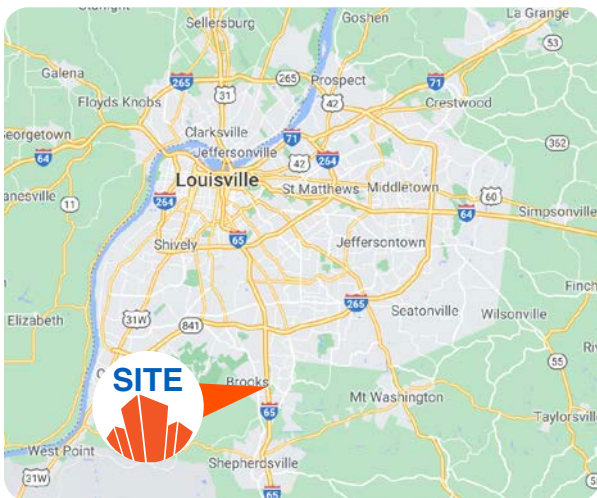




## LAND FOR SALE

I-65 & Brooks Hill Rd | Brooks, KY 40109



**SALE PRICE: \$12,800,000**  
**84 ACRES±**

- **High-Visibility Location:** Situated directly at the intersection of I-65 and Brooks Hill Rd, this 96-acre property boasts exceptional visibility and convenient access for a wide range of potential users.
- **Unmatched Development Potential:** With its substantial size, this land parcel is ideal for a variety of development projects. Bring your vision to life, whether it's a large-scale commercial center, a thriving industrial park, or a mixed-use development.
- **Strategic Investment:** Capitalize on the growing Louisville market with this prime piece of real estate. The property's proximity to I-65 ensures excellent connectivity and positions your development for success.
- **Zoning:** Unlock a wider range of development possibilities with this property featuring both parcels zoned I-L (Light Industrial), ideal for warehousing or manufacturing.

**JUSTIN BAKER, SIOR**  
**SETH EDENS, SIOR**  
**DAVID WILLIAMS**

JBAKER@TRIOCPG.COM  
SEEDENS@TRIOCPG.COM  
DWILLIAMS@TRIOCPG.COM

(502) 454-0911  
(502) 553-4180  
(502) 905-4515





Warehouse - 168,460 SF  
(construction complete)  
3188 East Blue Lick Rd  
Parcel# 043-000-00-022P  
11.97 acres

amazon

Secured Parking Lot  
(construction complete)  
3178 East Blue Lick Rd  
Parcel# 043-000-00-022PP  
13.24 acres

E Blue Lick Rd

HOME2



FAIRFIELD  
INN & SUITES  
Marriott



UL Health



amazon

125,950 ADT



83.61 ACRES

Brooks Hill Rd



not included

New road & bridge  
installed as shown

not included

Hampton  
by HILTON

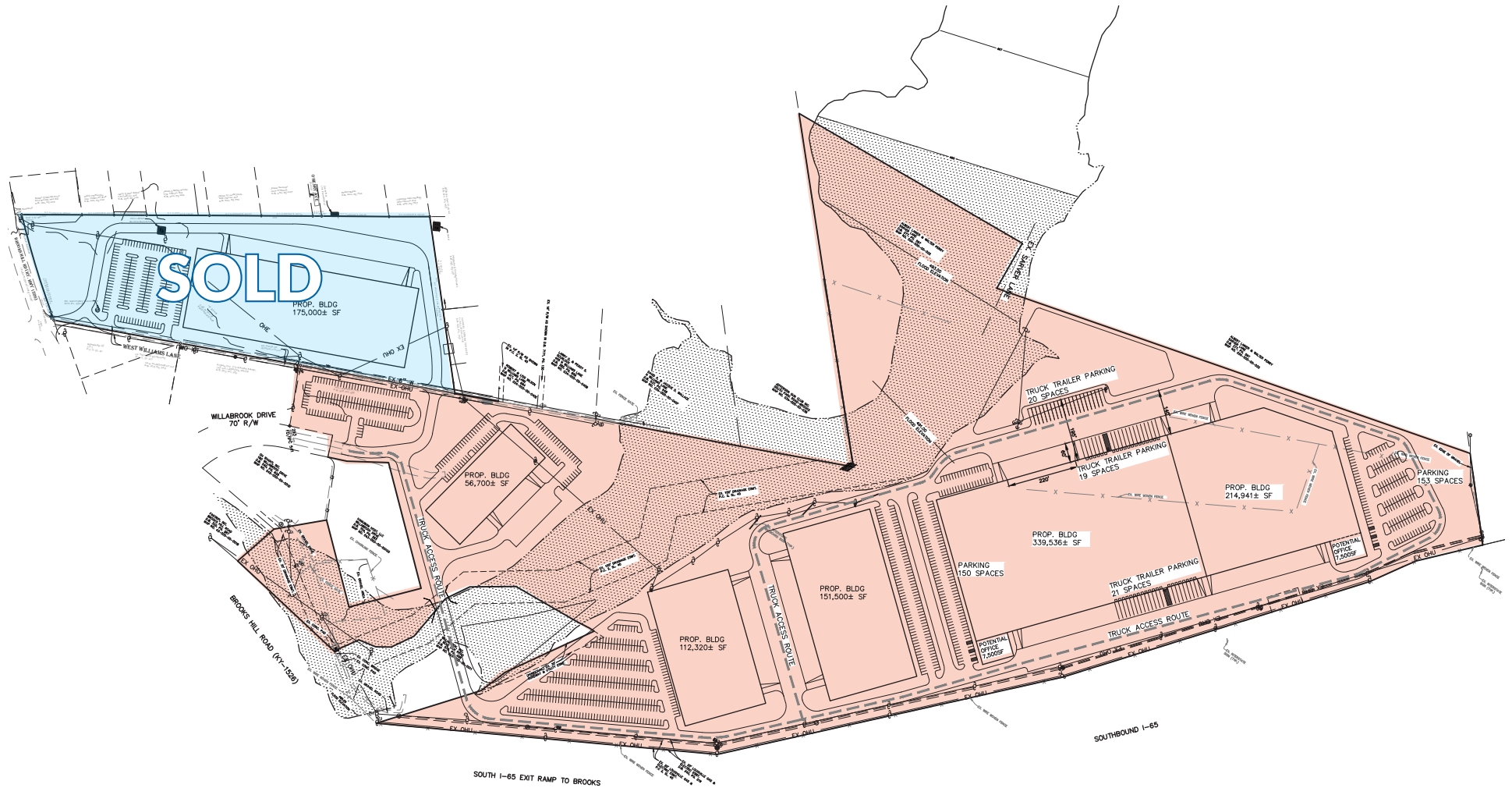
SOLD  
12.44 ACRES

17,859 ADT





# CONCEPTUAL SITE PLAN





# AERIAL



Knopp

Heritage Creek

South  
Park View

Hollyvilla



Brooks

Hunters  
Hollow

Hillview

Pioneer  
Village

Zoneton

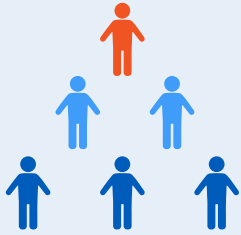
Hebron Estates





# DEMOGRAPHICS

## POPULATION



10 MILE **348,320**  
20 MILES **1,011,739**  
50 MILES **1,705,879**

## HOUSEHOLDS



10 MILE **141,308**  
20 MILES **430,051**  
50 MILES **702,277**

## BUSINESSES



10 MILE **11,210**  
20 MILES **43,720**  
50 MILES **65,659**

## EMPLOYEES



10 MILE **108,920**  
20 MILES **458,628**  
50 MILES **658,125**

## MEDIAN HOUSEHOLD INCOME



## TRAFFIC COUNTS

