



# SADDLEBRED POINTE

Connecting Local Business & Regional Community

**ALTON WEBB**  
COMMERCIAL REAL ESTATE



## Shelbyville, KY

ONE OF THE FAST GROWING COMMUNITIES IN KENTUCKY.



# SADDLEBRED POINTE

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- **Strategically located in the “Golden Triangle” between Louisville and Lexington within the Louisville metro region.**
- **Immediate access to I-64, I-71, I-65, and I-75 for exceptional regional and national connectivity.**
- **Within a one-day drive of nearly two-thirds of the U.S. population, ideal for logistics and distribution.**
- **Just 30 minutes to UPS Worldport and Louisville Muhammad Ali International Airport, with rail service by RJ Corman Railroad Group and Norfolk Southern Railway.**



## LAND



## SPACE

- **New 80-acre, grocery-anchored mixed-use development featuring retail, office, and Class-A multifamily opportunities.**
- **Located in one of Shelbyville’s fastest-growing corridors between Louisville, Lexington, and Frankfort.**
- **Excellent visibility and accessibility at the intersection of U.S. 60 and Freedom’s Way, including future signalized access.**
- **Neighboring two of Shelbyville’s newest schools with a combined enrollment of 2,000+ students, supporting strong daytime traffic and continued residential growth.**



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The map displays the Saddlebred Pointe development area, centered around US Highway 60. A red circle highlights a specific 'SITE' located near the intersection of Freedom's Way and Haven Hill Rd. Surrounding this site are numerous commercial and residential developments, including:

- Public Amenities:** Collins High School, Marmel & Rogerman School, Midland Industrial Park, Haven Hill Industrial Park, Southeast Christian Church, Baptist Health Urgent Care, and Baptist Health Primary Care.
- Retail & Services:** Publix, Walmart, Lowe's, CVS Pharmacy, Walgreens, Planet Fitness, Feeders Pet Supply, Zaxby's, Traditional Bank, and Fivestar.
- Other Landmarks:** Saddlebred Pointe Planned Luxury Apartment Community, Pegasus, Heartlands, and U.L. Hospital.

Inset photos show the exterior of a Publix store, a Walmart store, and a Lowe's store. A large circular graphic on the right side of the map reads 'SADDLEBRED POINTE'S NEWEST ADDITIONS' around the horse logo. The text 'SUMMER 2026' is prominently displayed at the bottom of the map area.



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- **New Publix planned at Saddlebred Point — a 50,325 SF grocery store positioned at the northwest corner of Freedoms Way & The Point Boulevard, just off Highway 60.**
- **Established neighboring users include Traditional Bank and Hewlett Dental Care, providing strong existing commercial synergy and daily traffic generators.**
- **Proposed 284-unit Class A multifamily development to bring a significant new residential customer base directly adjacent to the site.**
- **Rapidly expanding trade area fueled by ongoing residential growth from Pulte Homes and Fischer Homes communities and surrounding large-scale housing development.**



**JAY INGRAM**

BROKER/OWNER

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