



HOMEPAGE
COMMERCIAL

Homepage Realty Commercial

Offering Memorandum



FOR SALE

DEVELOPMENT

POTENTIAL

Approx. 12.292 +/- Acres
South Park Road

Exclusive Listing By

Homepage Commercial

4050 Westport Rd

Louisville, KY

(502) 690-6685

For More Information Contact:

Amanda Helfrich, MAI

Amanda@HomepageRealtyKY.com

(502) 807-7319



H O M E P A G E
C O M M E R C I A L

Disclosure



South Park Road – Development Potential

This Offering Memorandum has been created by Homepage Realty Commercial, who has the exclusive listing for the property that being marketed herein. The purpose of this memorandum is informational only and is to be utilized solely by potential buyers in making decisions pertaining to potential acquisition. The information contained in this memorandum is assumed to be accurate but is not guaranteed and has not and will not be verified by Homepage Realty. All information contained in this memorandum and any other information relative to the subject property including parcel numbers, acreage, zoning, floodplain, utilities, environmental concerns, frontage, traffic counts, demographics, etc. are to be verified by potential purchasers.

Neither the owner of the property or any agent or affiliate of Homepage Realty Commercial can guarantee the information in this memorandum, nor have they made any representation or warranty, expressed or implied, as to the accuracy or completeness of this memorandum and no legal commitments or obligations shall arise by reason of this memorandum or its contents. No warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied. All potential buyers must take appropriate measures, at their cost, to verify all of the information set forth herein. The information contained herein is not a substitute for a thorough due diligence investigation.

Any potential offers or interest in the property will be reviewed and considered as written offers only. The owner or any agent or affiliate of Homepage Realty Commercial is under no obligation with any potential buyer until a written contract has been fully executed, delivered and approved by the owner and any conditions to the owners obligations there under have been satisfied or waived. Any further expressions of interest of verbal offers of purchase can be terminated or rejected at any time unless a written offer has been presented.

All property showings are to be by appointment only and confirmed with Amanda Helfrich, MAI, prior to viewing the property. Please contact our office for more information. Photographs are property of Homepage Realty or have been sourced from various websites including, but not limited to, the Southside Quarry website.

The Offering

South Park Road – Development Potential



Homepage Realty Commercial is proud to present this exclusive development site on South Park Road, located centrally in the City of Louisville, just north of Interstate 265, west of Preston Highway and east of Blue Lick Road. The property contains 12.292-acres and has a list price of \$195,000 per acre. The site has direct frontage and access from South Park Road. The southeastern corner of the property abuts the Meijer parking lot. Future cross access may be possible. Interstate access is just 0.75 miles away. Additionally, the property has great proximity to some of the largest retailers in the area including Meijer, Jefferson Mall, Lowe's, Kroger, Home Depot, Tractor Supply and the recently announced Menard's. The GE Appliance Park, one of Louisville's primary employment centers, is located just 3.5 miles northeast, the Louisville International airport is located just 4.5 miles northwest, the Commerce Crossing Business Park is located just 1.2 miles south and the Renaissance South Business Park is located 1.9 miles west. Preston Highway continues to be one of the primary commercial corridors in the city, with more retail, office and apartment projects recently announced or underway.

Possible development scenarios for the offering include single-family, apartments, condominiums, office, shopping center, self-storage, mixed-use development, senior living, etc. A zoning change may be required for some of the potential uses.

The site has an irregular shape, is partly wooded and partly cleared. A stream runs across the site and a portion of the property appears to be in the 100-year floodplain.



PROPERTY INFORMATION

South Park Road – Development Potential



Address: South Park Road, Jefferson County, Louisville, Kentucky 40219

PVA Parcel ID: 066002990000

Total Acreage: 12.292 acres

Asking Price: \$2,396,940 (\$195,000 per acre)

Shape and Topography: Irregular shape, partly wooded, partly cleared, stream onsite

Zoning: R-4, Single-Family Residential District and N, Neighborhood Form District

Possible Development Scenarios: Commercial, Retail, Office, Single-Family, Multi-Family, Senior Living, Self-Storage, etc. (some potential uses may require a zoning change)

Floodplain: A portion of the property is located in the 100-year floodplain per Site to Do Business map obtained.

Frontage Feet: Approximately 112' along South Park Road. Also, the site is adjacent to the northwest corner of Meijer property.

Traffic Counts: Approximately 12,000 cars per day along South Park Road per KDOT. Traffic Counts at Preston Highway near South Park Road are roughly 25,000 to 30,000 cars per day.

Access: Current direct access from South Park Road. Future cross access to Meijer may be possible.

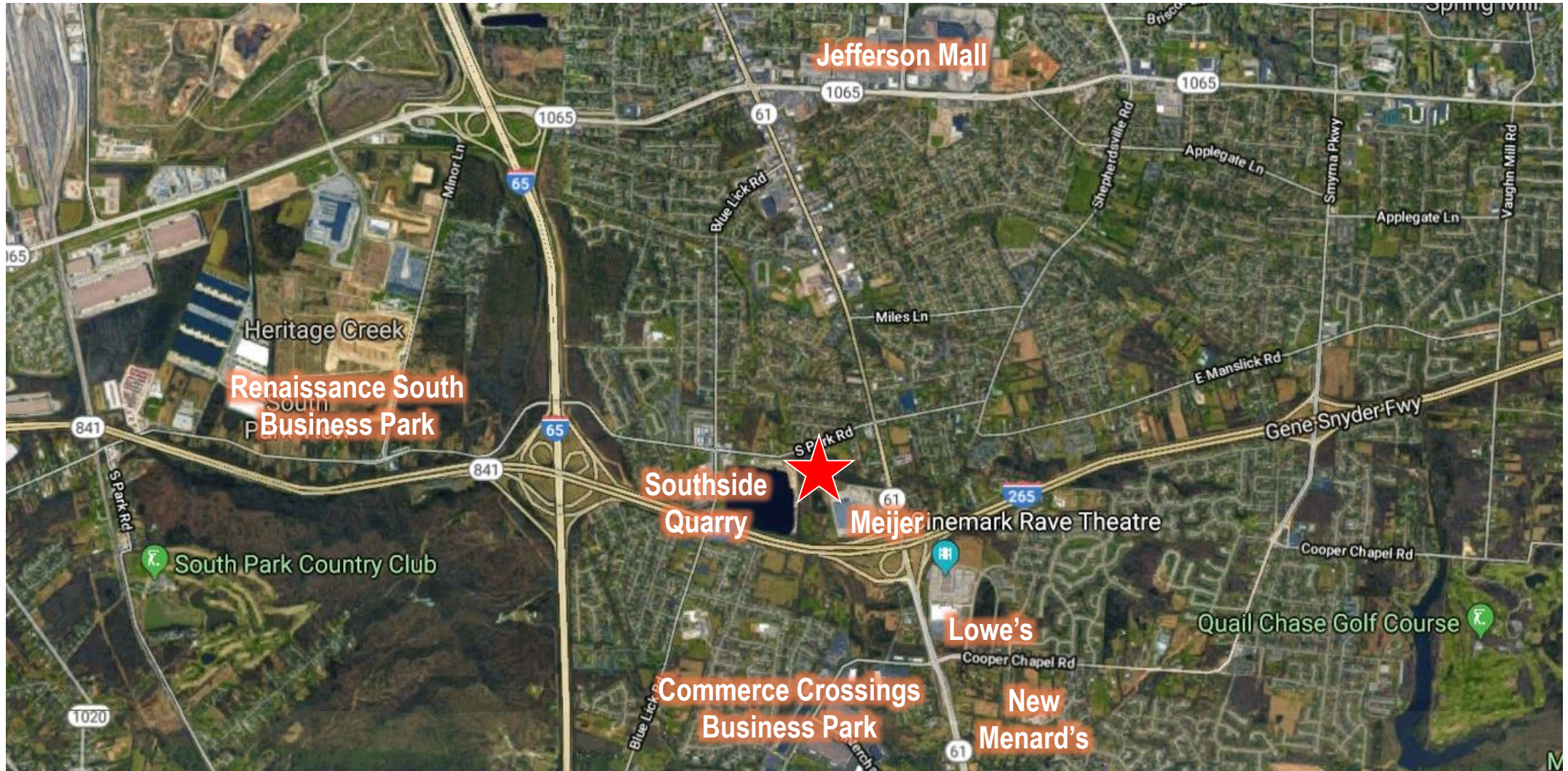
Interstate Access: Approximately 0.75 miles to Interstate 265 (Gene Snyder)

PROPERTY LOCATION



HOMEPAGE
COMMERCIAL

South Park Road – Development Potential





Recreational Highlights

The Southside Quarry is a favorite local swimming spot in central Louisville, which is located just to the west of the property. This local attraction provides visitors with a beach like setting, water platforms, cliffs to jump from, picnic tables and at times music entertainment.

This and other area recreational attractions such as the Quail Chase Golf Course, McNeely Lake Park, and South Park County Club, make the area highly desirable for both residential and commercial development.

Commercial Corridor

The offering is located just west of Preston Highway, a major commercial corridor that runs north and south through the city and provides access to downtown. The property has proximity to major commercial retailers including the adjacent Meijer, Jefferson Mall, Wal-Mart, Kroger, Lowe's, Rave Cinema, Kohl's, Tractor Supply, Dollar General and Home Depot. A new Menard's was recently announced, which is located just one-mile south of the property.

The offering is adjacent to a vacant parcel of land owned by Meijer, which was reported in the past to become an additional or rear entrance from South Park Road. Additional planned commercial development is expected at the South Park Road and Preston Highway intersection.



PROPERTY PHOTOS

South Park Road – Development Potential



HOMEPAGE
COMMERCIAL

PROPERTY PHOTOS

South Park Road – Development Potential

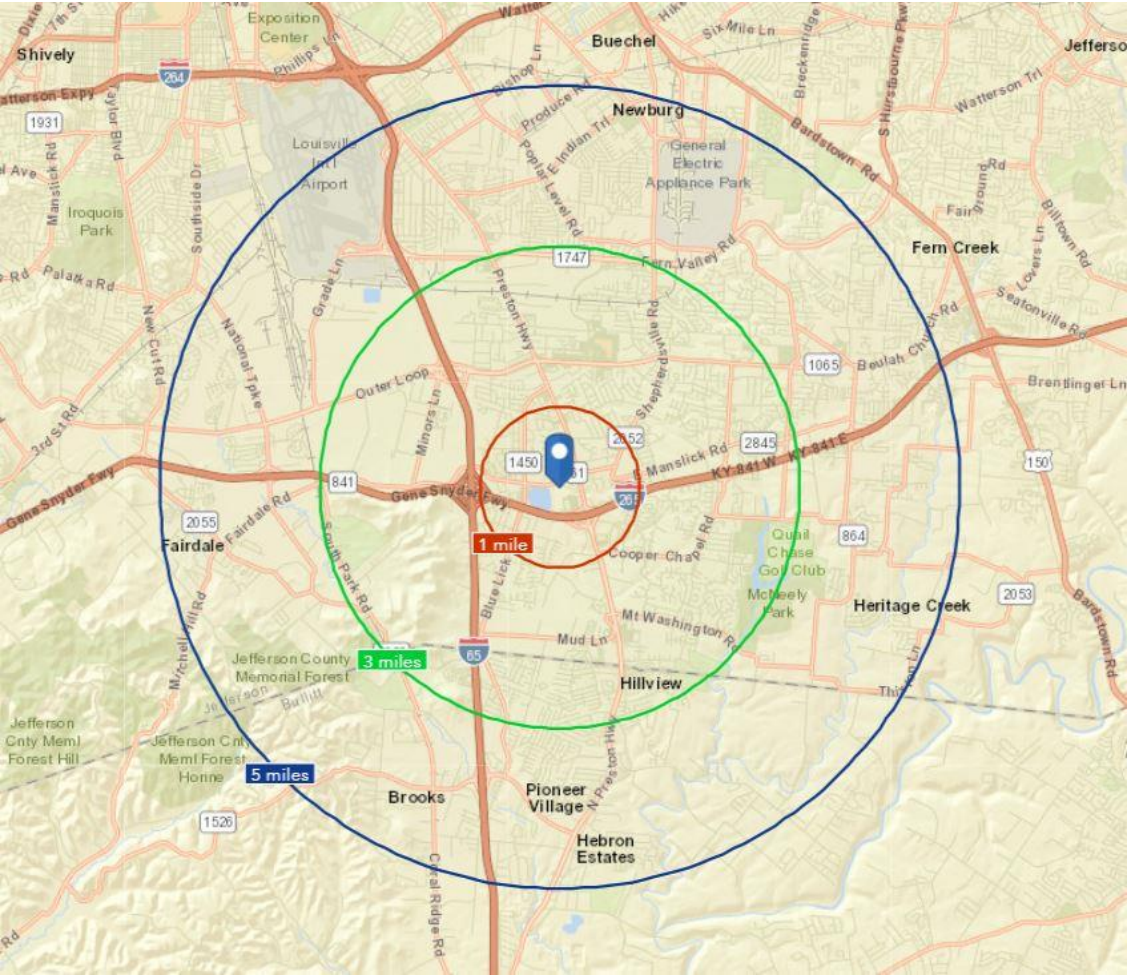


DEMOGRAPHICS

South Park Road - Development Potential



HOMEPAGE
COMMERCIAL



	1-Mile	3-Miles	5-Mile
Population			
2017	9,551	66,044	139,942
2022	9,818	68,415	144,825
Households			
2017	3,711	25,705	54,551
2022	3,813	26,611	56,383
Med. Household Income			
2017	\$47,758	\$49,548	\$48,651
2022	\$51,848	\$53,246	\$52,617
Avg. Household Income			
2017	\$56,525	\$58,372	\$59,445
2022	\$63,683	\$65,792	\$67,059

Source: Site to Do Business, as of January 2018

Contact Us

South Park Road – Development Potential

Amanda Helfrich, MAI, is a licensed Realtor in the state of Kentucky and leads the commercial real estate division of Homepage Commercial Realty. Amanda has worked in commercial appraising for 11 years and holds the MAI designation from the Appraisal Institute. Her ability to analyze properties and her past experience in market research and analysis, as well as her knowledge of local market trends, provides both buyers and sellers with an elevated level of representation. Amanda's experience in commercial real estate spans across all sectors including retail, office, multi-family, industrial, agricultural and special use properties such as churches, schools, hospitals, golf courses, nursing homes, self-storage facilities and more. Homepage Realty has been providing unparalleled real estate services for years and is growing by leaps and bounds. Homepage Realty provides clients with a multitude of upscale services including professional photography, aerial photography, and trending multimedia with a unified social media front. We bring a fresh, creative and professional approach to every property listing and acquisition.



Amanda Helfrich, MAI

Homepage Realty Commercial

4050 Westport Road

Louisville, KY 40207

502.807.7319 (mobile)

502.690.6685 (office)

Amanda@HomepageRealtyKY.com



H O M E P A G E

C O M M E R C I A L