPSI	.56

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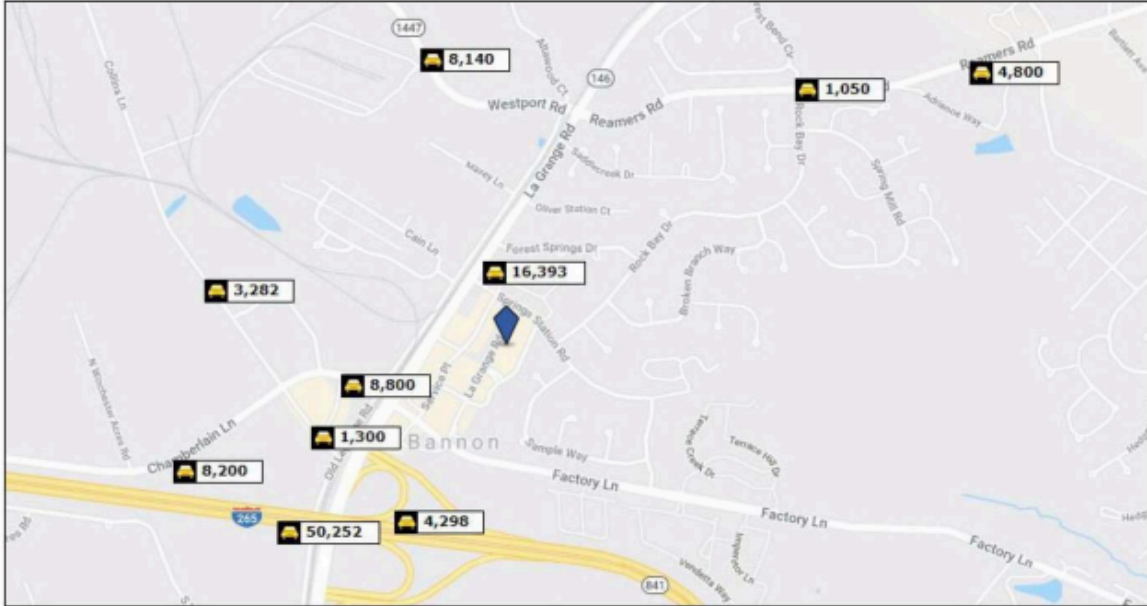
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FACTORY POINTE

MIXED USE DEVELOPMENT

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VANTAGE
DEVELOPMENT