

DEVELOPMENT LAND FOR SALE

6618 Del Haven Lane
Louisville, KY 40059

- Located in Louisville Metro, right on the border of Prospect, this property offers excellent visibility and access in a high-demand area.
- Ideal for retail frontage along US 42 with the potential for multifamily residential development in the rear.
- Zoned R-4



www.GrisantiGroup.com

23+/- Acres | Sale: \$7,000,000

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Executive Summary

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Price	\$7,000,000
Size	23 +/- Acres
Zoning	R4

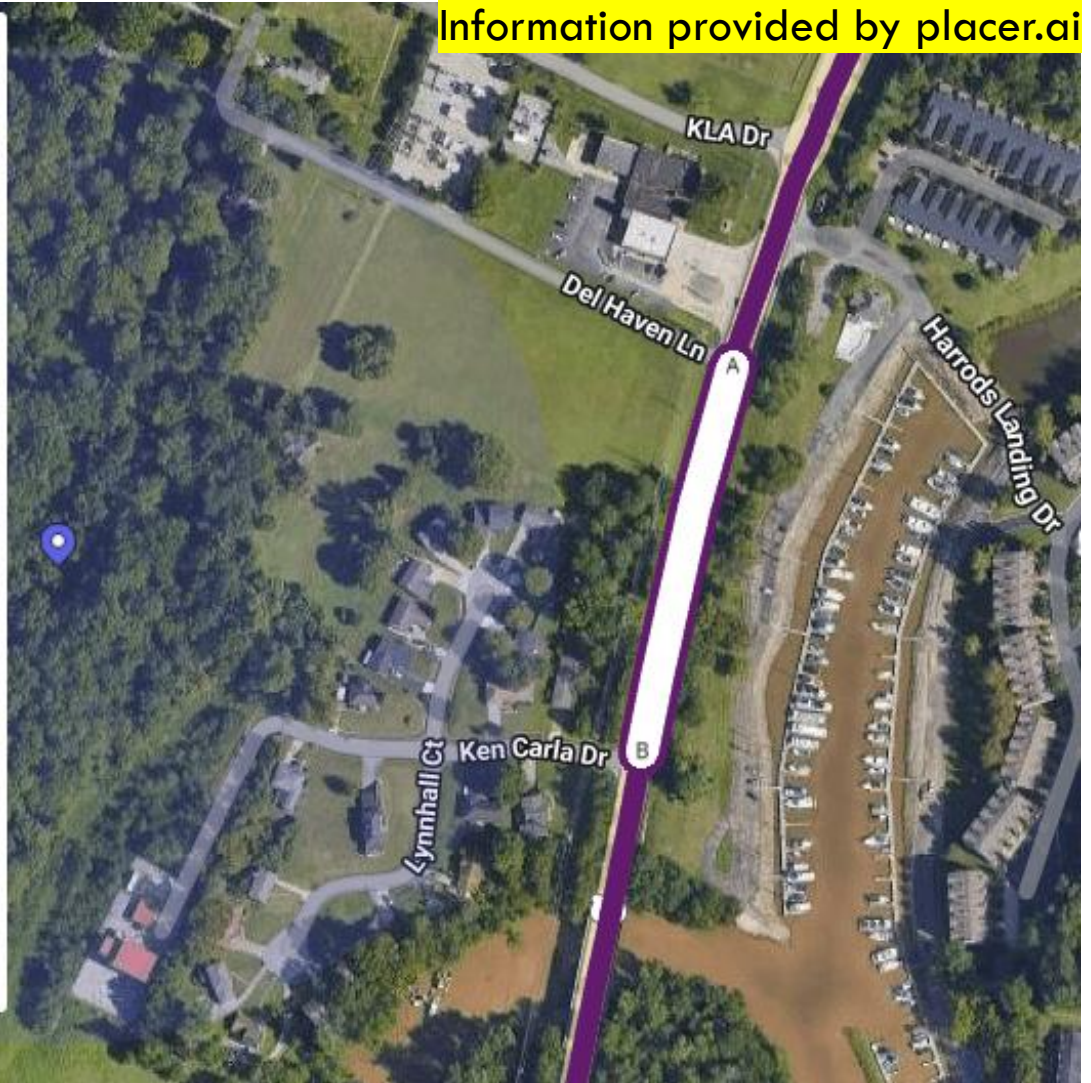
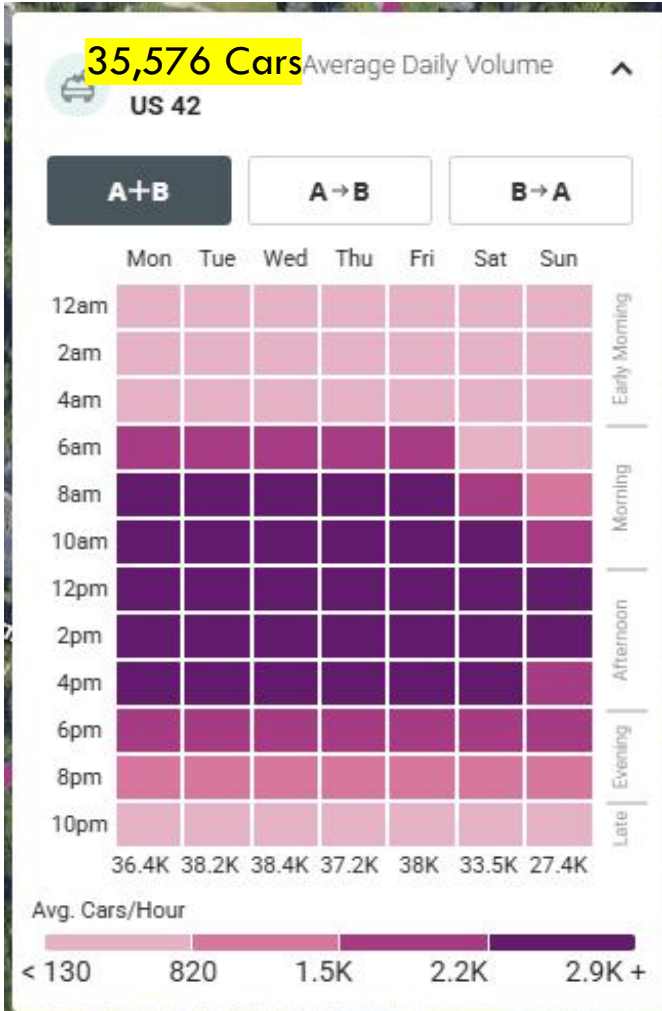


Property	<p>Currently zoned R-4, the site presents a prime opportunity for a mixed-use development. Ideal for retail frontage along US 42 with the potential for multifamily residential development in the rear.</p> <p>Sewers are available on and adjacent to Property. The sewer pump station is located contiguous to the Property.</p> <p>Properties to be sold as-is where-is. Houses are of no value. Seller will allow purchaser time for inspection and re-zoning.</p>
Area	<p>Exceptional development opportunity along US 42 with a total of ~23 acres across four parcels: 6618R Del Haven Ln, 6618 Del Haven Ln, 6605 Del Haven Ln, and 6601 Del Haven Ln. Located in Louisville Metro, right on the border of Prospect, this property offers excellent visibility and access in a high-demand area.</p>

Traffic Count

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Information provided by placer.ai



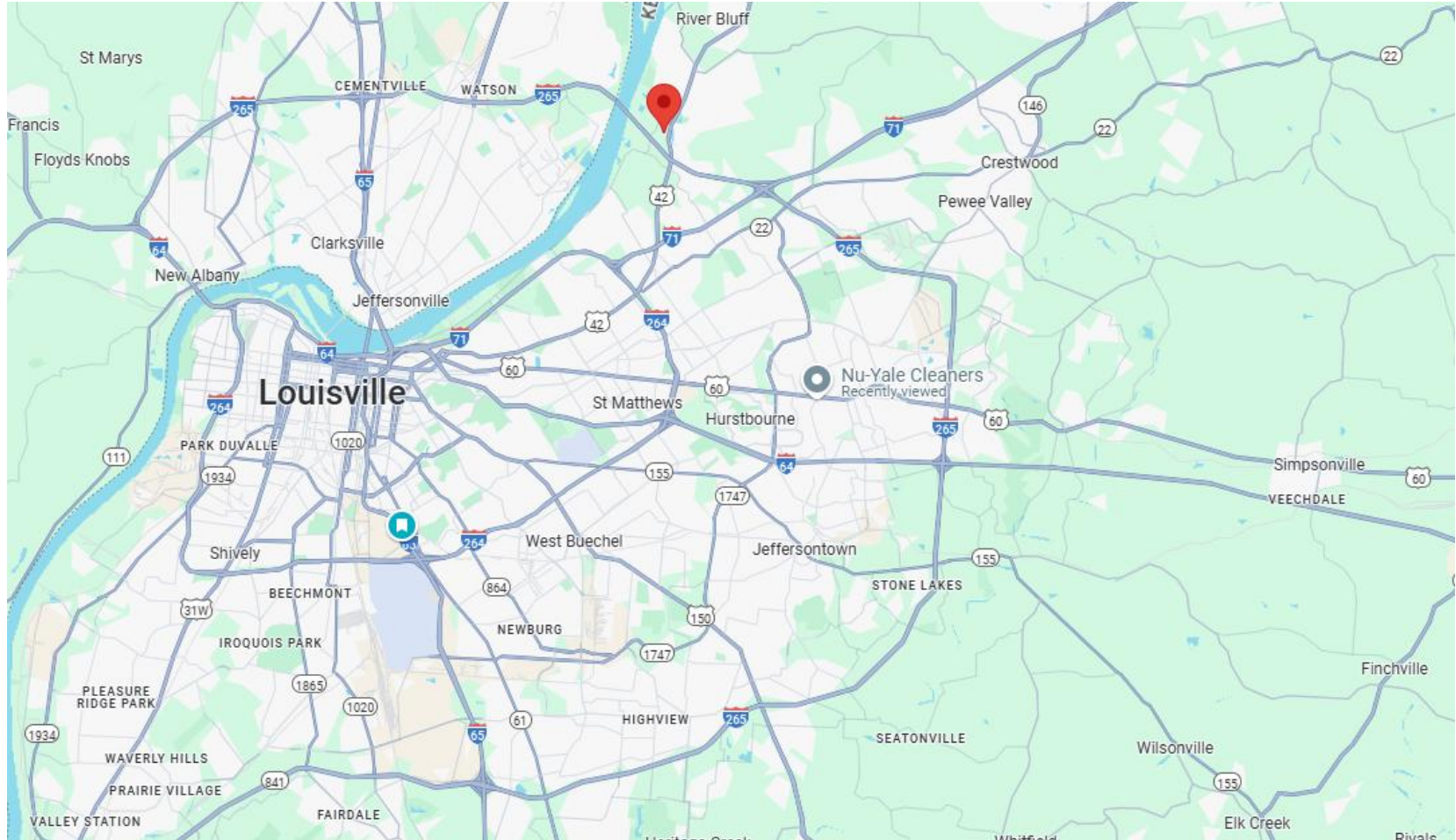
Nearby Business

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Area Map

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**4 minutes
to I-265**

**6 minutes
to I-71**

**11 minutes
to I-264**

**23 minutes to Louisville
Int'l Airport**

**20 minutes to
Downtown Louisville**



Demographics

	1 mile	3 miles	5 miles
Population			
2010 Population	2,774	22,290	87,779
2020 Population	2,833	24,293	96,296
2024 Population	2,935	24,598	99,583
2029 Population	2,990	25,717	103,400
2010-2020 Annual Rate	0.21%	0.86%	0.93%
2020-2024 Annual Rate	0.84%	0.29%	0.79%
2024-2029 Annual Rate	0.37%	0.89%	0.76%
2020 Male Population	47.9%	48.4%	48.0%
2020 Female Population	52.1%	51.6%	52.0%
2020 Median Age	52.8	47.3	42.8
2024 Male Population	48.7%	49.0%	48.7%
2024 Female Population	51.3%	51.0%	51.3%
2024 Median Age	54.1	47.3	43.2

In the identified area, the current year population is 99,583. In 2020, the Census count in the area was 96,296. The rate of change since 2020 was 0.79% annually. The five-year projection for the population in the area is 103,400 representing a change of 0.76% annually from 2024 to 2029. Currently, the population is 48.7% male and 51.3% female.

Median Age

The median age in this area is 43.2, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	81.0%	82.0%	77.2%
2024 Black Alone	6.2%	4.9%	9.0%
2024 American Indian/Alaska Native Alone	0.1%	0.1%	0.2%
2024 Asian Alone	5.7%	5.9%	4.9%
2024 Pacific Islander Alone	0.0%	0.0%	0.1%
2024 Other Race	1.3%	1.3%	1.9%
2024 Two or More Races	5.6%	5.7%	6.7%
2024 Hispanic Origin (Any Race)	3.4%	3.5%	5.0%

Persons of Hispanic origin represent 5.0% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 44.8 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	266	229	162
2010 Households	1,241	8,757	35,262
2020 Households	1,299	9,624	39,239
2024 Households	1,287	9,664	40,347
2029 Households	1,303	10,094	41,895
2010-2020 Annual Rate	0.46%	0.95%	1.07%
2020-2024 Annual Rate	-0.22%	0.10%	0.66%
2024-2029 Annual Rate	0.25%	0.87%	0.76%
2024 Average Household Size	2.25	2.53	2.45

The household count in this area has changed from 39,239 in 2020 to 40,347 in the current year, a change of 0.66% annually. The five-year projection of households is 41,895, a change of 0.76% annually from the current year total. Average household size is currently 2.45, compared to 2.43 in the year 2020. The number of families in the current year is 27,368 in the specified area.



Demographics (cont.)

	1 mile	3 miles	5 miles
Mortgage Income			
2024 Percent of Income for Mortgage	20.5%	18.1%	21.6%
Median Household Income			
2024 Median Household Income	\$159,584	\$153,057	\$106,026
2029 Median Household Income	\$181,009	\$167,695	\$121,095
2024-2029 Annual Rate	2.55%	1.84%	2.69%
Average Household Income			
2024 Average Household Income	\$210,282	\$203,867	\$155,723
2029 Average Household Income	\$240,493	\$227,291	\$175,343
2024-2029 Annual Rate	2.72%	2.20%	2.40%
Per Capita Income			
2024 Per Capita Income	\$86,268	\$80,537	\$63,244
2029 Per Capita Income	\$97,922	\$89,686	\$71,209
2024-2029 Annual Rate	2.57%	2.18%	2.40%
GINI Index			
2024 Gini Index	31.3	30.3	35.6
Households by Income			
Current median household income is \$106,026 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$121,095 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$155,723 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$175,343 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$63,244 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$71,209 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	120	136	115
2010 Total Housing Units	1,354	9,512	37,639
2010 Owner Occupied Housing Units	1,138	7,443	27,533
2010 Renter Occupied Housing Units	103	1,315	7,729
2010 Vacant Housing Units	113	755	2,377
2020 Total Housing Units	1,394	10,228	41,684
2020 Owner Occupied Housing Units	1,164	8,152	30,121
2020 Renter Occupied Housing Units	135	1,472	9,118
2020 Vacant Housing Units	102	595	2,473
2024 Total Housing Units	1,395	10,382	43,510
2024 Owner Occupied Housing Units	1,127	8,118	30,872
2024 Renter Occupied Housing Units	160	1,546	9,475
2024 Vacant Housing Units	108	718	3,163
2029 Total Housing Units	1,408	10,829	45,096
2029 Owner Occupied Housing Units	1,147	8,268	31,714
2029 Renter Occupied Housing Units	156	1,826	10,181
2029 Vacant Housing Units	105	735	3,201
Socioeconomic Status Index			
2024 Socioeconomic Status Index	67.9	67.1	60.8

Currently, 71.0% of the 43,510 housing units in the area are owner occupied; 21.8%, renter occupied; and 7.3% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 41,684 housing units in the area and 5.9% vacant housing units. The annual rate of change in housing units since 2020 is 1.01%. Median home value in the area is \$365,492, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 1.26% annually to \$389,146.