



HURSTBOURNE DEVELOPMENT OPPORTUNITY

SWQ OF HURSTBOURNE & S. WATTERSON TRAIL UP TO 25 ACRES OF DEVELOPMENT LAND



Image © 2025 Airbus



SUZANNE CHEEK

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Property Description:

Star Hill South is a hard signalized corner on Hurstbourne Parkway with multiple access points. Excellent visibility. Combined ADT of 37,000 with cross streets. More than 2,000' of frontage on Hurstbourne Parkway.

\$387M in Food and Beverage Dollars within 3 miles.

Growth area with more than 6,400 New Homes and Apartments under construction/planned within 3 miles.

Property can be combined with 5910 and 5926 S. Watterson Trail for up to 25 acres, see Moody's listings #27922408 and #24388343.



Sale Price:

Contact Agent

Property Size:

Up To 25 Acres

Property Type:

Land

Zoning:

C-1, R-6, & R-4

Nearest Highways:

I-64 & I-65

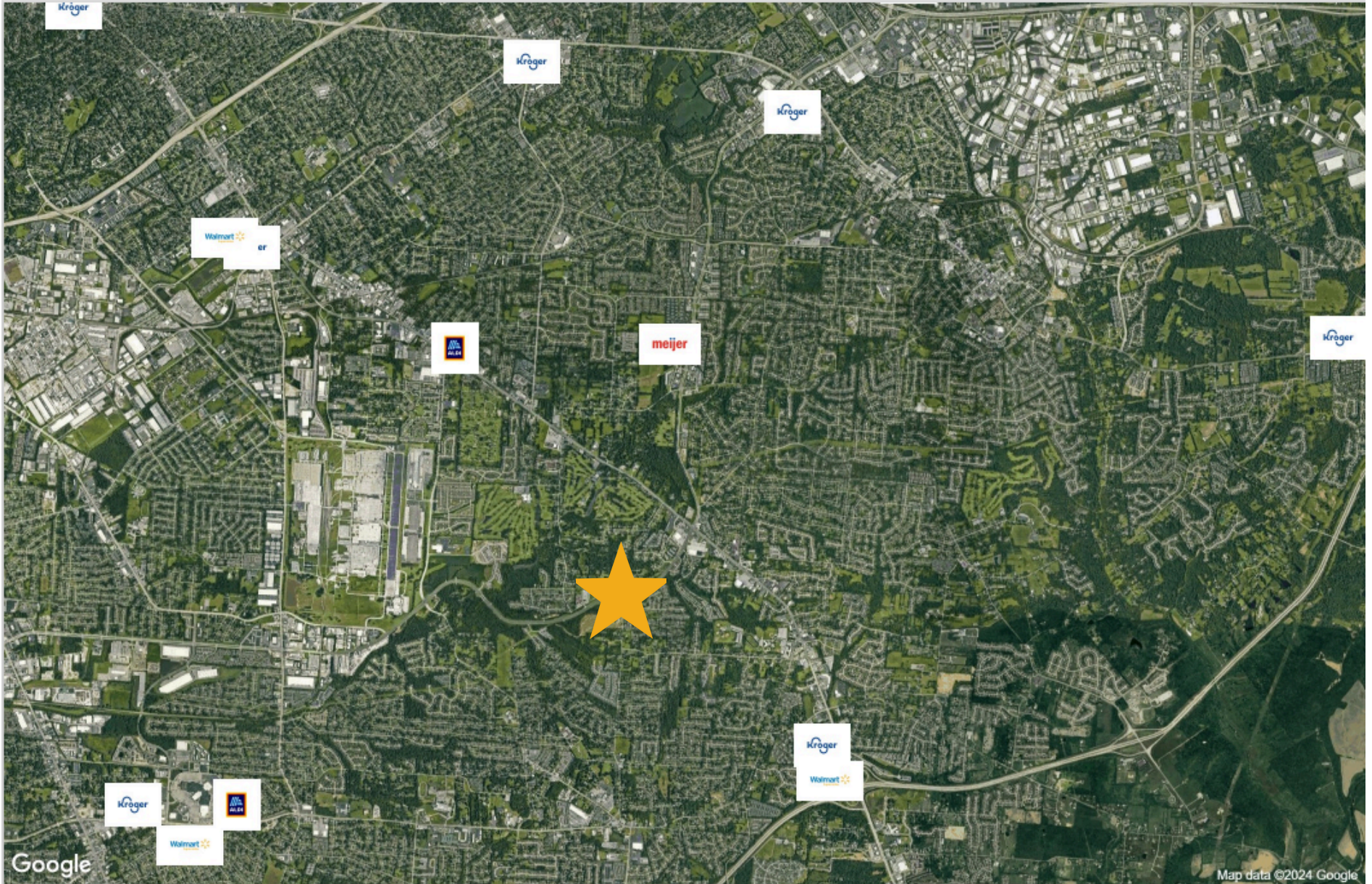
County:

Jefferson

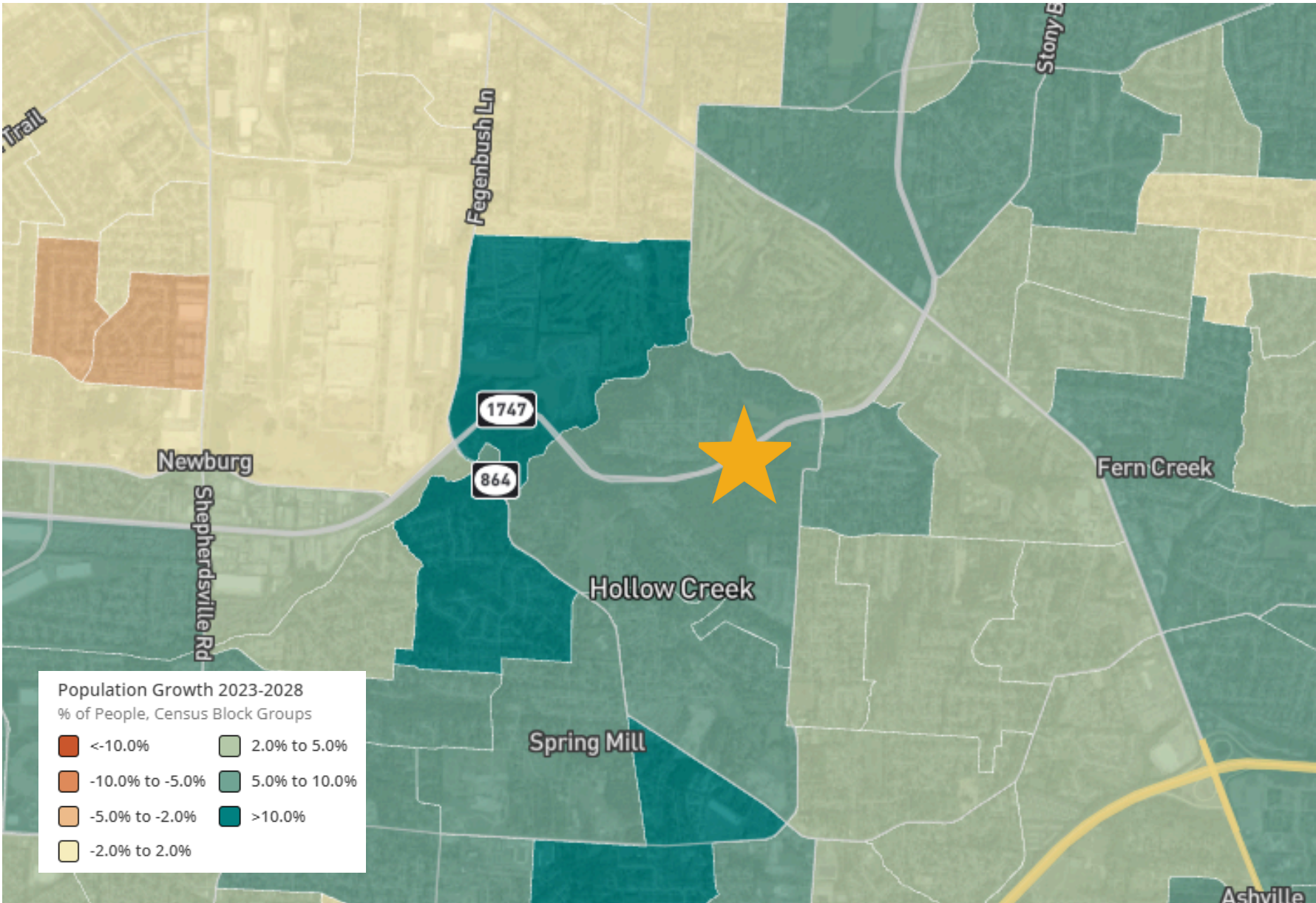


Gravity sewer connection to lot 5

GROCERY VOID MAP

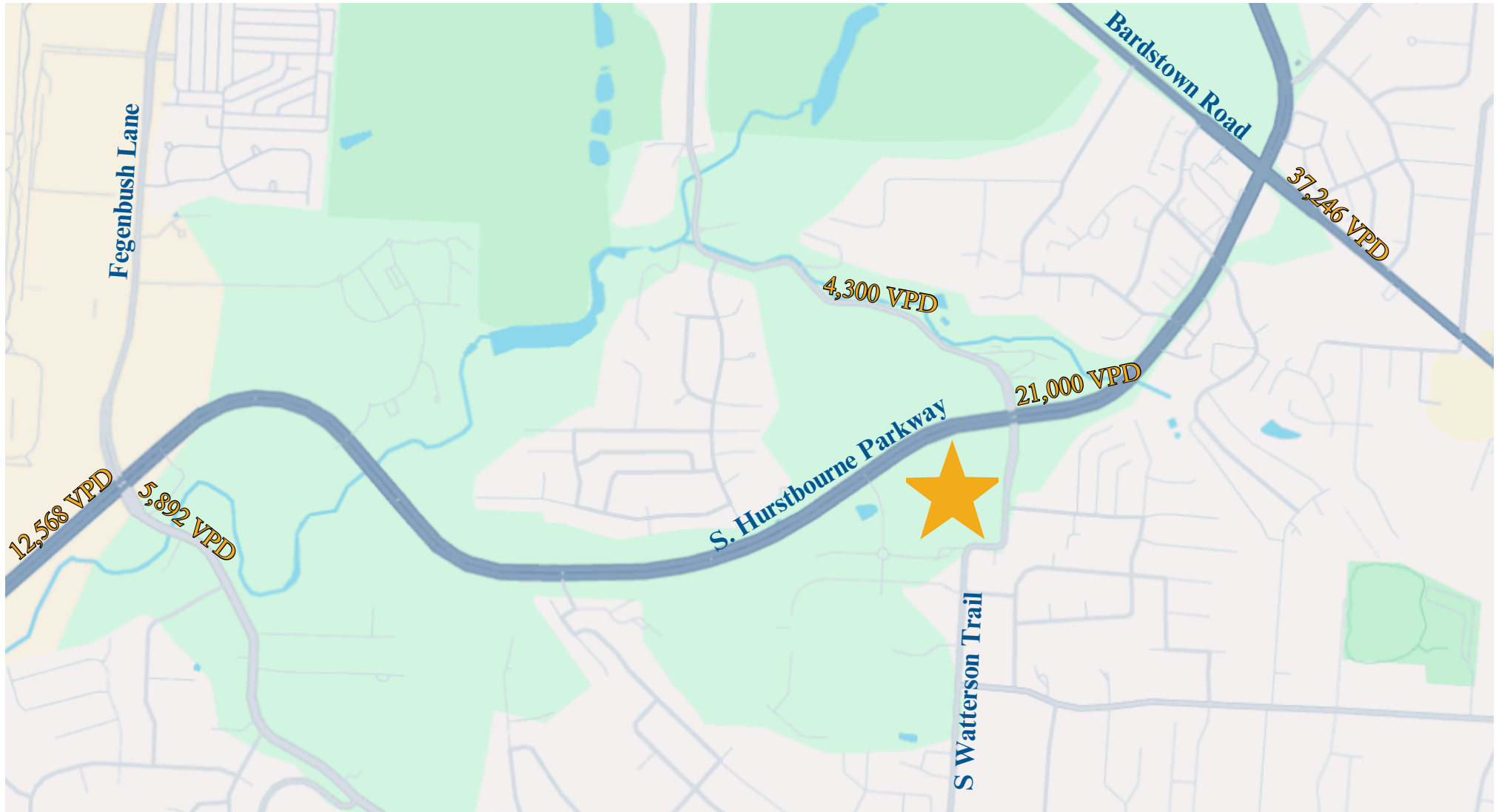


PROJECTED POPULATION GROWTH 2023-2028



*INFORMATION IS SOURCED FROM PLACER AI

LOCATION & TRAFFIC COUNTS



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

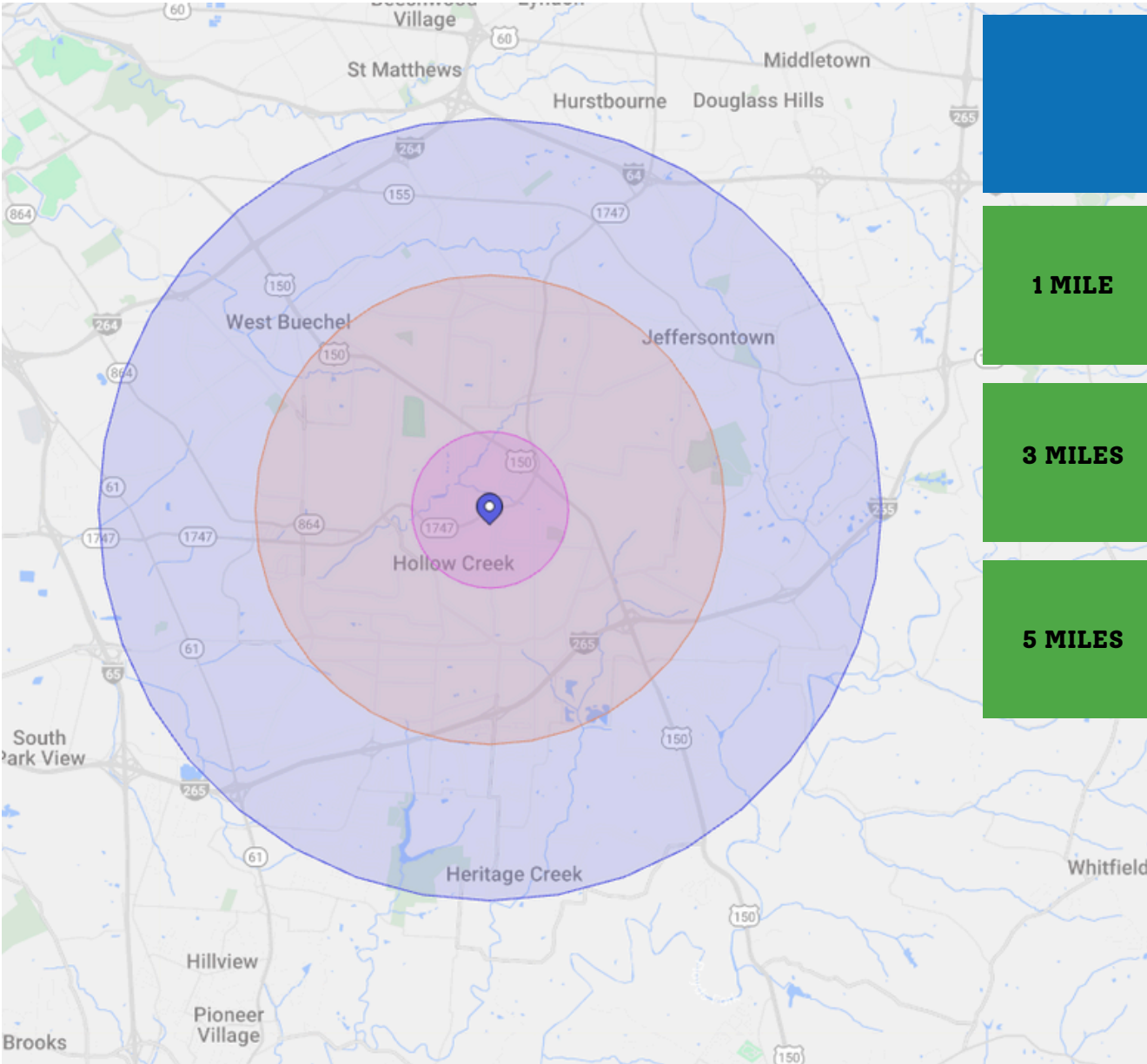
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ZONING

 C-1  R-6  R-4

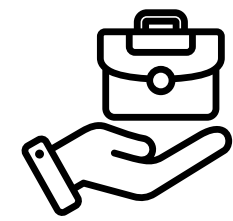


DEMOGRAPHICS



					
		Total Population	Total Families	Total Households	Average Household Income
1 MILE	2023	8,218	1,970	3,209	\$83,294
	2019	7,144	1,948	2,989	\$73,348
3 MILES	2023	91,375	23,500	37,236	\$88,237
	2019	88,729	22,329	35,648	\$76,729
5 MILES	2023	213,958	55,035	88,432	\$87,450
	2019	208,898	52,463	83,162	\$75,711

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**96.5%
EMPLOYMENT RATE
(WITHIN 5 MILES)**



**64.7% HAVE A
COLLEGE DEGREE
(WITHIN 5 MILES)**



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Star Hill South – Prime 25± Acre Commercial Opportunity on Hurstbourne Parkway

Strategically positioned at the high-traffic intersection of Hurstbourne Parkway and S. Watterson Trail in Louisville, Star Hill South offers 25± acres of development-ready land in a rapidly growing corridor. With over 6,400 housing units in the pipeline within a three-mile radius, this site is at the heart of a booming residential market and a significant grocery void.

C-1, R-6, and R-4 zoning—with potential for full commercial rezoning—Star Hill features flat, accessible topography, extended sewer infrastructure, and major arterial frontage (22,000+ ADT). The site offers unmatched visibility and connectivity to I-64 and I-65, making it an ideal location for a grocery-anchored or mixed-use development.

Located in an affluent trade area of 212,000+ residents and strong household incomes, Star Hill South represents a rare infill opportunity with both scale and market demand—ready for place-making retail or commercial concepts.