



BARDSTOWN ROAD DEVELOPMENT LAND, SETTLERS TRACE

1 SETTLERS TRACE | LOUISVILLE, KY 40291

6.05 ACRES OF DEVELOPMENT LAND



SUZANNE CHEEK

502.3769680 | scheek@duncanre.com

PATTI EVANS

502.550.7773 | pevans@duncanre.com

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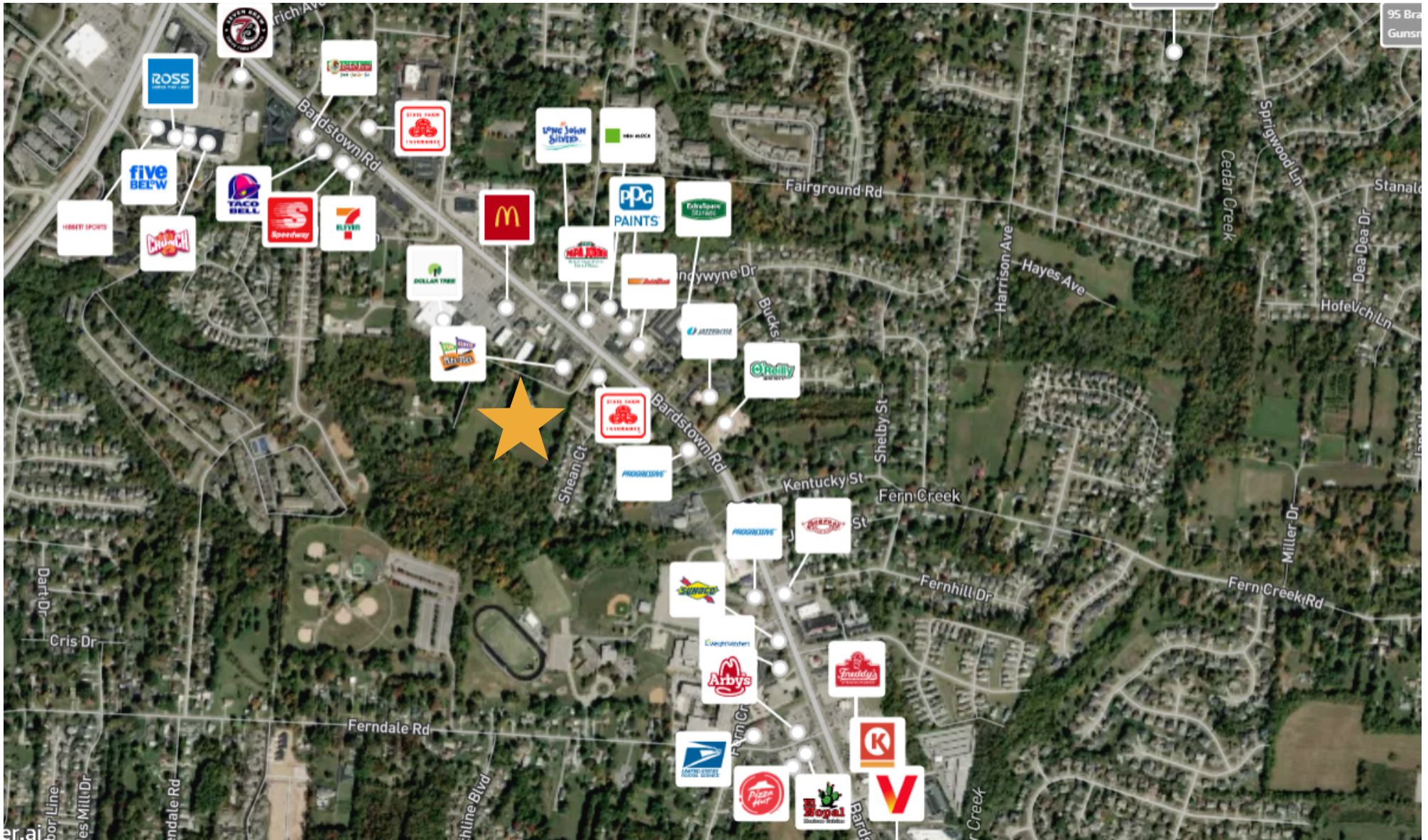
Property Description:

This 6.05-acre property, zoned R-4, offers opportunity for potential multifamily development in a highly accessible area. Located less than one mile from S. Hurstbourne Parkway and just 1.5 miles from I-265, the site provides convenient connectivity to major Louisville roadways. It is within walking distance of Fern Creek High School, adding appeal for future residential use. With development access via Wimsatt Way, this property combines visibility, accessibility, and strong development.



| | |
|------------------|----------------|
| Sale Price: | \$960,000 |
| Property Size: | 6.05 Acres |
| Property Type: | Land |
| Zoning: | R-4 |
| Sewers: | Gravity |
| Traffic Count: | 41,484 VPD |
| Sale Terms: | Cash to Seller |
| Nearest Highway: | S. Hurstbourne |
| County: | Jefferson |

NEARBY RETAIL 1 SETTLERS TRACE

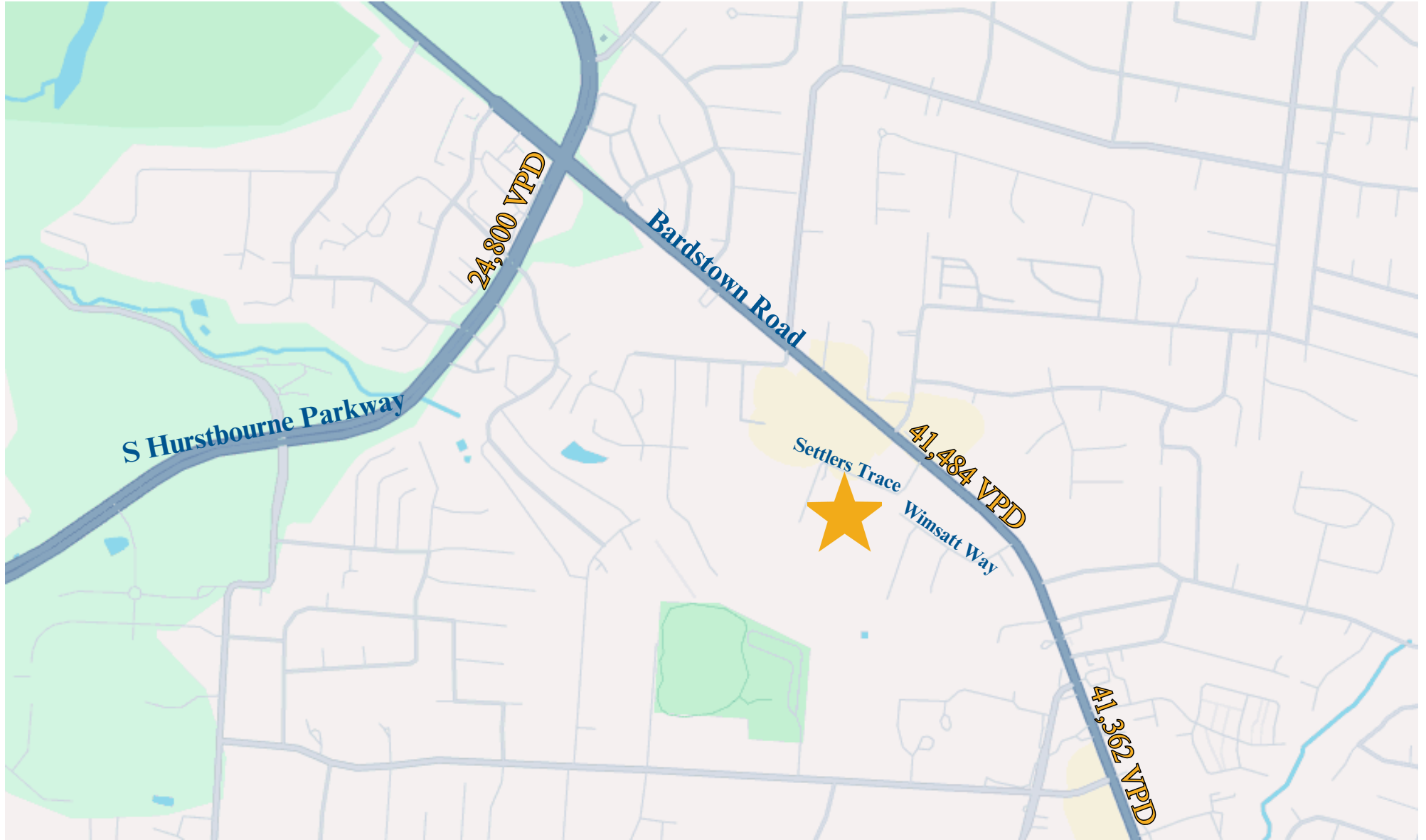


150 Thierman Lane
Louisville, KY 40207
O: 502.292.5464
www.duncancre.com

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LOCATION
1 SETTLERS TRACE



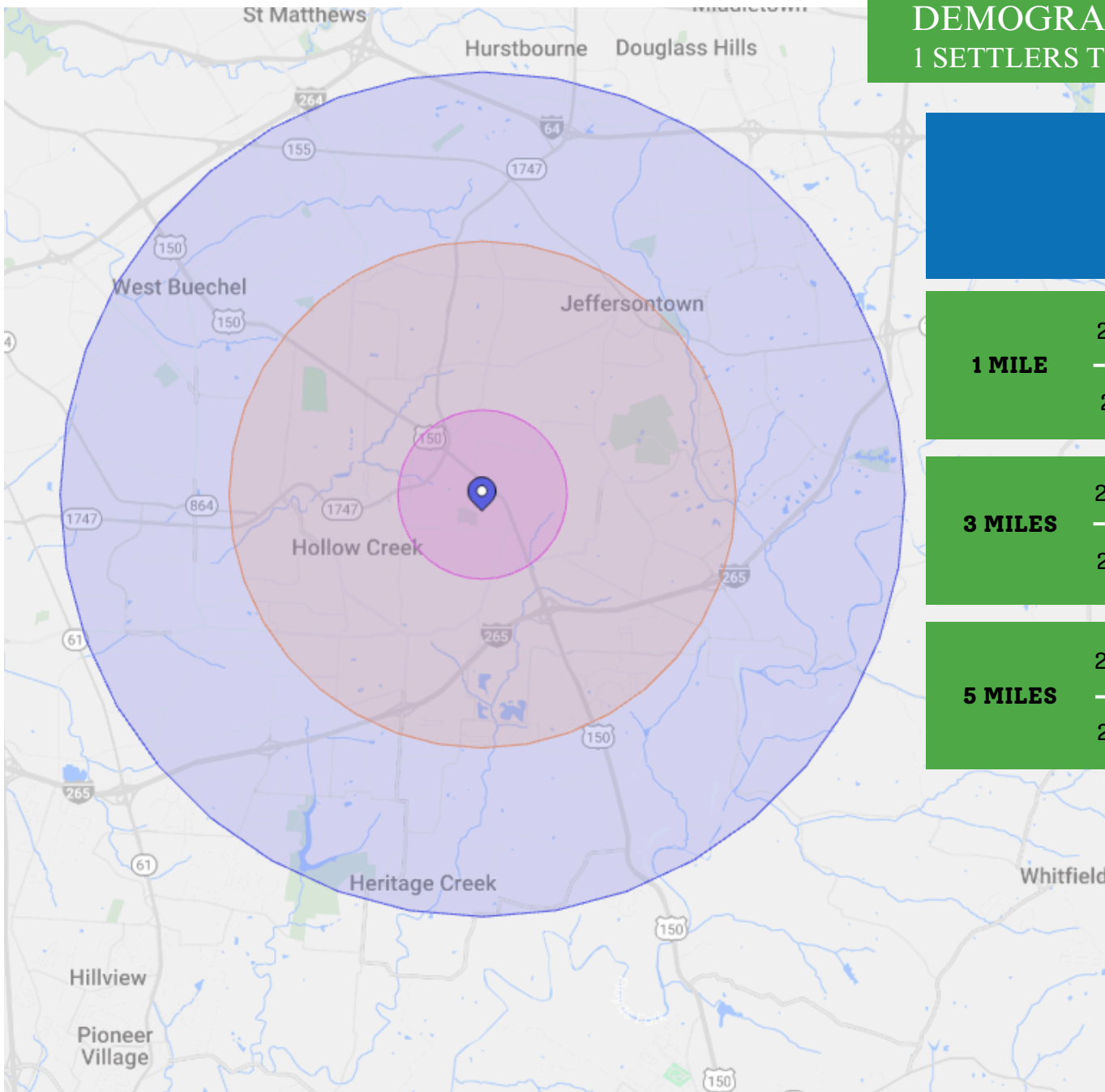
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DEMOGRAPHICS

1 SETTLERS TRACE



| | |  |  |  |  |
|----------------|------|---|---|---|---|
| | | Total Population | Total Families | Total Households | Average Household Income |
| 1 MILE | 2023 | 12,530 | 3,081 | 5,002 | \$98,159 |
| | 2019 | 13,121 | 3,654 | 5,299 | \$84,308 |
| 3 MILES | 2023 | 81,109 | 21,334 | 33,607 | \$94,007 |
| | 2019 | 80,784 | 21,232 | 32,121 | \$82,482 |
| 5 MILES | 2023 | 193,541 | 50,176 | 79,878 | \$91,395 |
| | 2019 | 188,775 | 47,968 | 75,205 | \$79,086 |

*INFORMATION IS SOURCED FROM PLACER AI



**96.8%
EMPLOYMENT RATE
(WITHIN 5 MILES)**



**66.6% HAVE A
COLLEGE DEGREE
(WITHIN 5 MILES)**



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