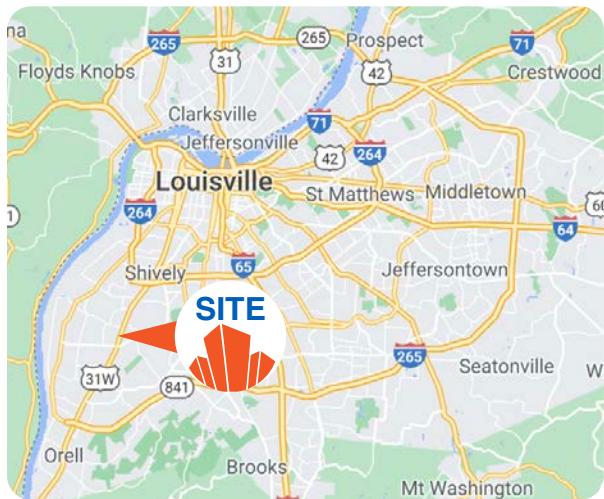


MULTI-FAMILY LAND AVAILABLE

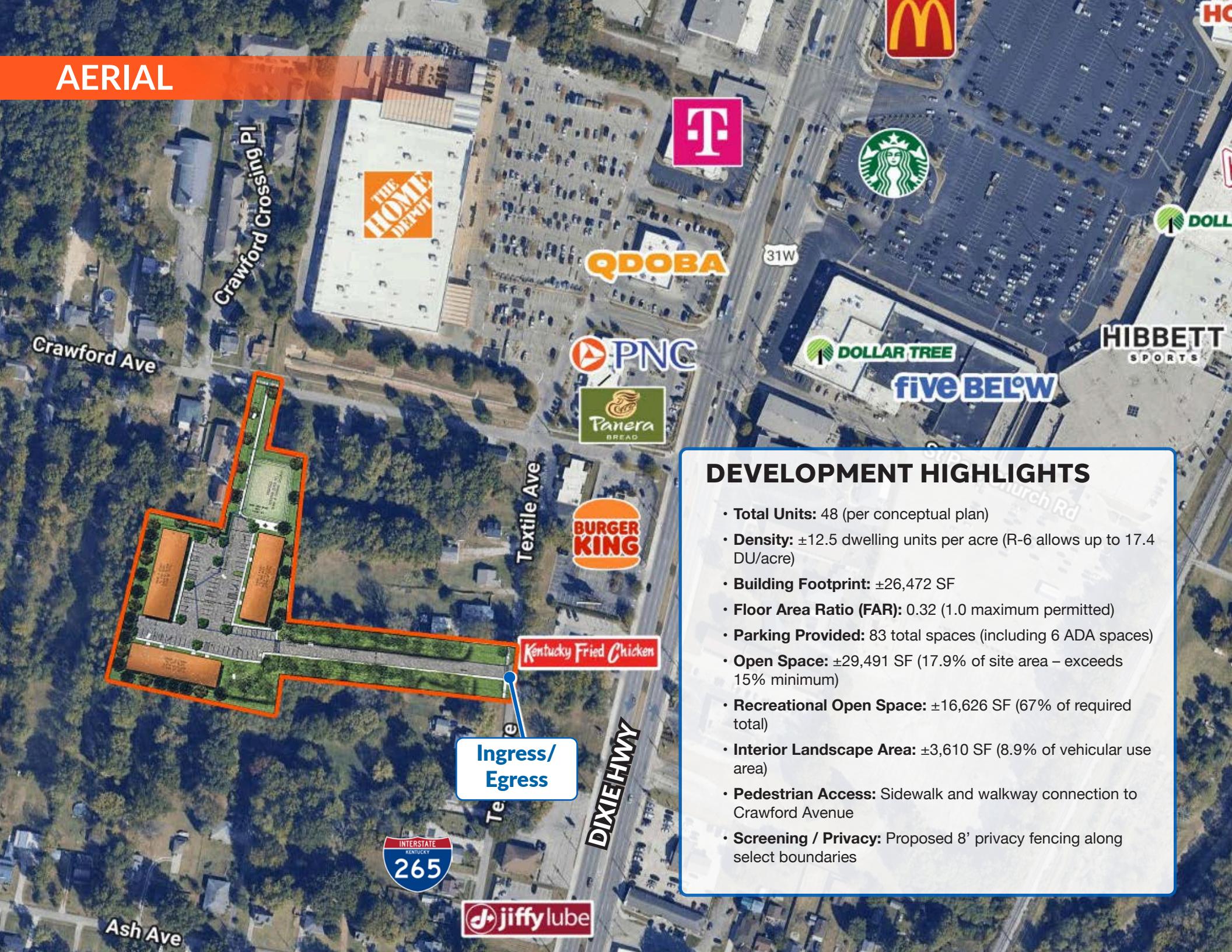
4514 R Crawford Ave | Louisville, KY 40258



**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



AERIAL

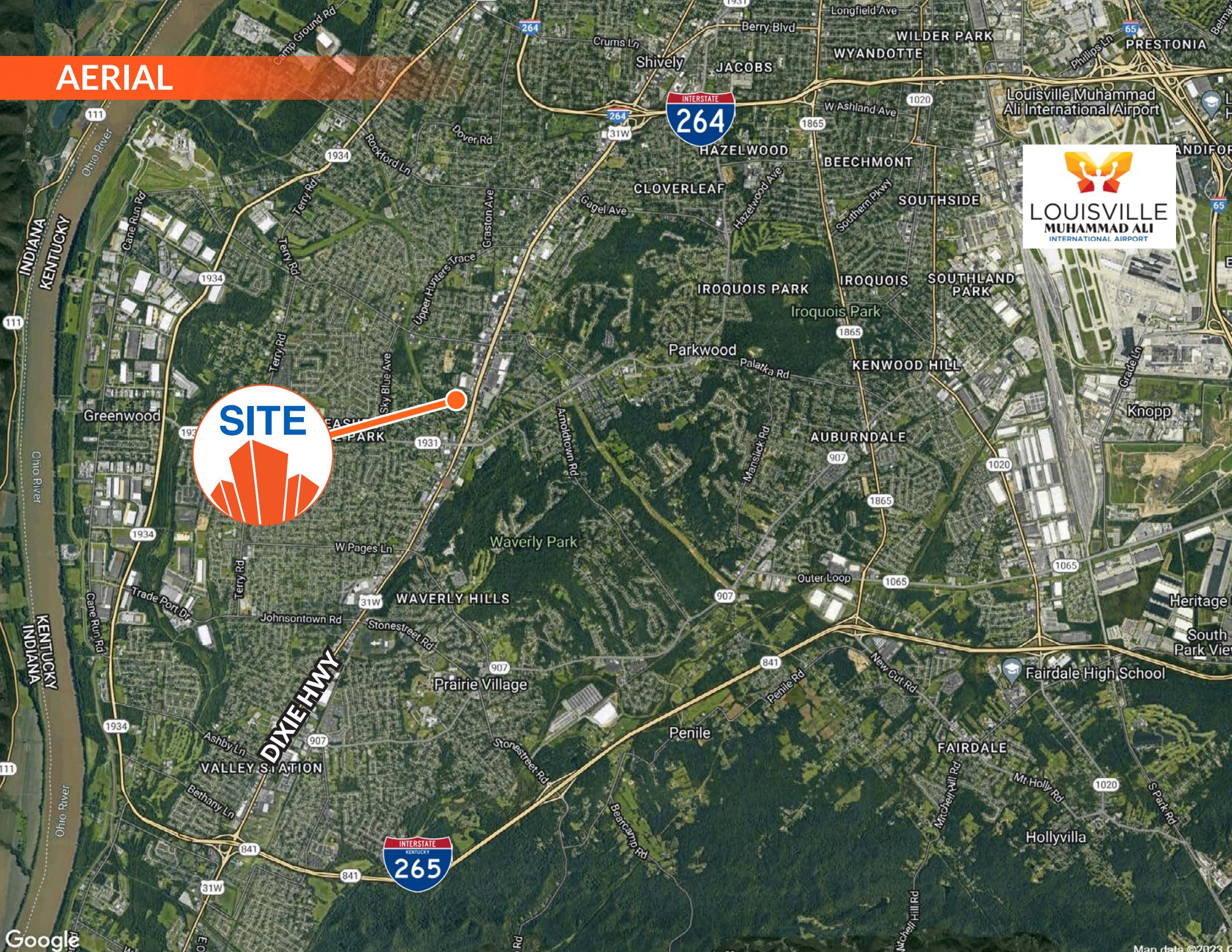


As an infill tract zoned R-6, the property stands out as a prime development opportunity in the growing South Louisville submarket. It benefits from strong multifamily fundamentals supported by the nearby Dixie Highway employment and retail corridor. The site is shovel-ready, with an efficient layout 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.

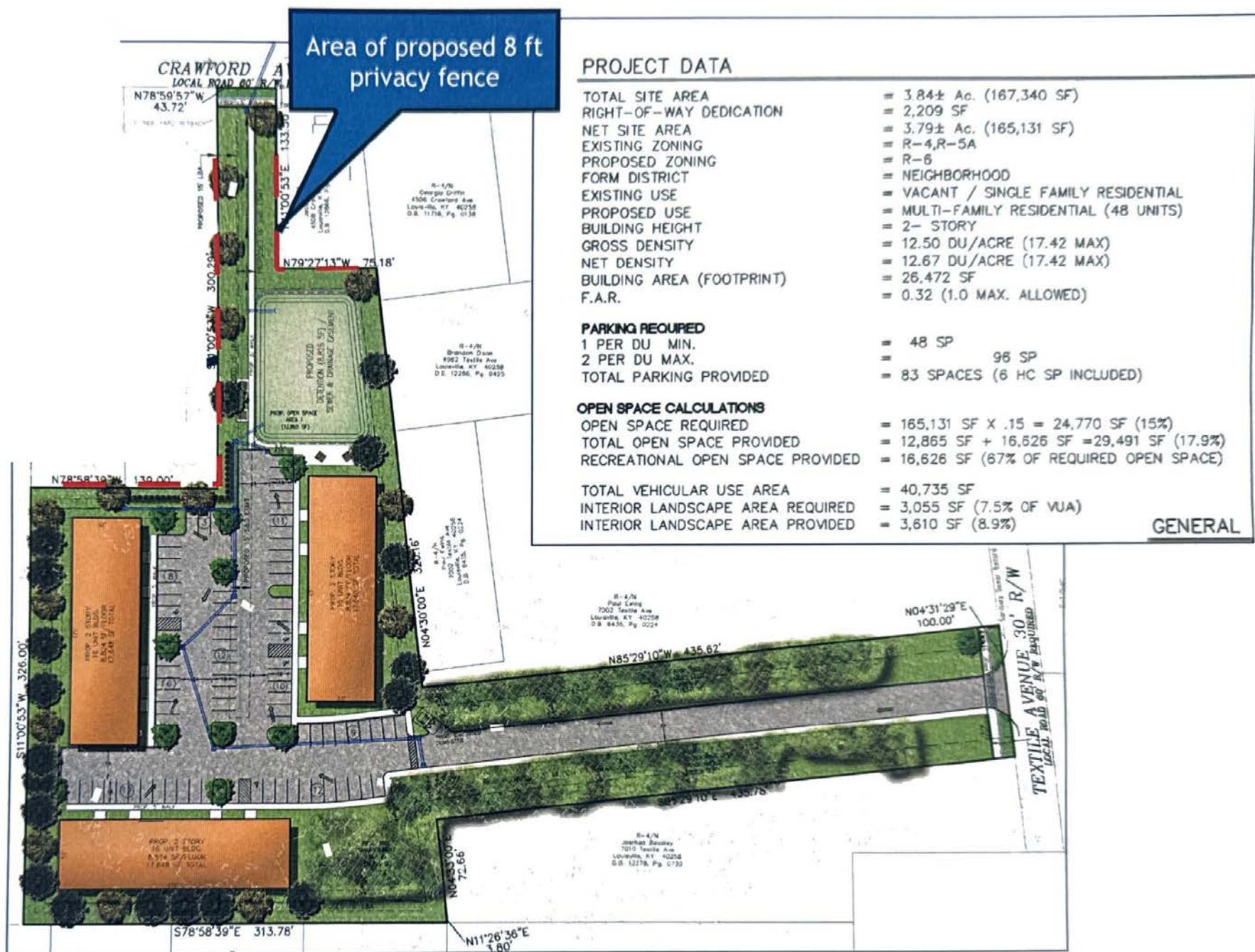
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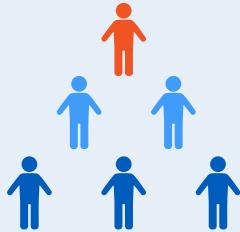


CURRENT PROPOSED SITE PLAN



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



1 MILE

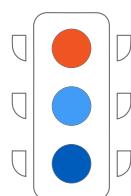


3 MILES



5 MILES

TRAFFIC COUNTS



DIXIE HWY
38,284 ADT

