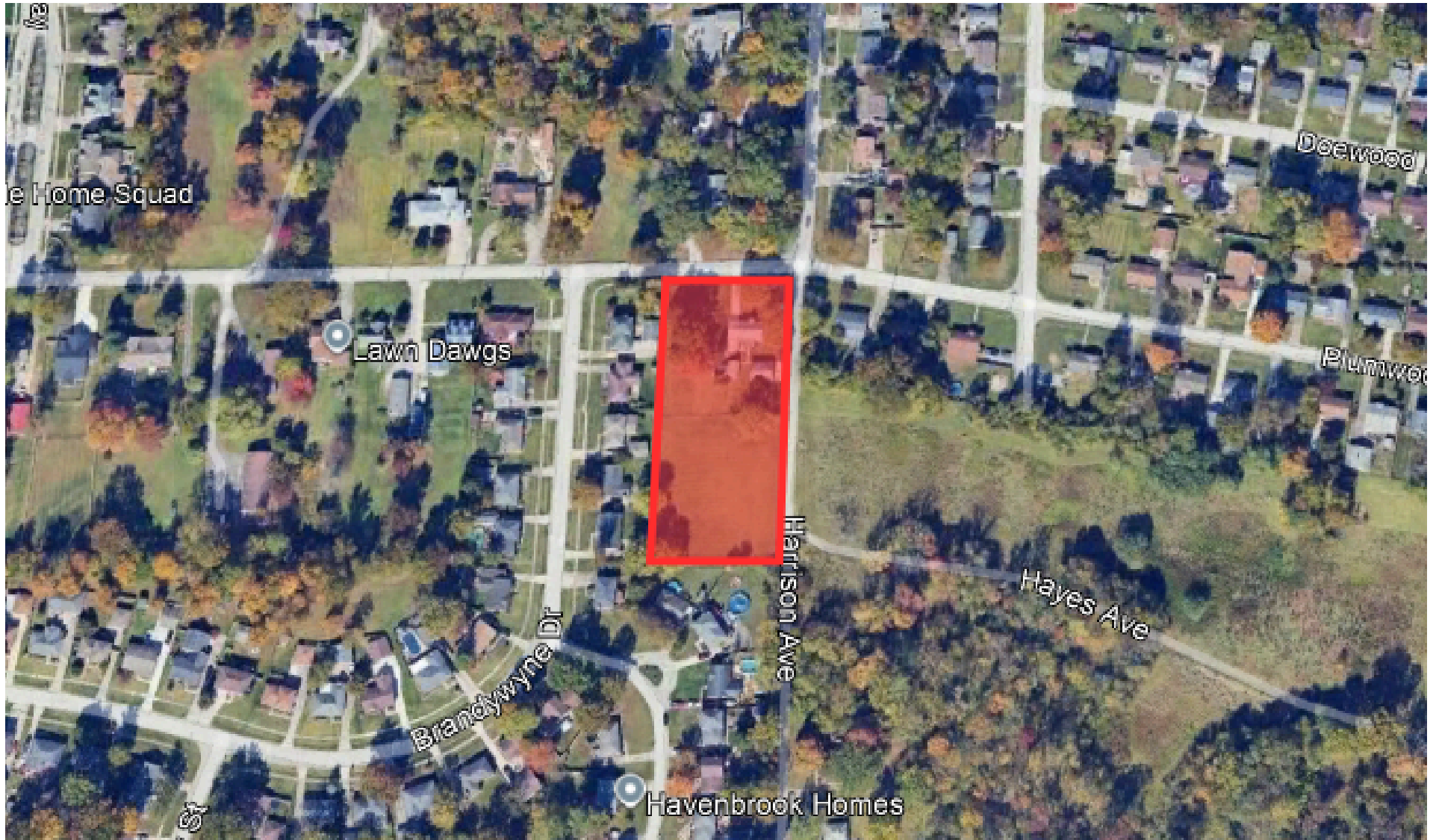




# FERN CREEK RESIDENTIAL DEVELOPMENT SITE

9232 FAIRGROUND ROAD | LOUISVILLE, KY 40291

1.5 ACRES OF DEVELOPMENT LAND



PATTI EVANS

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This information has been obtained from reliable sources. Broker has no reason to doubt its accuracy but it may contain errors or omissions. Broker makes no representation, warranties or guarantees with respect to this information and Buyer should review all of it.

**PROPERTY INFORMATION**  
9232 FAIRGROUND ROAD

**Property Description:**

1.5 acre lot on Fairground Road near existing apartments and close to new single family development in the heart of Fern Creek. Gravity sewer via lateral extension easement. Property is currently operating as a short-term rental but is offered as a multi-family development site that with rezoning could yield potentially 24 units. Ideal infill development opportunity.

Sale Price:	\$480,000
Property Size:	1.5 Acres
Property Type:	Land
Zoning:	R-4
Nearest Highway:	Bardstown Road
County:	Jefferson



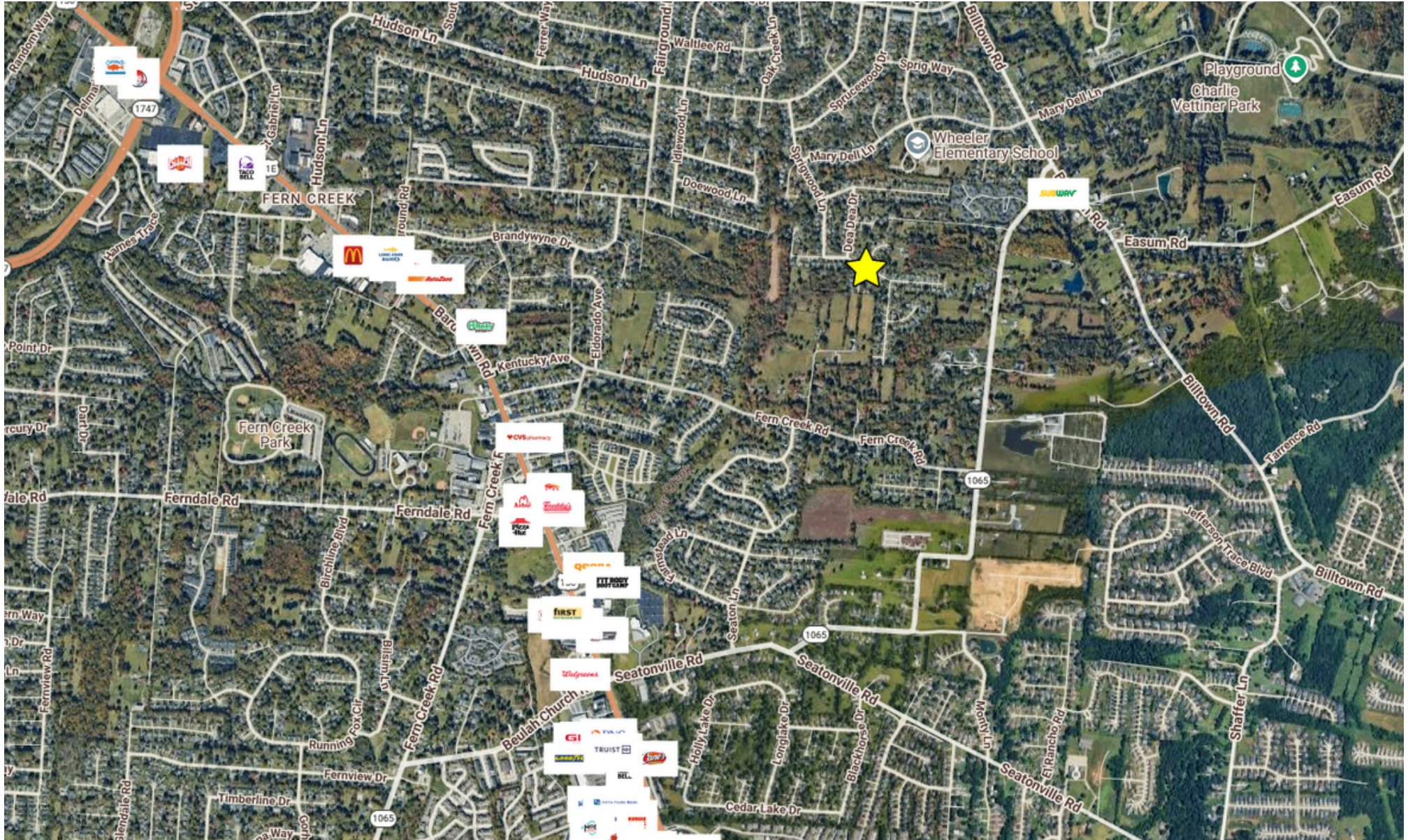
**Gravity Sewers**



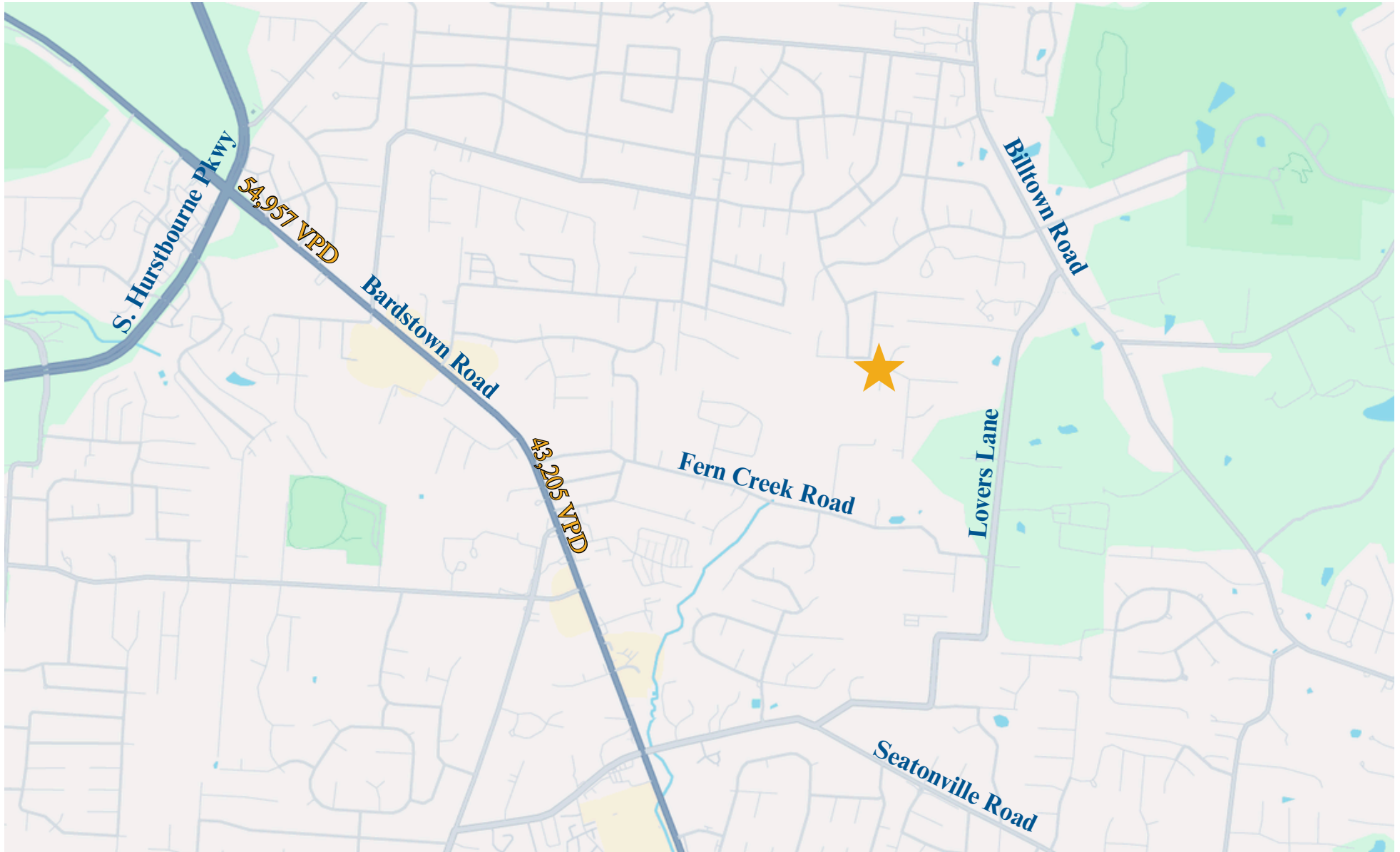
**24 Units**



# NEARBY RETAIL



## LOCATION







150 Thierman Lane  
Louisville, KY 40207  
O: 502.292.5464  
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# DEMOGRAPHICS



	 Total Population	 Total Families	 Total Households	 Average Household Income
<b>1 MILE</b>	9,559	2,703	3,627	\$120,629
<b>3 MILES</b>	71,214	19,193	28,822	\$108,282
<b>5 MILES</b>	162,303	42,748	66,801	\$103,344

**\*INFORMATION IS SOURCED FROM SITES USA**



**97.8%  
EMPLOYMENT RATE  
(WITHIN 5 MILES)**



**23.5% HAVE A  
COLLEGE DEGREE  
(WITHIN 5 MILES)**



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