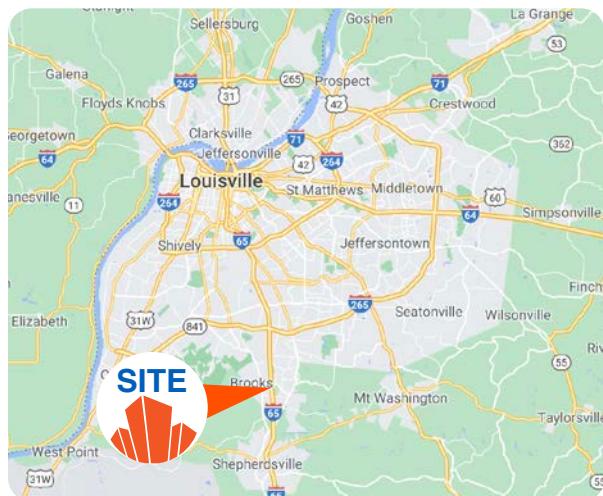




LAND FOR SALE

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

SEDENS@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



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

E Blue Lick Rd



UL Health



125,950 ADT

83.61 ACRES



not included
New road & bridge
installed as shown

not included



SOLD
12.44 ACRES

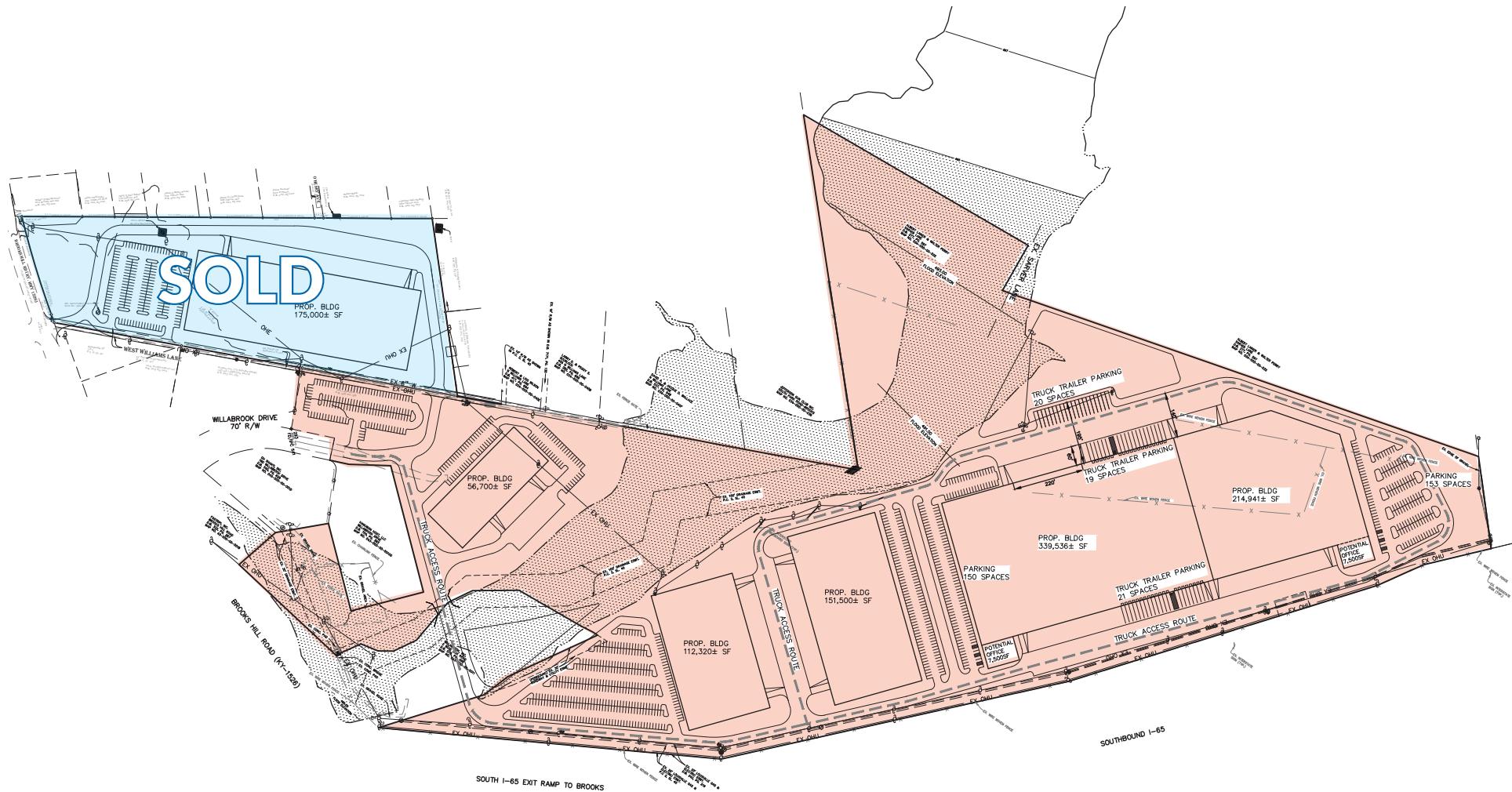
17,859 ADT



Brooks Hill Rd



CONCEPTUAL SITE PLAN



AERIAL



Heritage Creek
South Park View

Hollyville



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



10 MILE

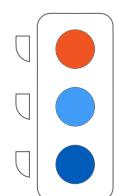


20 MILES



50 MILES

TRAFFIC COUNTS



BROOK HILL RD

17,859 ADT

I-65

125,950 ADT

