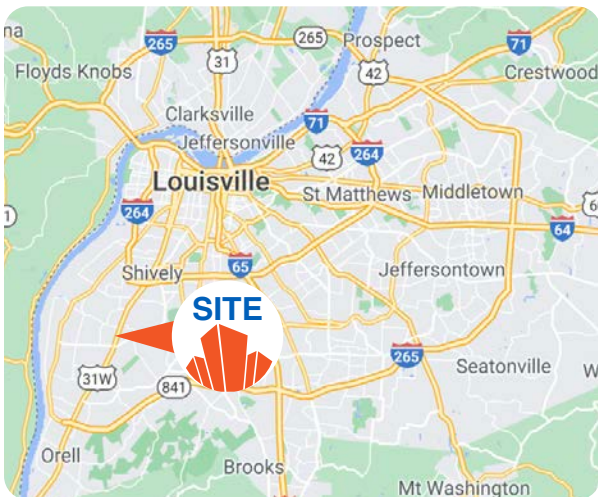


MULTI-FAMILY LAND AVAILABLE

4514 R Crawford Ave | Louisville, KY 40258



FOR SALE: \$195,000/AC 3.84± ACRES AVAILABLE

- **Location:** Crawford Avenue/Textile Avenue near Dixie Highway
- **Site Size:** ±3.84 acres (167,340 SF)
- **Zoning:** R-6 Residential Multifamily
- **Form District:** Suburban Residential
- **Current Use:** Vacant land (Improved with Duplex to be razed for development)
- **Proposed/Approved Use:** 48-unit multifamily development (three 2-story buildings)
- **Neighborhood Context:** Surrounded by single-family, multifamily, and neighborhood commercial uses; located just off the Dixie Highway retail corridor near Home Depot, major employers, and public amenities.

AERIAL



DEVELOPMENT HIGHLIGHTS

- **Total Units:** 48 (per conceptual plan)
- **Density:** ± 12.5 dwelling units per acre (R-6 allows up to 17.4 DU/acre)
- **Building Footprint:** $\pm 26,472$ SF
- **Floor Area Ratio (FAR):** 0.32 (1.0 maximum permitted)
- **Parking Provided:** 83 total spaces (including 6 ADA spaces)
- **Open Space:** $\pm 29,491$ SF (17.9% of site area – exceeds 15% minimum)
- **Recreational Open Space:** $\pm 16,626$ SF (67% of required total)
- **Interior Landscape Area:** $\pm 3,610$ SF (8.9% of vehicular use area)
- **Pedestrian Access:** Sidewalk and walkway connection to Crawford Avenue
- **Screening / Privacy:** Proposed 8' privacy fencing along select boundaries

AERIAL



As an infill tract zoned R-6, the property stands out as a prime development opportunity in the growing South Louisville submarket. It benefits from strong multifamily fundamentals supported by the nearby Dixie Highway employment and retail corridor. The site is shovel-ready, with an efficient layout and density allowances that support a wide range of residential concepts. Its strategic location places it close to major employers, schools, and daily-needs retail, while being just minutes from both the I-265 and I-65 interchanges—positioning it for long-term development success.

AERIAL



THE HOME DEPOT

QDOBA MEXICAN EATS

PNC

Panera BREAD

BIG LOTS!

Chick-fil-A

DISCOUNT TIRE

LOWE'S

Great Clips

Papa Murphy's

PENN STATION EAST COAST SLIDS

McDonald's

STAPLES

CROUCH FITNESS

STARBUCKS COFFEE

DOLLAR TREE

HOBBY LOBBY

38,284 ADT

CIRCLE K

etro Mobile

Walgreens

White Castle

POPEYES

Public Storage

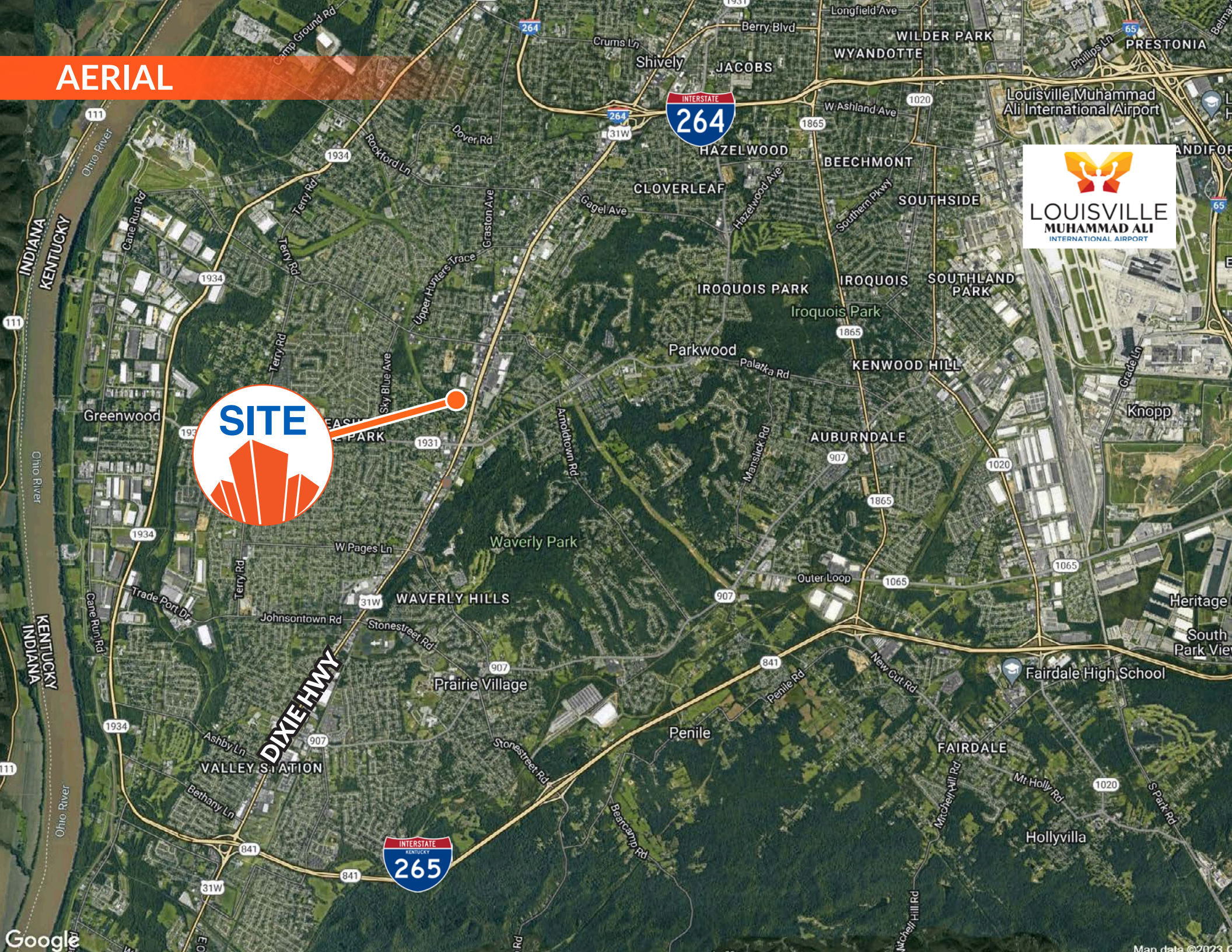
AutoZone

ExtraSpace Storage

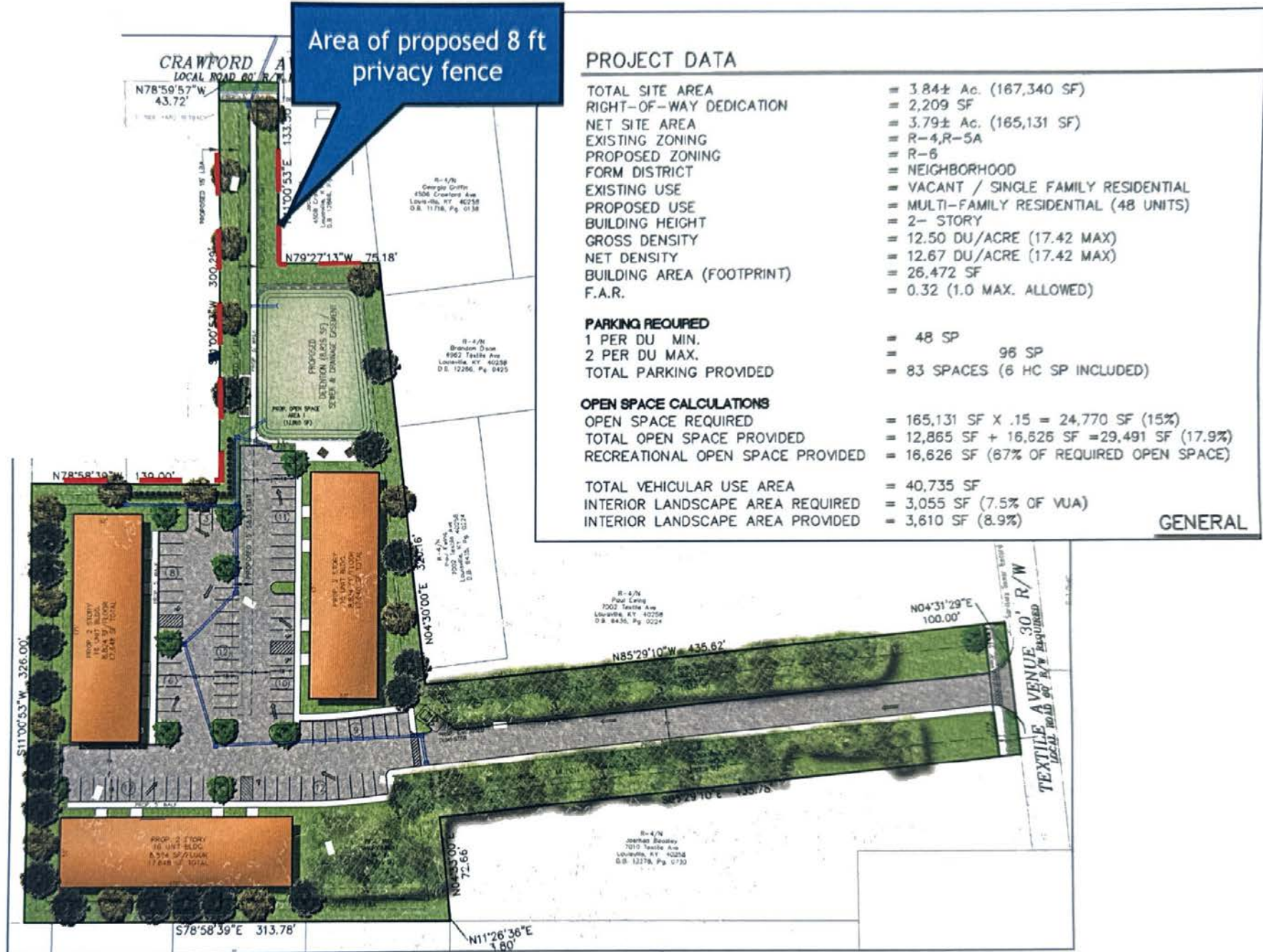
DOLLAR GENERAL

CHASE

AERIAL

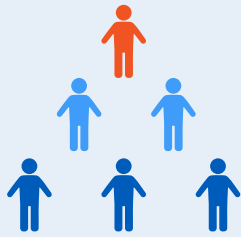


CURRENT PROPOSED SITE PLAN



DEMOGRAPHICS

POPULATION



1 MILE **7,617**
3 MILES **73,005**
5 MILES **152,969**

HOUSEHOLDS



1 MILE **3,199**
3 MILES **29,844**
5 MILES **62,541**

BUSINESSES



1 MILE **306**
3 MILES **1,782**
5 MILES **3,826**

EMPLOYEES



1 MILE **1,989**
3 MILES **16,169**
5 MILES **34,240**

MEDIAN HOUSEHOLD INCOME



TRAFFIC COUNTS

