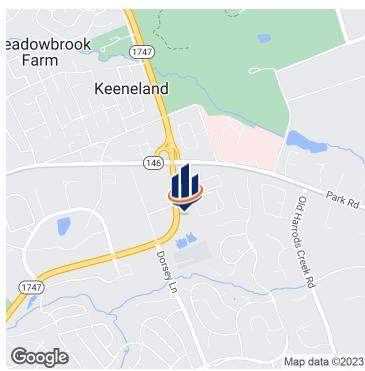


# Property Summary





#### **OFFERING SUMMARY**

Sale Price: Post Auction Opportunity!

Available SF:

Lot Size: 11.58 Acres

Price / Acre:

Zoning: R-4

Market: Louisville

030600340000, APN: 030600480000,

030600480000,

Video: <u>View Here</u>

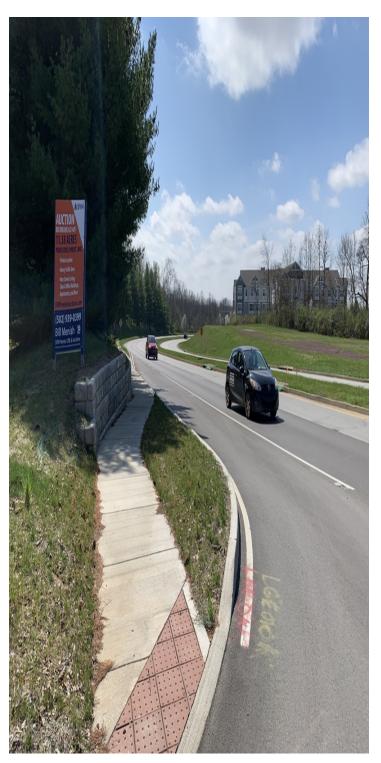
#### PROPERTY OVERVIEW

This 11.58 Acre land is perfect for development . This is an extremely desirable and high traffic area. Located off of N Hurstbourne Pkwy and Dorsey Lane, this property is located near class A office buildings, apartment complexes, great schools, restaurants, and more.

The land is beautiful with flat, clear space near the historic home, then it slope into the wooded portion with a picturesque pond on the property. This is an excellent development opportunity.

### PROPERTY HIGHLIGHTS

### Property Description



#### **PROPERTY OVERVIEW**

This 11.58 Acre land is perfect for development . This is an extremely desirable and high traffic area. Located off of N Hurstbourne Pkwy and Dorsey Lane, this property is located near class A office buildings, apartment complexes, great schools, restaurants, and more.

The land is beautiful with flat, clear space near the historic home, then it slope into the wooded portion with a picturesque pond on the property. This is an excellent development opportunity.

### **LOCATION OVERVIEW**

This property is on the south east side of N. Hurstbourne Parkway with access using Morat Avenue. Located east of Dorsey Lane, this 11.58 Acre land in a high traffic area is located near Primrose School of East Louisville, Senior living, banks, apartments, restaurants, and more.

# Complete Highlights

### **SALE HIGHLIGHTS**

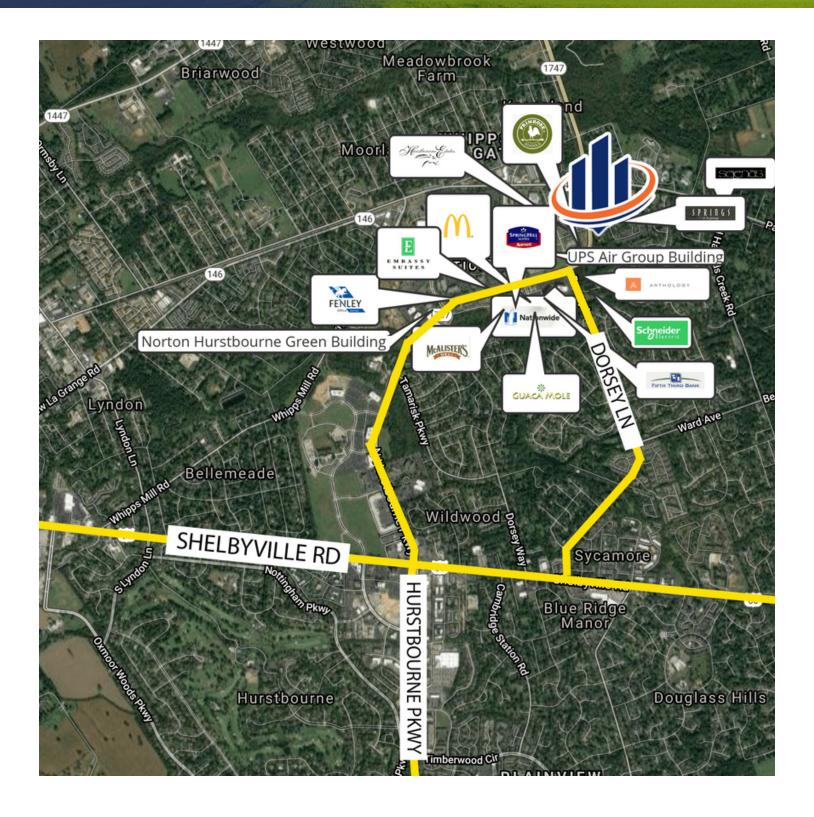
- -Online Auction 4/2 4/9
- -11.58 Acres
- -Excellent Visibility
- -High Traffic Area
- -Right On Hurstbourne Pkwy

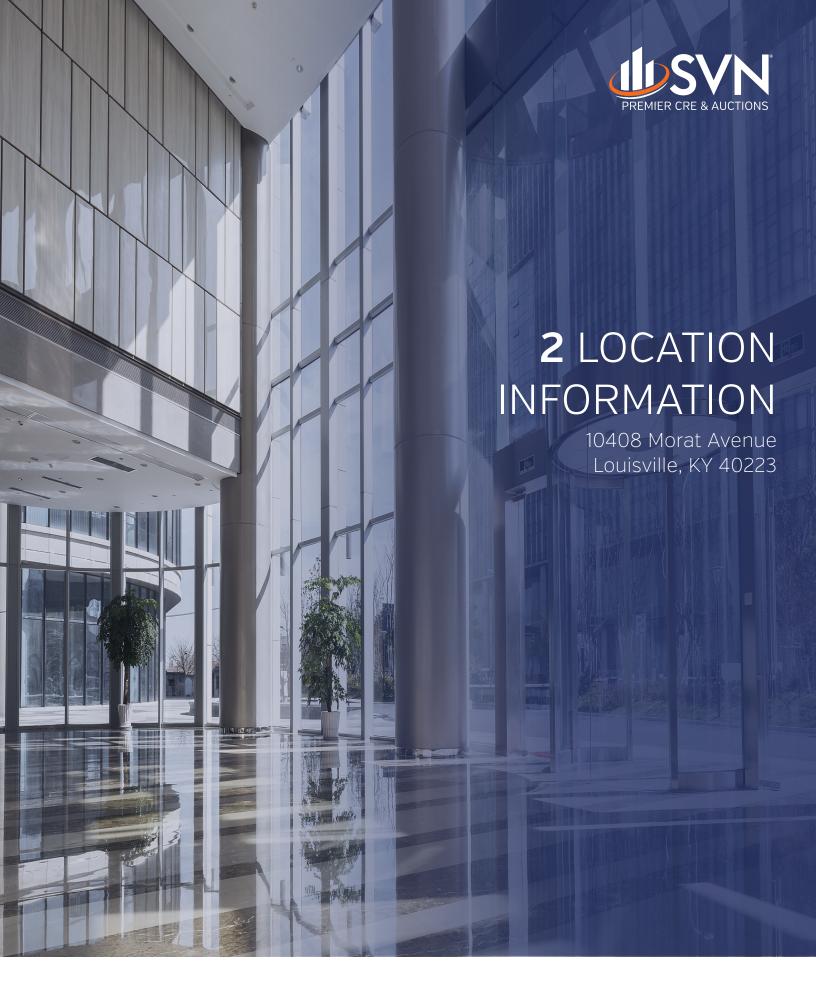




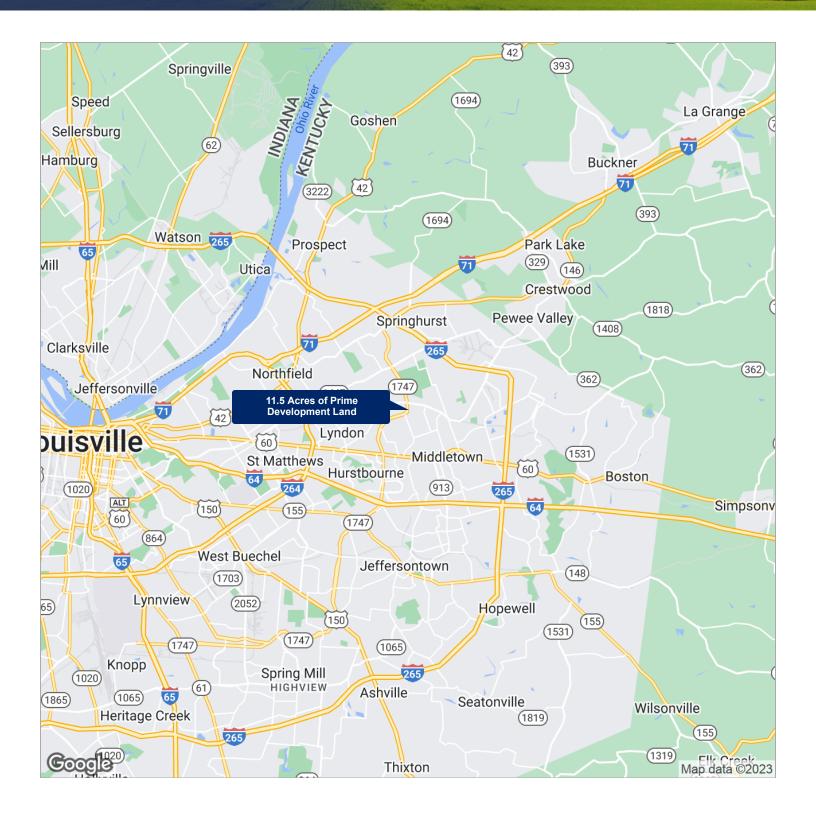


### Additional Photos

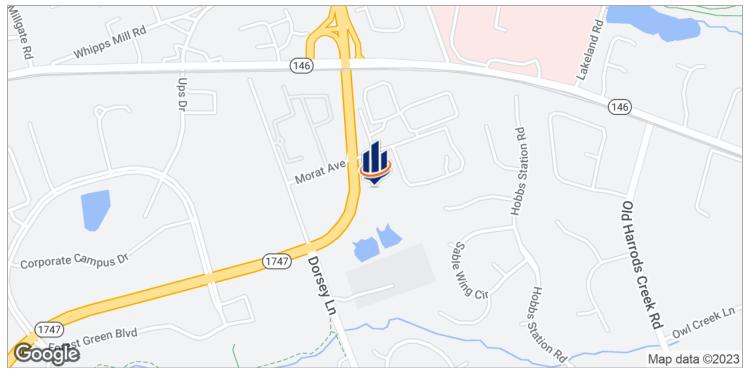


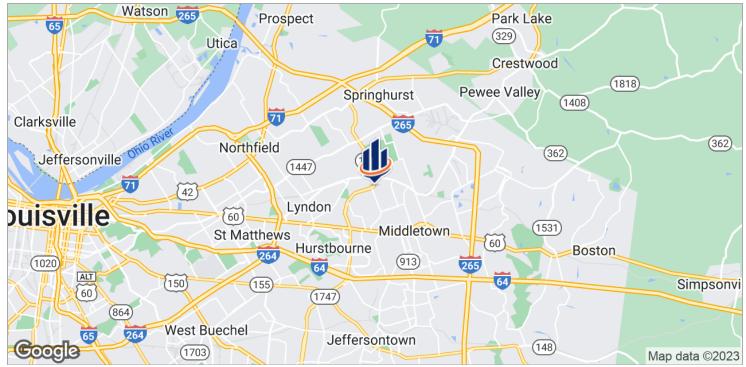


### Regional Map



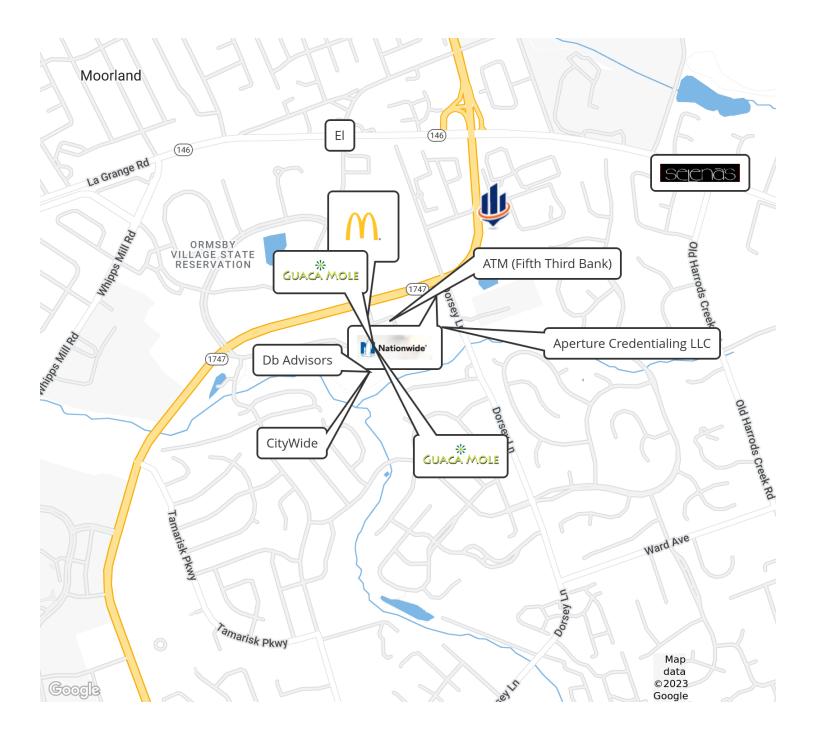
### Location Maps



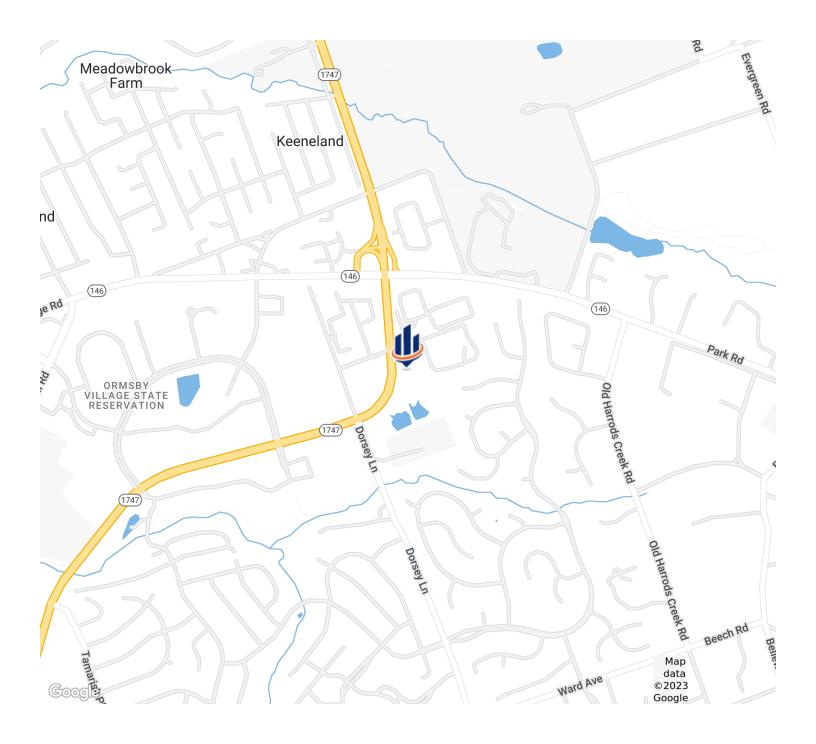




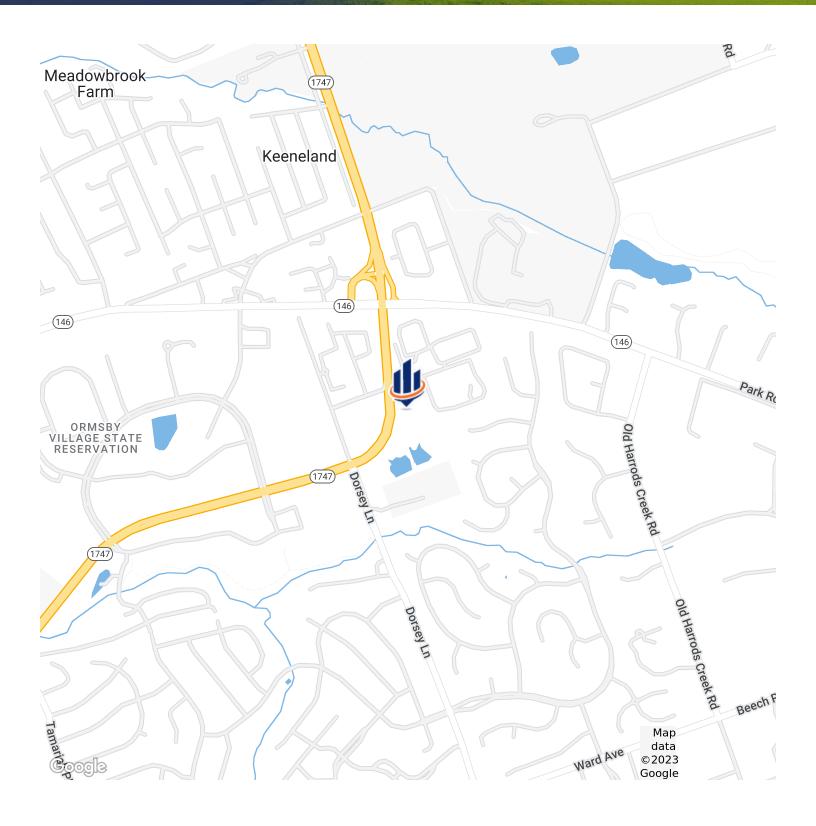
### Retailer Map



## Retailer Map



# Retailer Map





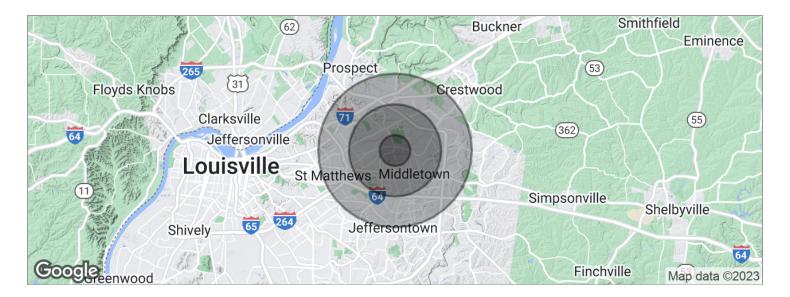


# Demographics Report

	1 MILE	3 MILES	5 MILES
Total population	4,964	65,542	162,802
Median age	42.4	40.8	39.5
Median age [male]	40.1	38.1	37.7
Median age [female]	43.8	42.8	41.1
	1 MILE	3 MILES	5 MILES
	IMILE	3 MILLS	0
Total households	1,960	27,732	68,107
Total households Total persons per HH			
	1,960	27,732	68,107

<sup>\*</sup> Demographic data derived from 2020 ACS - US Census

# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,964	65,542	162,802
Median age	42.4	40.8	39.5
Median age (Male)	40.1	38.1	37.7
Median age (Female)	43.8	42.8	41.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
HOUSEHOLDS & INCOME  Total households	1 MILE 1,960	<b>3 MILES</b> 27,732	<b>5 MILES</b> 68,107
Total households	1,960	27,732	68,107

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### Advisor Bio 1



### **BILL MENISH, CAI, AARE**

**Managing Director** 

bill.menish@svn.com

**Direct:** 502.849.6849 | **Cell:** 502.939.0399

**KY #72707 //** IN #RB14046433

#### PROFESSIONAL BACKGROUND

Bill Menish is co-owner of SVN Premier CRE & Auctions and Co-Founder of SVN Auction Services. Bill holds the prestigious Certified Auctioneer Institute (CAI) designation, Accredited Auctioneer of Real Estate (AARE) designation and Benefit Auctioneer Specialist (BAS) designation through the National Auctioneers Association. Bill has conducted real estate auctions for SVN, Prudential, Albert Burney, Advanni Realty and Real Auctions USA.

Bill was name one of the Top 20 To Watch in Real Estate by Louisville Business First. Bill is a 15 time Emmy Award winning broadcast journalist who changed careers in 2006. He still uses his talents acquired through that successful 20 year career as a television broadcaster to communicate, inform, even entertain his auction audiences.

#### **EDUCATION**

Ball State University, World Wide College of Auctioneering, Certified Auction Institute and currently working on his CCIM.

#### **MEMBERSHIPS**

GLI Development Task Force Member, KREE Member, National Auctioneers Association, Kentucky Auctioneers Association, National Association of Real Estate, Kentucky Commercial Real Estate Association, Kentucky Real Estate Commission and Board Member with the Louisville Metro Police Foundation.

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