

85W
REAL ESTATE

FOR SALE

\$400,000



Exclusive Offering | Prime B-1 Corner Lot

HWY 44 E
Shepherdsville, KY 40165

Corbin Hodge

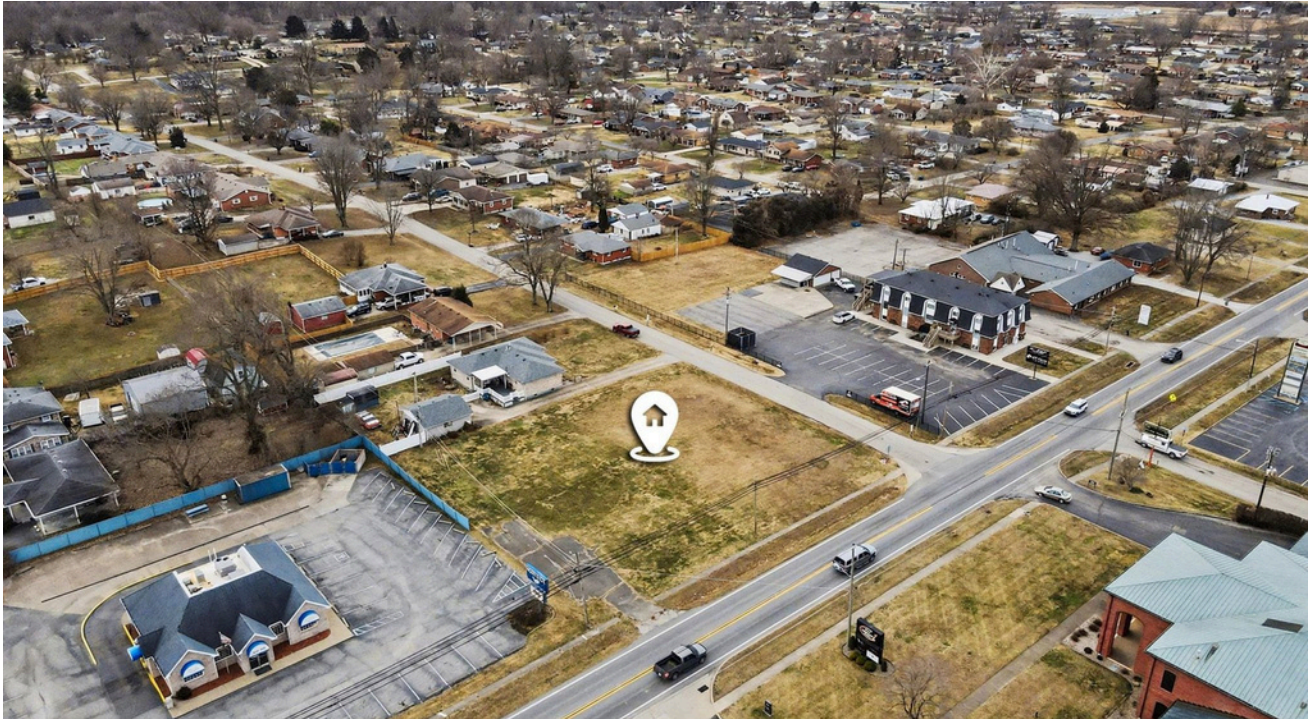
270-230-2687

Corbin@85WRealEstate.com





- Acreage: ±0.53 Acres
- Zoning: B-1 – Neighborhood Commercial Frontage: Hwy 44 corner lot
- Utilities: Available on site
- Parcel Type: Vacant commercial land Zoning & Potential Uses Potential uses include professional office, medical office, retail, service businesses, small restaurant or café, financial services, and other neighborhood commercial uses (buyer to verify).

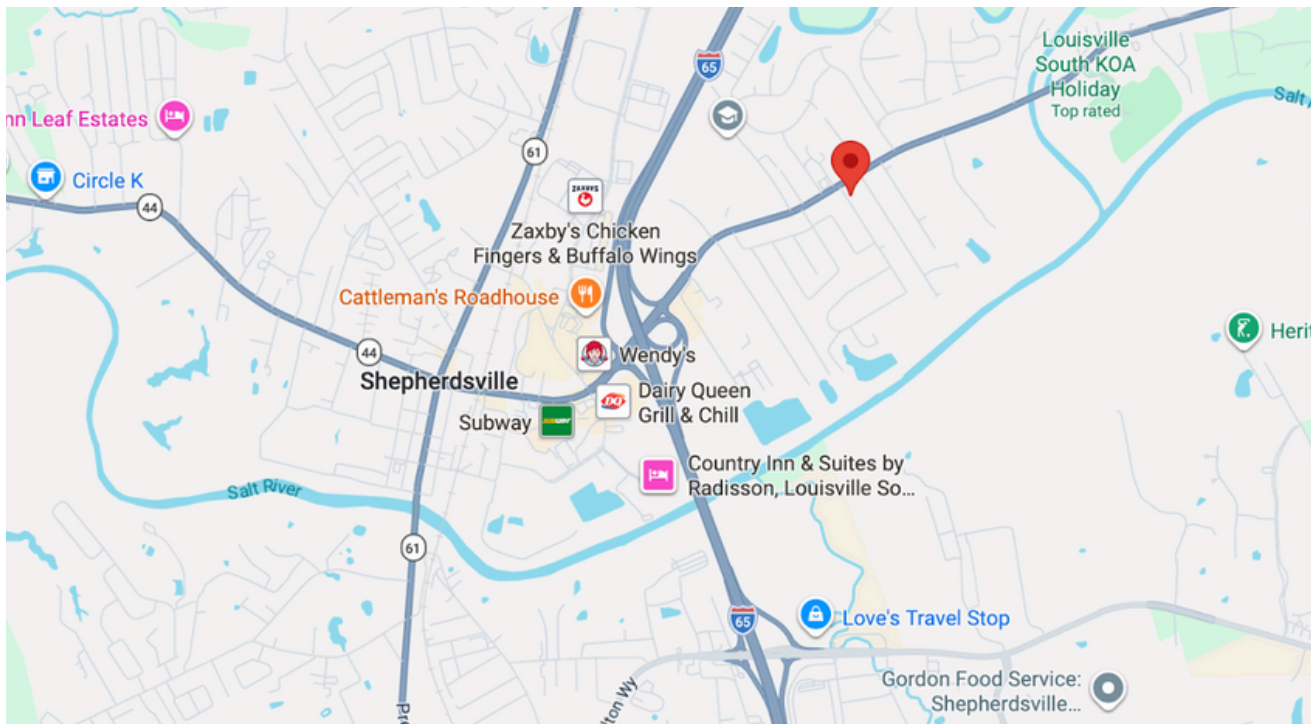


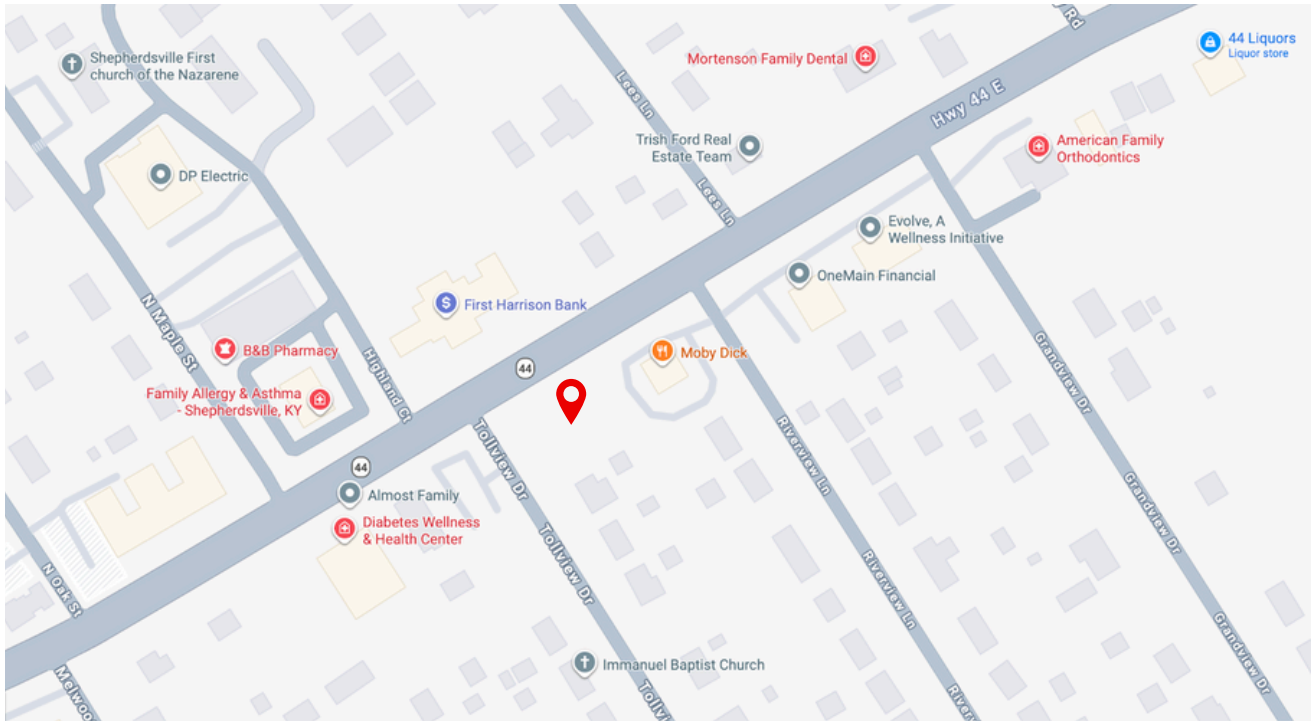
Attribute	Detail
Sale Price	\$400,000
Lot Size	0.53 Acres
Building Size	Vacant
Zoning	B1 (Neighborhood Business Districts)
Utilities	All Available

Exclusively offered by 85W Commercial / Corbin Hodge

A STRATEGIC LOCATION

This offering presents an opportunity to acquire ±0.53 acres of commercially zoned (B-1) land located on a high-visibility corner along Highway 44 in Shepherdsville, Kentucky. The property features strong road frontage, water & electric utilities on site, and excellent accessibility, making it ideal for neighborhood-serving commercial development.





- Corner lot on a well-traveled corridor
- Strong visibility and signage potential
- Water & electric utilities already available
- Growing Bullitt County market
- Ideal for owner-user or small investor development

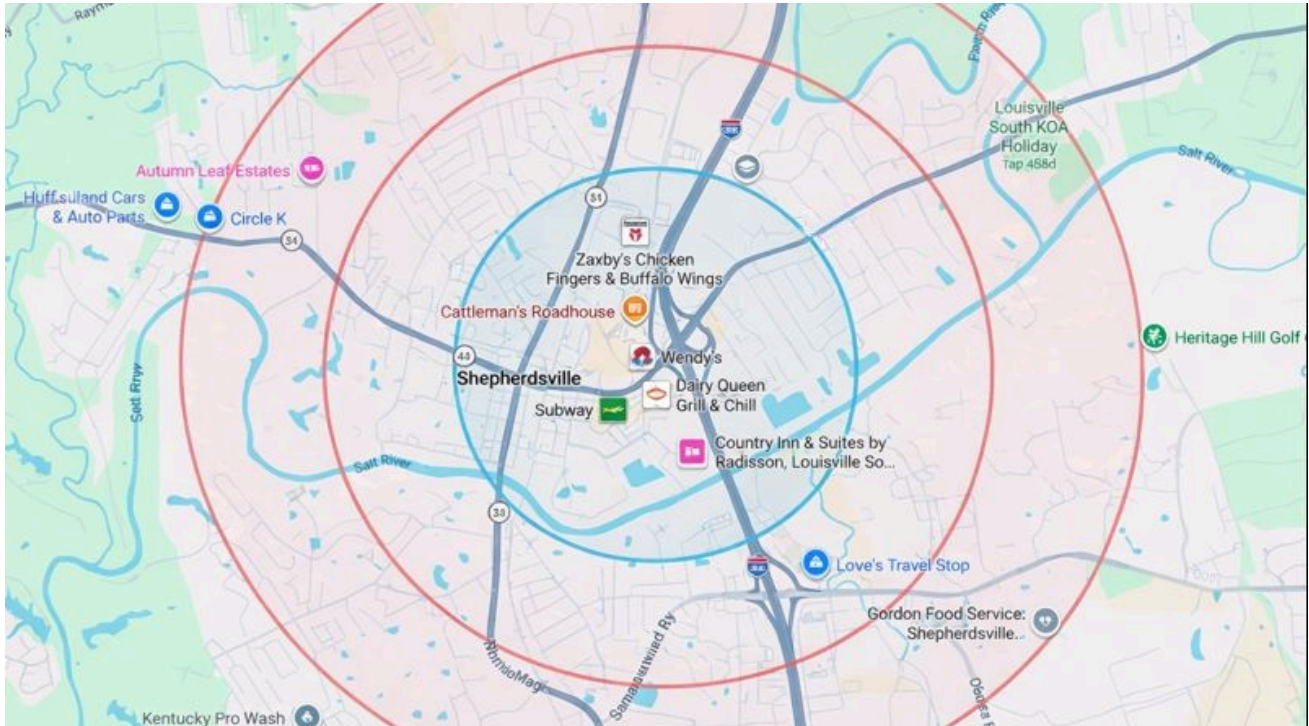
Traffic Exposure

Highway 44 @ I-65 Interchange

~ 52,202 Vehicles Per Day (VPD)

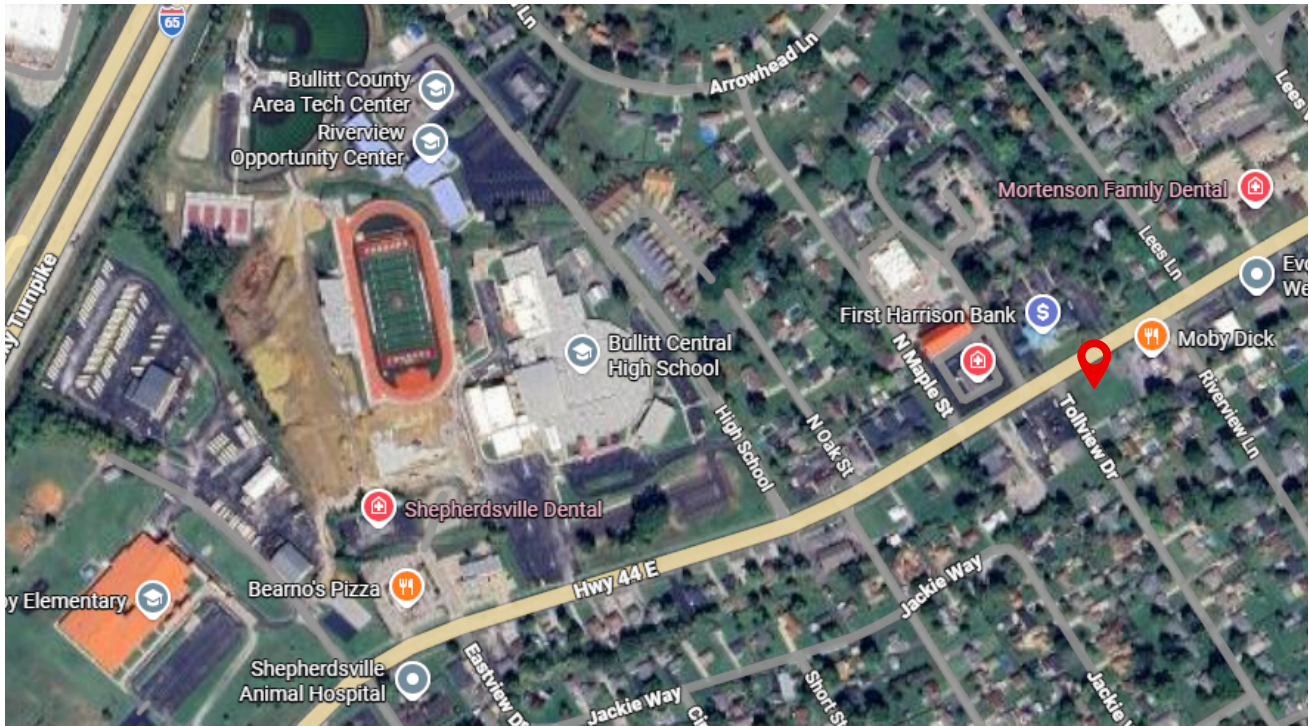
Corner of Hwy 44 E & Tollview

~ 21,000 VPD



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	5,600	18,600	29,200
Projected Growth	3-3.7%	4.3-4.4%	4.6%
Avg Age	-	38	41

Shepherdsville Zoning Map



Premier Location

- **District:** B1 (Neighborhood Business Districts)
- **Best Permitted Uses:**
 - Automotive & Vehicle-Oriented Uses
 - Food & Beverage / Quick Service
 - Convenience & Retail
 - Professional & Service Office Uses





FOR SALE

HWY 44 E, Shepherdsville, KY, 40165



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