



FERN CREEK SINGLE FAMILY DEVELOPMENT SITE

HOFELICH LANE | LOUISVILLE, KY 40291

2.55 ACRES OF DEVELOPMENT LAND



PATTI EVANS

502.550.7773 | pevans@duncanre.com

SUZANNE CHEEK

502.376.9680 | scheek@duncanre.com

This information has been obtained from reliable sources. Broker has no reason to doubt its accuracy but it may contain errors or omissions. Broker makes no representation, warranties or guarantees with respect to this information and Buyer should review all of it.

Property Description:

Infill single-family development opportunity located in the heart of Fern Creek. This site is approved for 11 single-family residential lots per 25-MSUB-007 and has access to gravity sanitary sewers, providing an efficient infrastructure advantage for development. Conveniently positioned within walking distance to Wheeler Elementary School, the property also offers easy access to nearby retail, restaurants, and major employment hubs. Located just minutes from Bardstown Road, this is an excellent opportunity for builders seeking a well-located residential development site in an established and desirable Louisville submarket.

Sale Price:	\$275,000
Property Size:	2.55 Acres
Property Type:	Land
Zoning:	R-4
Nearest Major Road:	Bardstown Road
Parking Type:	Surface
County:	Jefferson



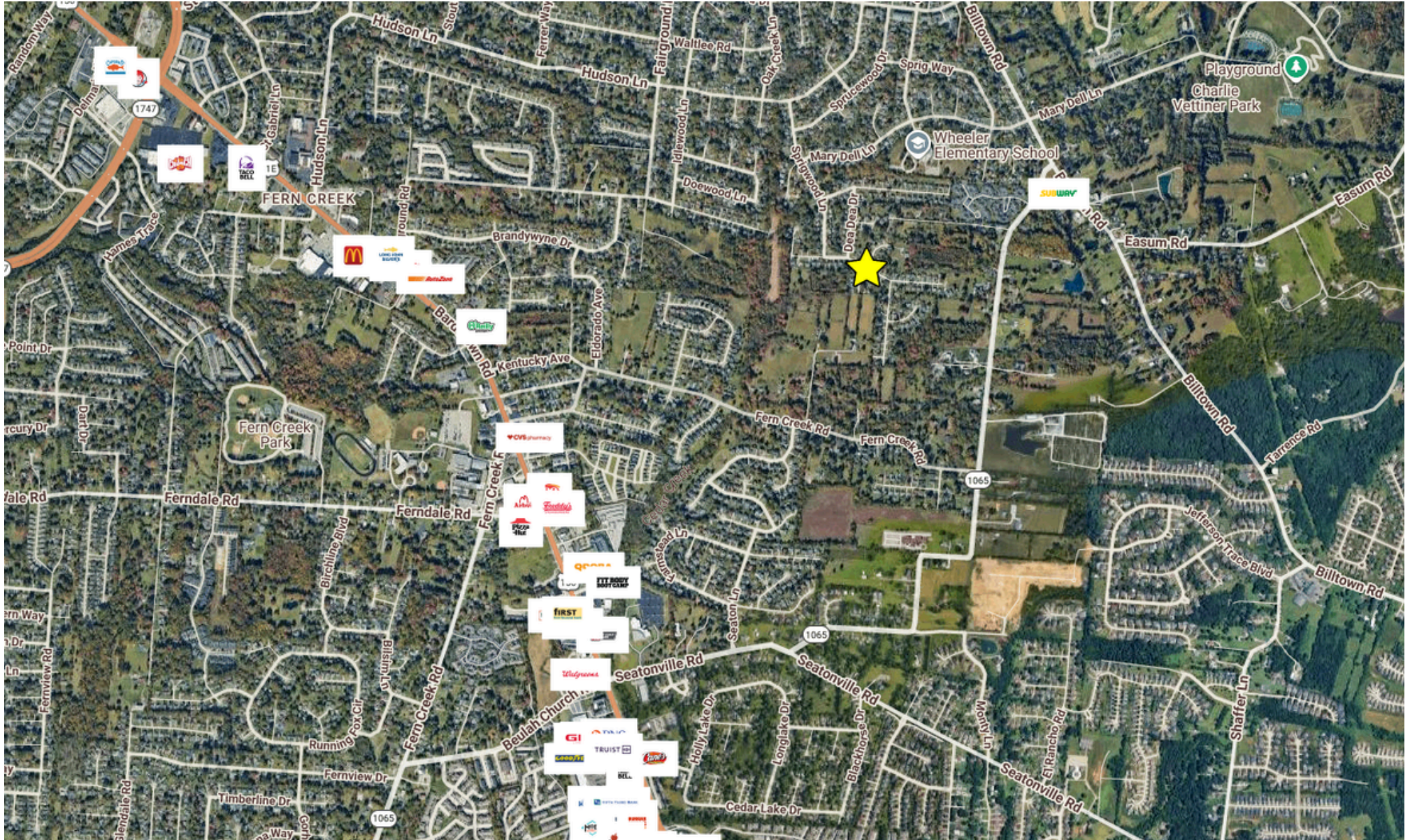
Gravity Sewers



11 Single Family Lots



NEARBY RETAIL HOFELICH LANE

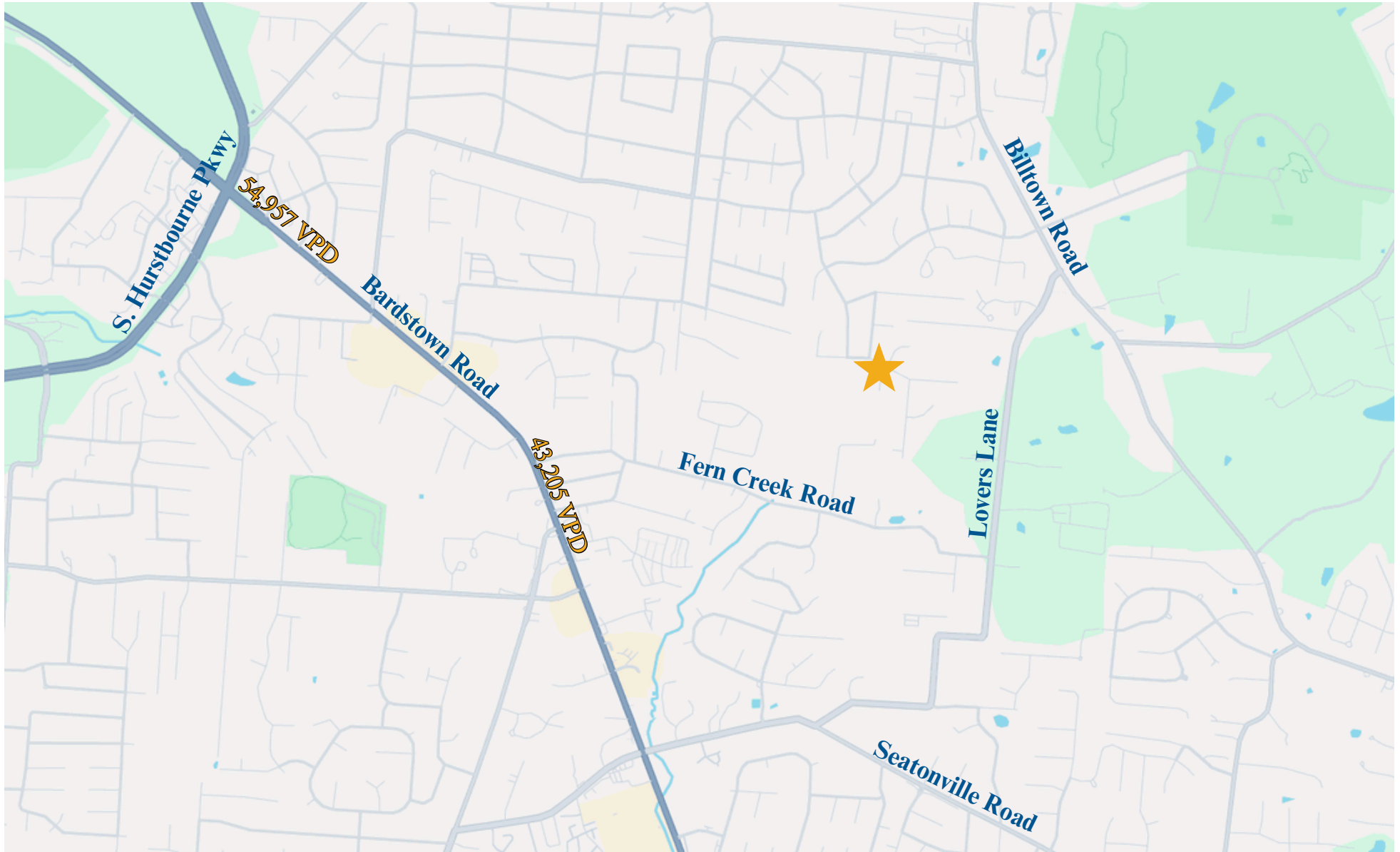


150 Thierman Lane
Louisville, KY 40207
O: 502.292.5464
www.duncancre.com

PATTI EVANS
502.550.7773
pevans@duncancre.com

SUZANNE CHEEK
502.376.9680
scheek@duncancre.com

LOCATION
HOFELICH LANE



150 Thierman Lane
Louisville, KY 40207
O: 502.292.5464
www.duncancre.com

PATTI EVANS
502.550.7773
pevans@duncancre.com

SUZANNE CHEEK
502.376.9680
scheek@duncancre.com

DEMOGRAPHICS

HOFELICH LANE



Total Population



Total Families



Total Households



Average Household Income

1 MILE

9,559

2,703

3,627

\$120,629

3 MILES

71,214

19,193

28,822

\$108,282

5 MILES

162,303

42,748

66,801

\$103,344

***INFORMATION IS SOURCED FROM SITES USA**



**97.8%
EMPLOYMENT RATE
(WITHIN 5 MILES)**



**23.5% HAVE A
COLLEGE DEGREE
(WITHIN 5 MILES)**



150 Thierman Lane
Louisville, KY 40207
O: 502.292.5464
www.duncancre.com

PATTI EVANS
502.550.7773
pevans@duncancre.com

SUZANNE CHEEK
502.376.9680
scheek@duncancre.com