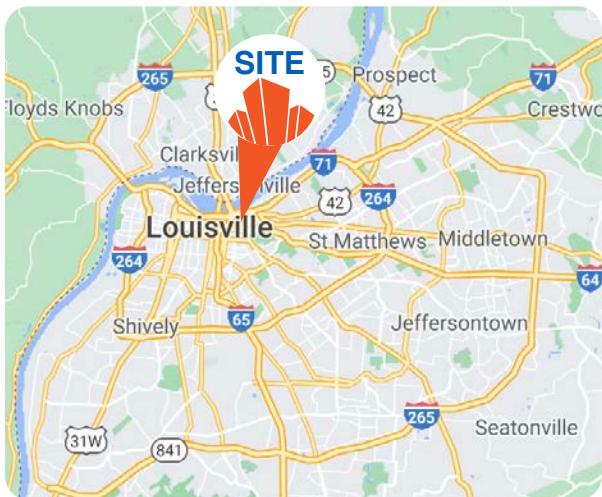




LAND AVAILABLE

1043 East Washington Street | Louisville, KY 40206



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

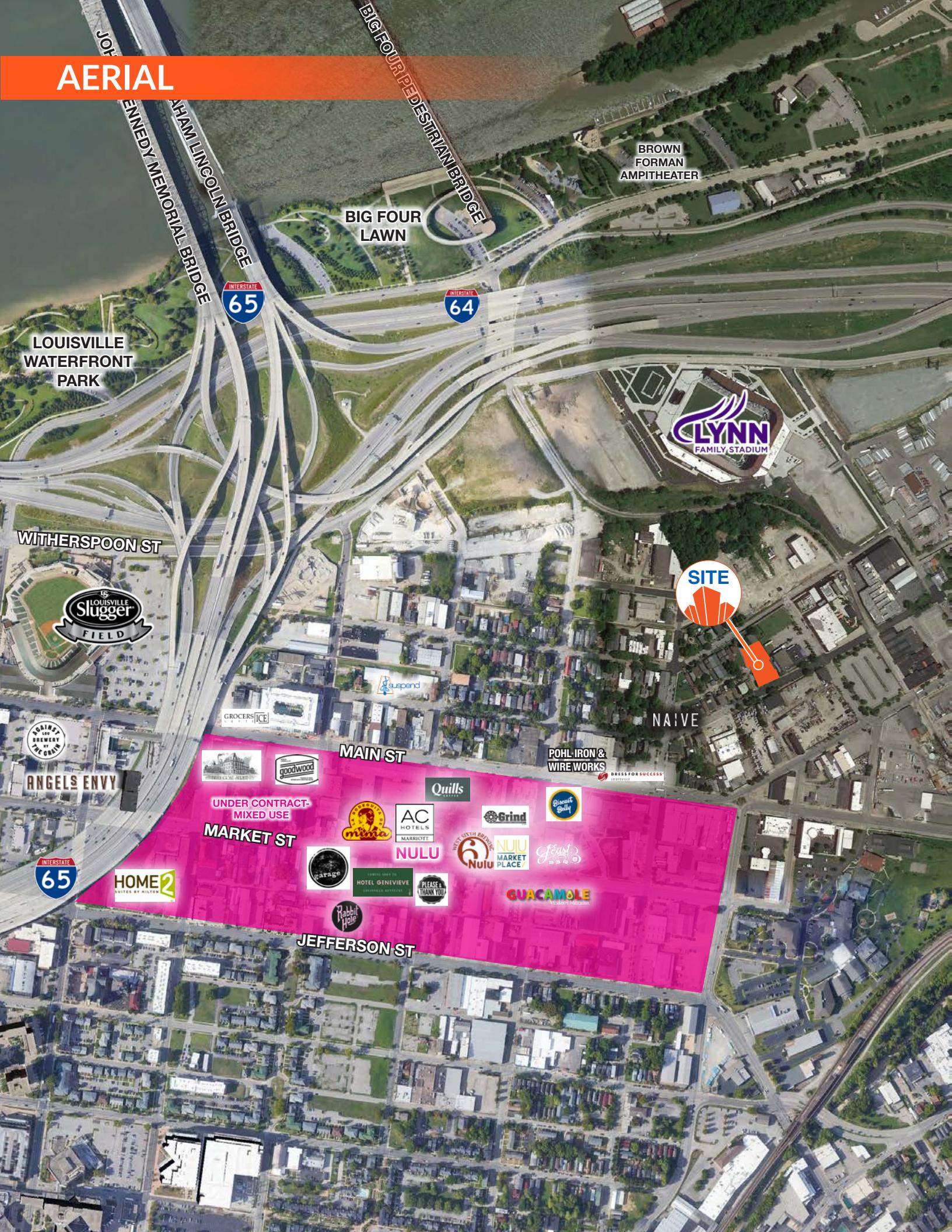
- **Prime Location in the Butchertown Neighborhood:** Butchertown offers an attractive setting for residential development with strong community appeal and cultural significance.
- **Close to Lynn Family Stadium:** Proximity to this premier sports and entertainment venue enhances the potential for foot 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

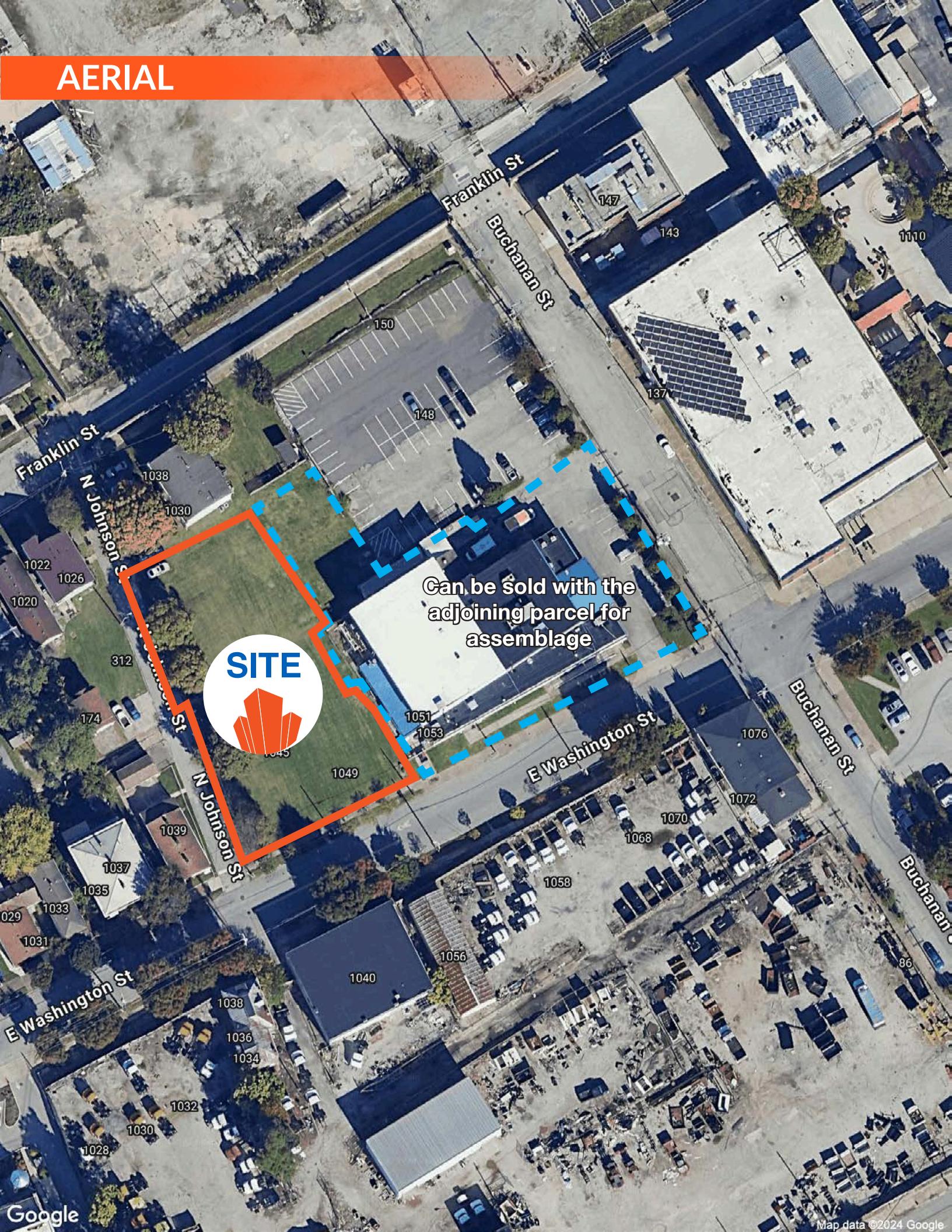
DOUTLAW@TRIOCPG.COM

(502) 550-9174

AERIAL



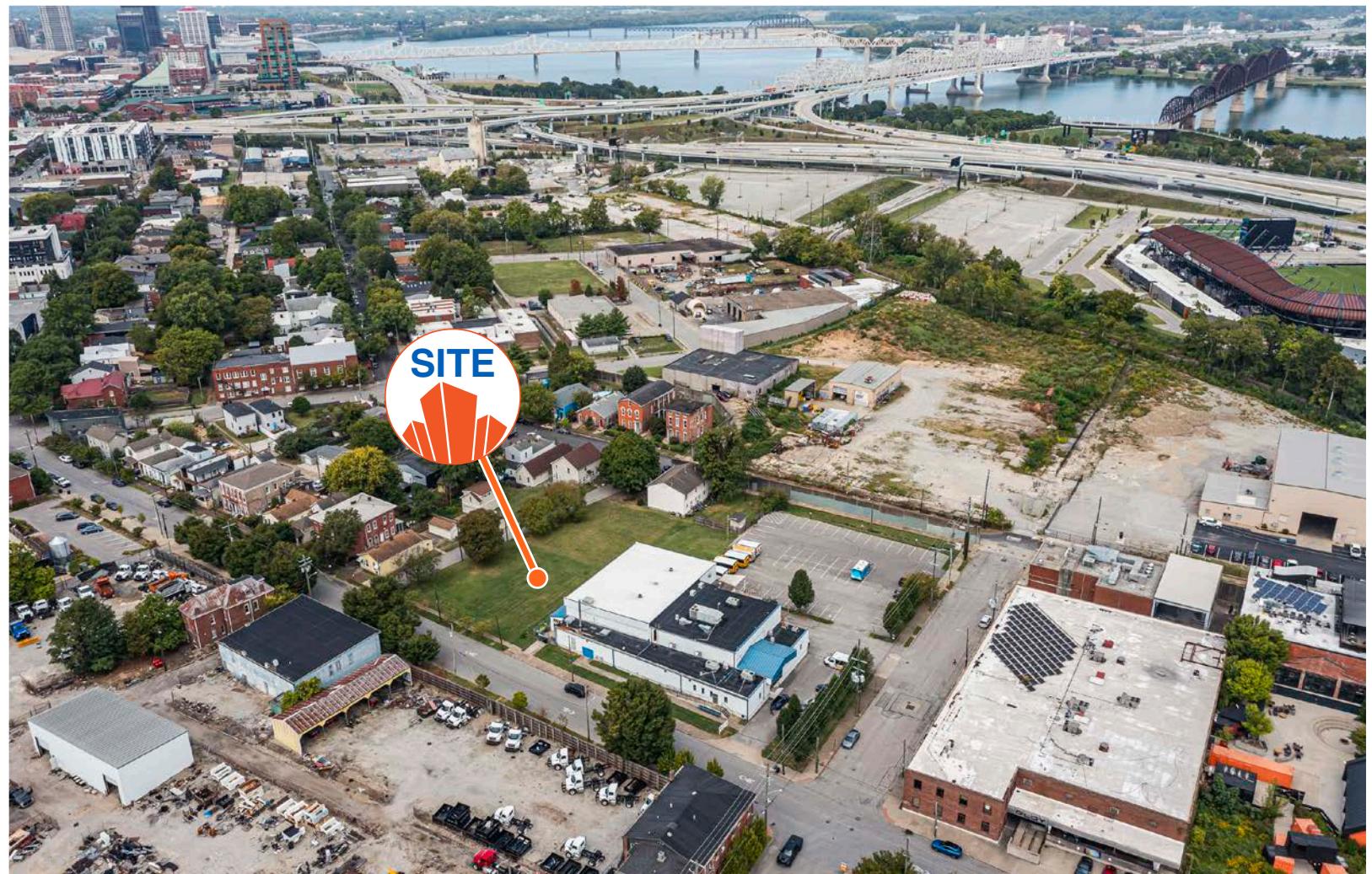
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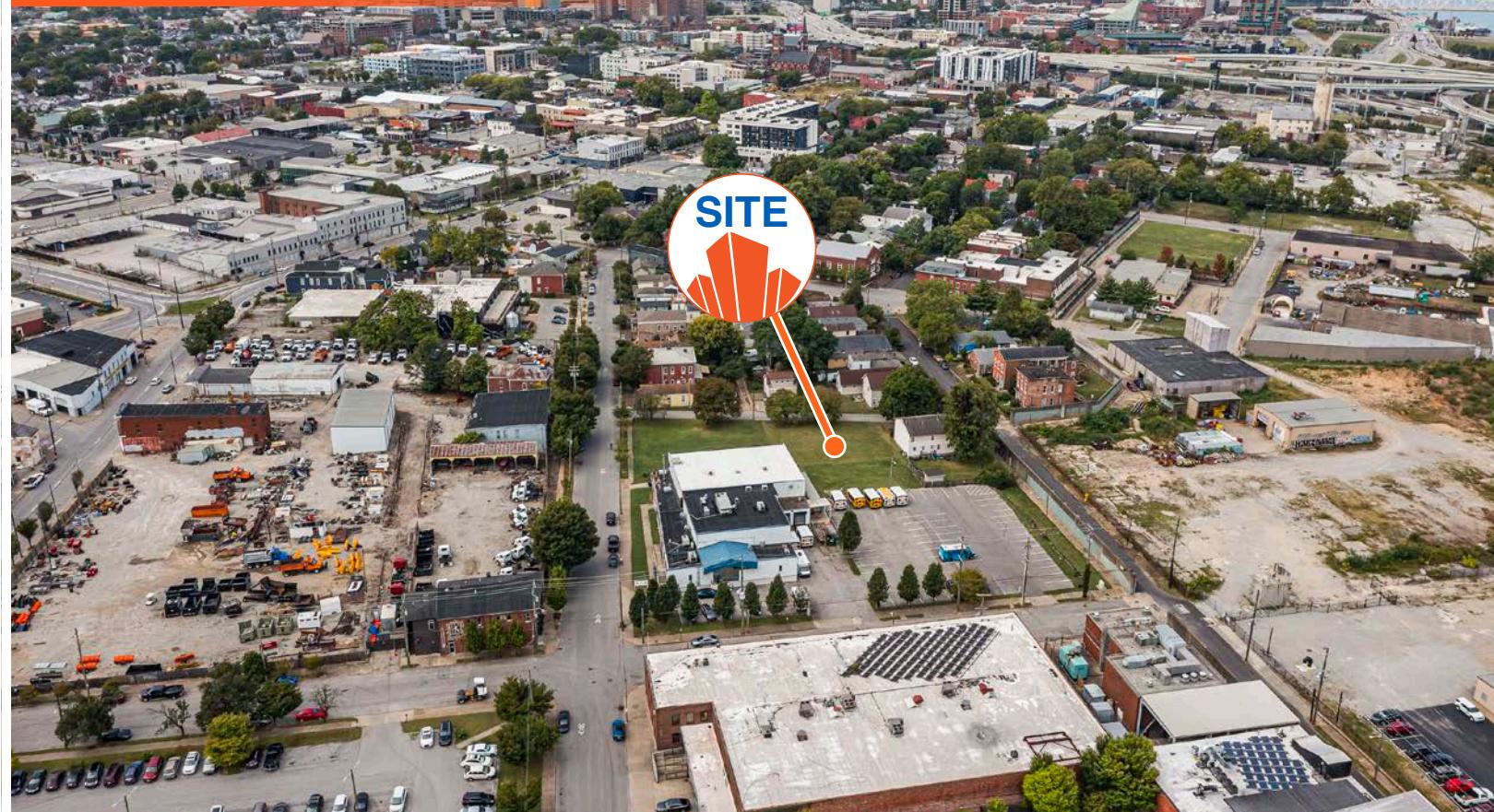
SITE

Can be sold with the adjoining parcel for assemblage

PHOTOS



PHOTOS





CONTACT US

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