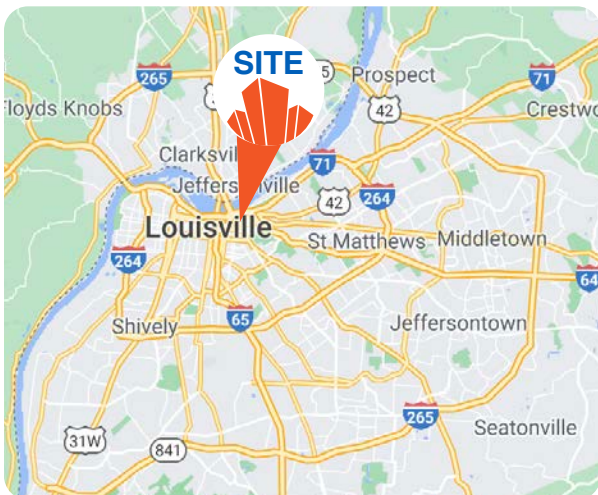


## LAND AVAILABLE

1043 East Washington Street | Louisville, KY 40206



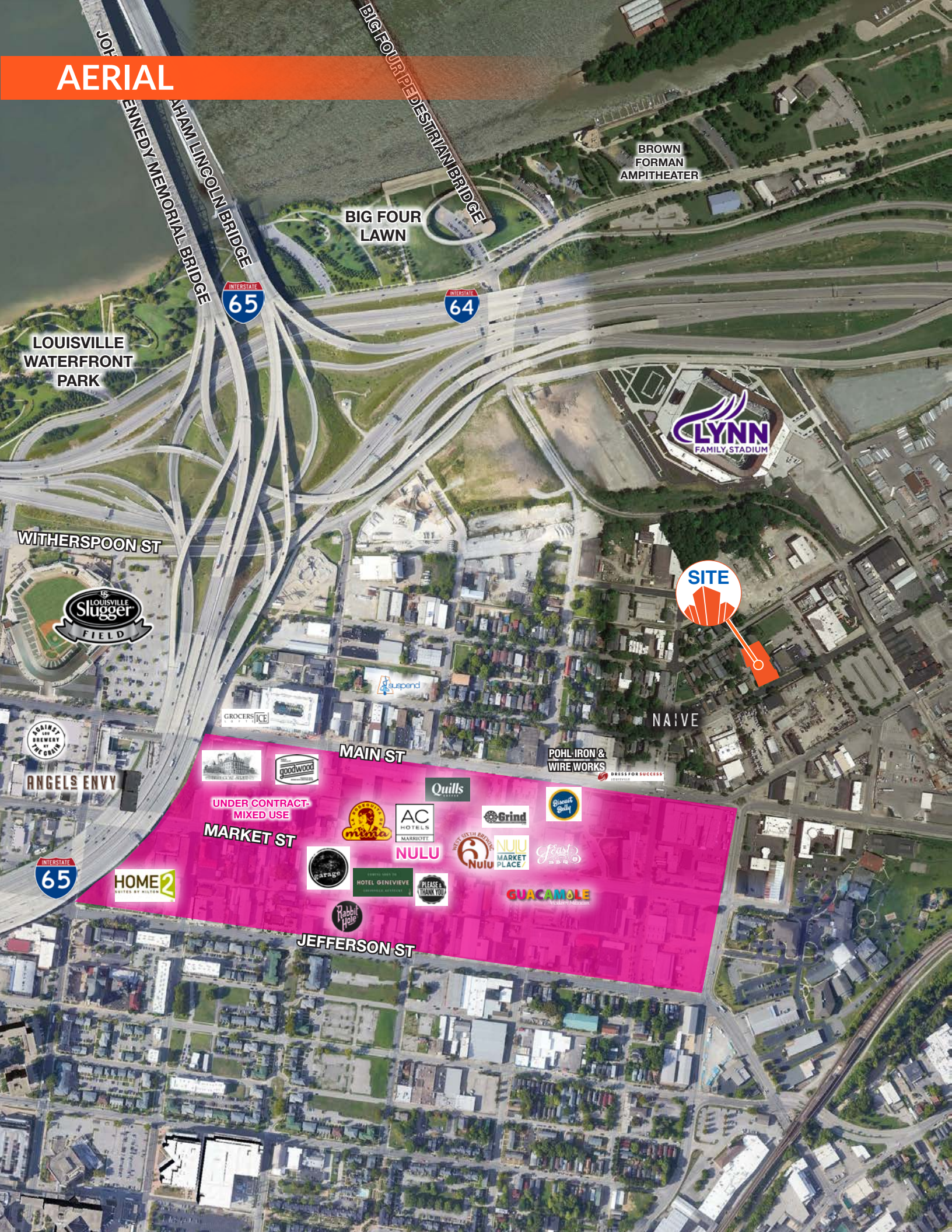
**FOR SALE: \$1,400,000**  
**0.49 AC AVAILABLE**

- **Prime Location in the Butchertown Neighborhood:** Butchertown offers an attractive setting for residential development with strong community appeal and cultural significance.
- **Close to Lynn Family Stadium:** Proximity to this premier sports and entertainment venue enhances the potential for foot traffic, making it ideal for future residential or mixed-use development.
- **Scarcity of Available Land in a High-Demand Area:** With limited vacant parcels remaining in the Butchertown area, this corner site represents a rare and valuable development opportunity.
- **Zoned R-8A:** This property allows for high-density residential development, accommodating up to 28 units. This zoning classification supports a range of housing types including apartments, condominiums, and other multi-family configurations
- **Corner Site:** Corner sites are particularly desirable for residential projects due to their natural light exposure, superior ingress/egress options, and potential for standout architectural presence.

DEXTER OUTLAW, MAI | DOULAW@TRIOCPG.COM | (502) 550-9174



# AERIAL



BROWN  
FORMAN  
AMPITHEATER

BIG FOUR  
LAWN

INTERSTATE  
65

INTERSTATE  
64

LOUISVILLE  
WATERFRONT  
PARK

LYNN  
FAMILY STADIUM

WITHERSPOON ST

LOUISVILLE  
Slugger  
FIELD

SITE

NAIVE

MAIN ST

POHL IRON &  
WIREWORKS

ANGELS ENVY

UNDER CONTRACT-  
MIXED USE

MARKET ST

INTERSTATE  
65

HOME2  
SUITES BY HILTON

JEFFERSON ST

Quills

AC  
HOTELS  
MARRIOTT

Grind

Sweet  
Gilly

NULU

NUJU  
MARKET  
PLACE

First

GUACAMOLE

Garage

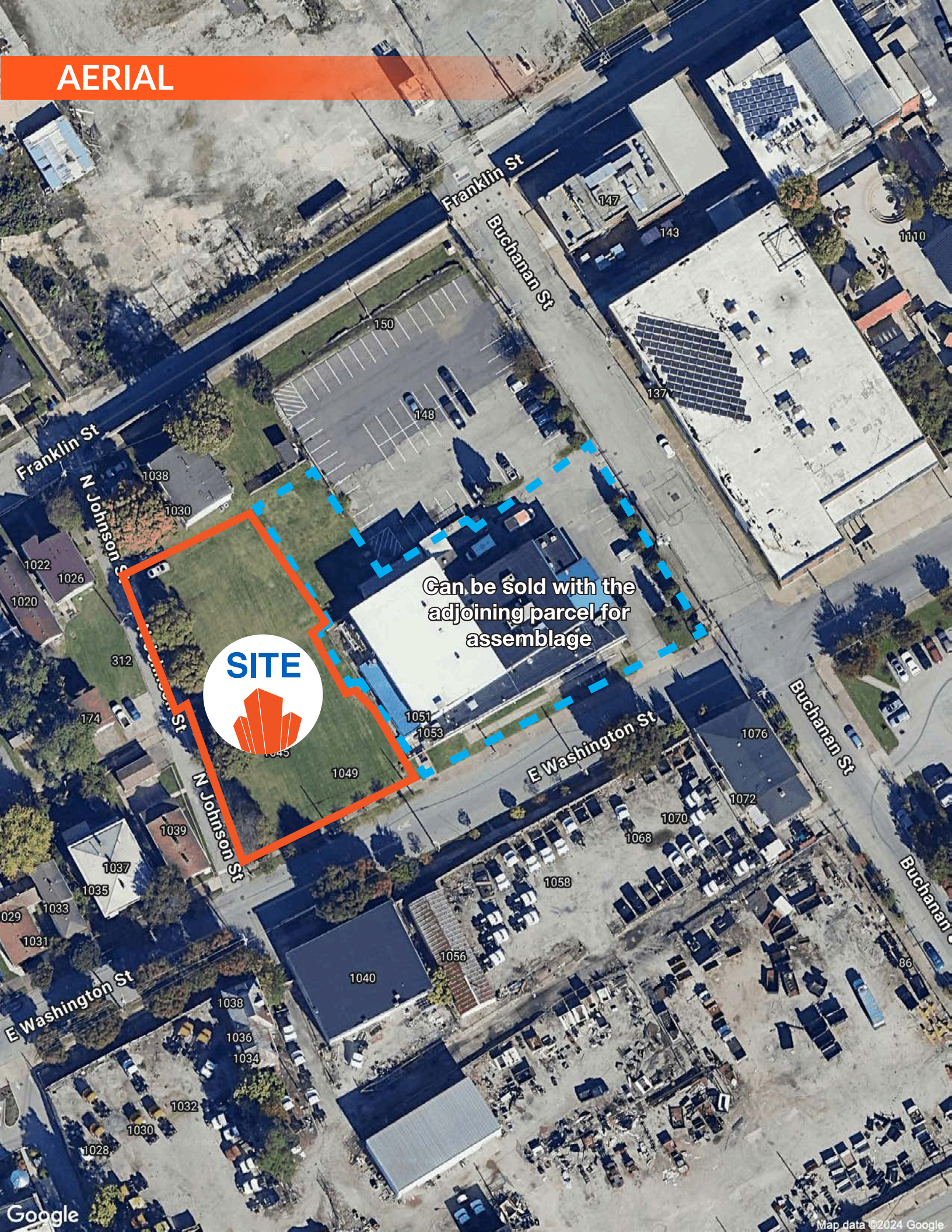
HOTEL GENEVIEVE

PLEASE &  
THANK YOU

Rabbit  
Hole



# AERIAL



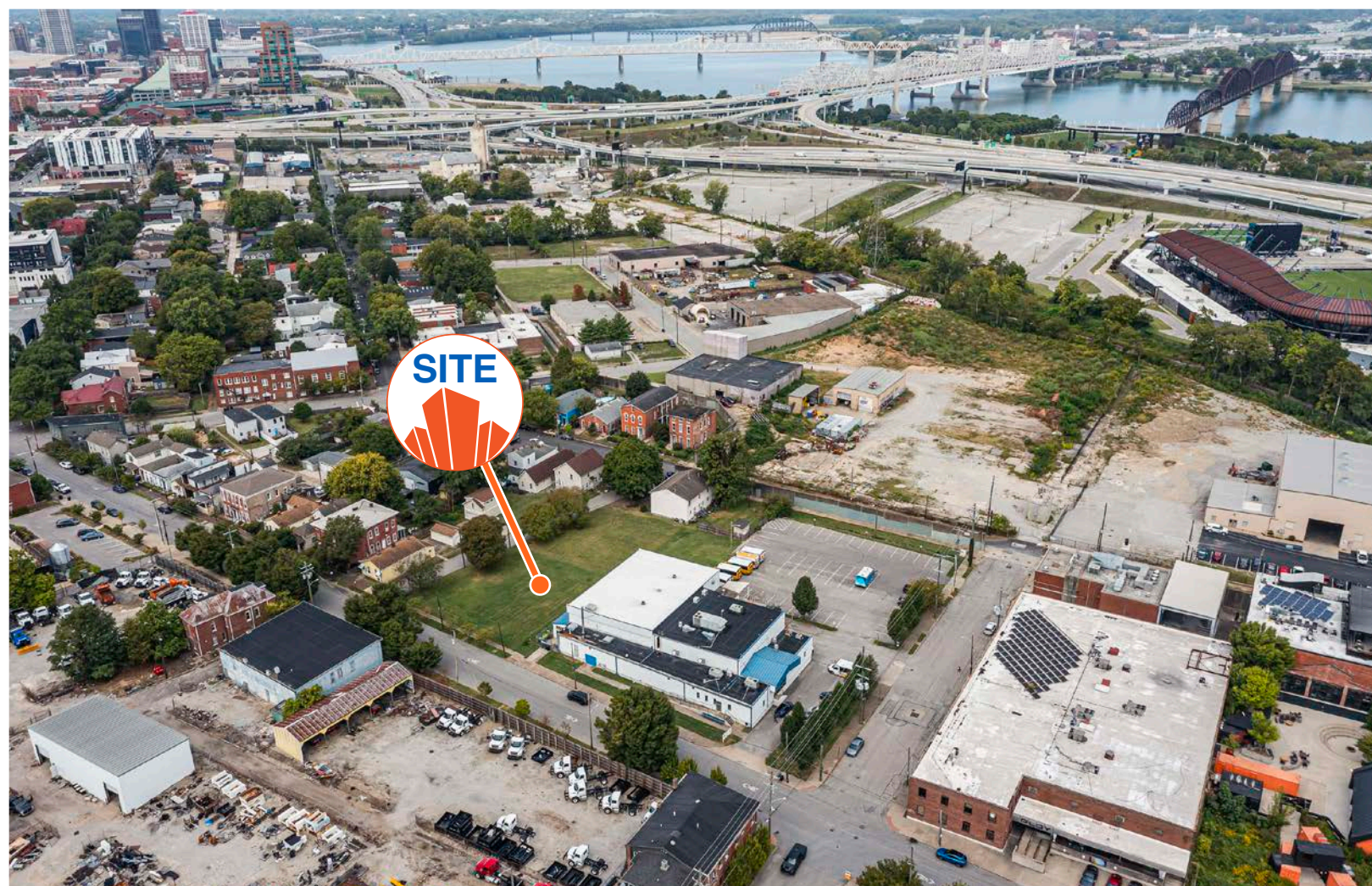
**SITE**



Can be sold with the  
adjoining parcel for  
assemblage



# PHOTOS





# PHOTOS







## CONTACT US

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