



SALE

East End High End Development Land Opportunity

6902 WOLF PEN BRANCH RD

Prospect, KY 40059

PRESENTED BY:

KIMBERLY DATTILO

O: 502.939.0106

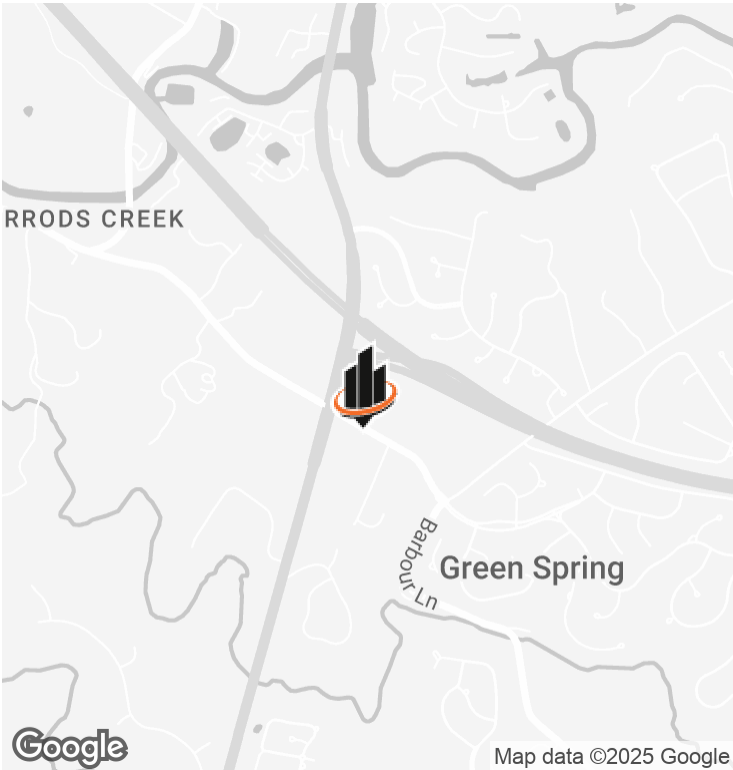
kimberly.dattilo@svn.com

TOMMY CLARK

O: 502.641.3199

tommy.clark@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,200,000
LOT SIZE:	953,528 SF

PROPERTY DESCRIPTION

Embrace the potential of this prime property in Prospect, KY, boasting R4 zoning that sets the stage for a variety of residential investment opportunities. Situated in the desirable Prospect area, this expansive property presents an inviting canvas for a range of development options. With a location that's highly sought-after, savvy residential investors will recognize the value of this versatile and well-zoned parcel of land. This property offers the perfect foundation for a successful residential investment endeavor.

PROPERTY HIGHLIGHTS

- *Scenic land close to upscale neighborhood
- *close proximity to any residential need
- *Close proximity to expressway for easy access for commuting
- **hard to find parcel in this area

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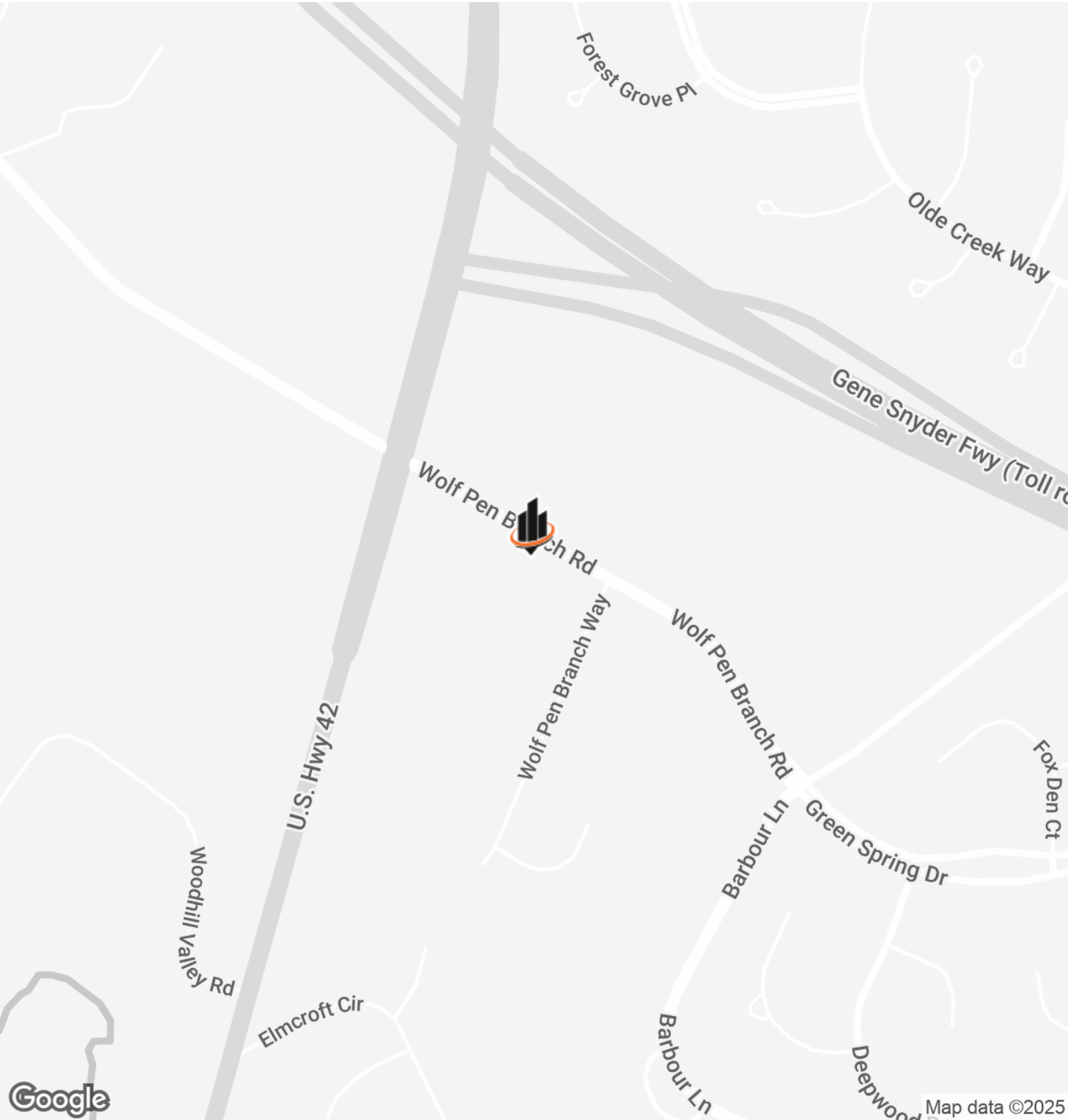
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ADDITIONAL PHOTOS



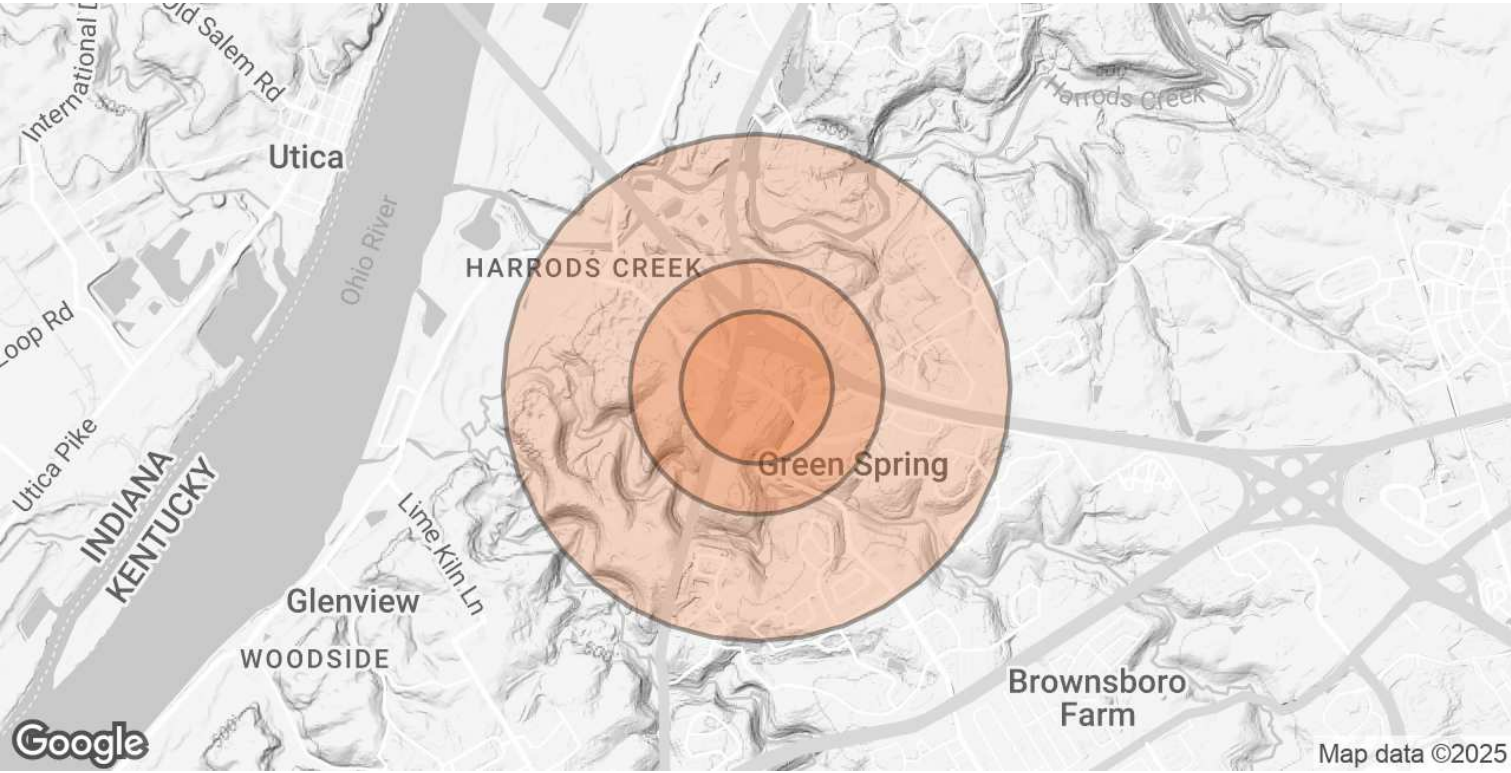
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LOCATION MAP



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kimberly.dattilo@svn.com tommy.clark@svn.com

DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	148	927	3,806
AVERAGE AGE	46	46	46
AVERAGE AGE (MALE)	45	45	46
AVERAGE AGE (FEMALE)	47	46	47

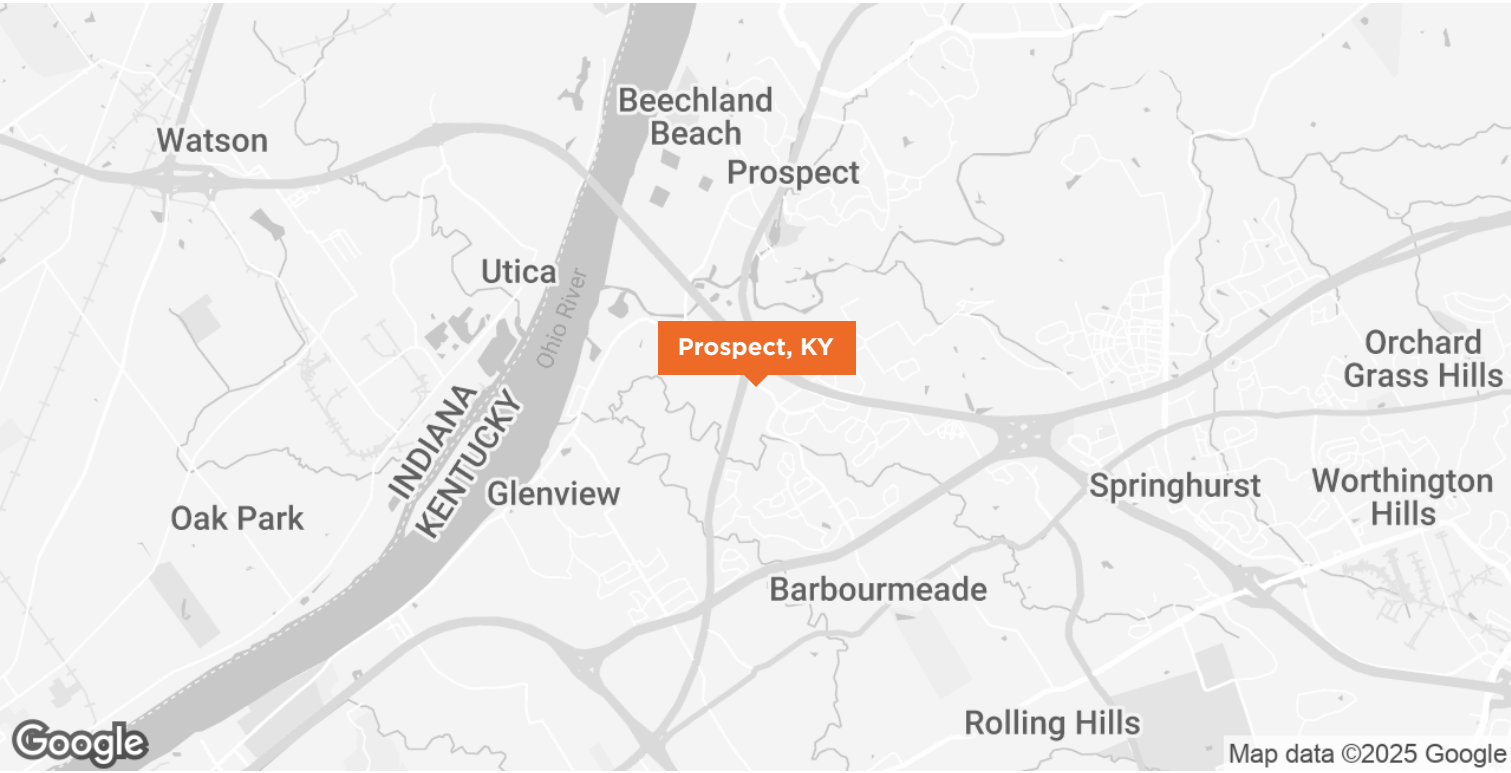
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	59	371	1,515
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$206,166	\$200,323	\$211,926
AVERAGE HOUSE VALUE	\$692,895	\$701,388	\$659,280

Demographics data derived from AlphaMap

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CITY INFORMATION



PROSPECT, KY

Add Description Here...

CITY INFORMATION

ENTER TEXT HERE:

Prospect is a home rule-class city in Jefferson and Oldham counties in the U.S. state of Kentucky. The Jefferson County portion is a part of the Louisville Metro government. The population was 4,592 as of the 2020 census, down from 4,698 at the time of the 2010 census

CITY HIGHLIGHTS

- Population: 4,564
- Areacode: 502
- Area: 4mi²
- Elevation: 495'
- Incorporated: 1974
- Named for: the local railroad station

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ADVISOR BIO 1



KIMBERLY DATTILO

Advisor

kimberly.dattilo@svn.com

Direct: **502.939.0106** | Cell: **502.939.0106**

PROFESSIONAL BACKGROUND

I am a brokerage associate originally from Louisville, Kentucky specializing in the purchase and sale of hotels, land and hospitality properties. I also represent owners in the sale and leasing of property. I always try to be an advocate for my client and can assist with acquisition, disposition and leasing needs. I am a big believer in the power of connection and networking to use every opportunity possible for my clients. My previous experience as a business owner of a large company and business development skills give me specialized insights into the needs of a business owner, investor and or other clients, helping me to translate their needs into smart commercial real estate decisions. I believe in knowing my market and continuing to strive for an extensive knowledge about my home state of Kentucky.

I have been an agent for 36 years, believe in a hands on approach and hope to continue to leverage my experience and expertise in the industry at SVN to serve investors and business owners to help companies grow and develop their real estate and investment holdings

EDUCATION

Education comes in many forms. I have an extensive and colorful professional background, with experience in owning, operating a large medical/therapy company. I also have worked in marketing and sales for two other companies and throughout all of these professional incarnations, I have been in the role of acquisition and sales of new real estate. Then insight from these experiences also helps me have a deep understanding of the challenges and needs of management, planning, logistics, customer service, marketing and sales. This experience can mean that a business owner, landlord or tenant can trust that I will have a unique understanding of the needs and real estate goals they might have. I am also connected to the nationwide SVN hospitality specialist team to better serve your hotel acquisitions and dispositions.

In addition to my degree in real estate, I am also a graduate of Bellarmine University where I earned my masters in business administration .

My current expertise covers full-service hotels, boutique hotels, limited service hotels, and land transactions for hotel development and beyond.

MEMBERSHIPS

KCREA

SVN | Menish Commercial Real Estate

4175 Westport Road, Suite 101
Louisville, KY 40207

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kimberly.dattilo@svn.com

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ADVISOR BIO 2



TOMMY CLARK

Advisor

tommy.clark@svn.com

Direct: **502.641.3199** | Cell: **502.641.3199**

PROFESSIONAL BACKGROUND

Tommy Clark serves as an advisor for SVN- Menish Commercial Real Estate in Louisville, Kentucky. Tommy, who has held his real estate license since 1998 and has a master's degree in urban planning, has been active in the significant growth of Louisville through his work for Louisville Metro Government. Before joining SVN, Tommy worked with Louisville Mayor Greg Fischer as a senior advisor in policy and was the project manager in the sale of the much heralded "Whiskey Row" development project. That project, under Tommy's management averted the threat of demolition and resulted in the sale and renovation through private development. It remains one of the most prominent parcels of real estate in the state of Kentucky. Under Mayor Fischer, Tommy served as a member of the 8 member appointed committee to audit the process of planning and design permitting and served as a key advisor in attracting the Louisville City Soccer club to the city and advised on the site selection of the newly built Butchertown Soccer stadium. Tommy brings decades of Commercial Real Estate expertise from the Government side of major transactions to SVN as an Advisor. His management, marketing and negotiation skills make him an excellent choice to aggressively market your properties for sale and for lease. His experience also makes him perfectly suited to help you maximize success in the world of commercial real estate investing.

EDUCATION

BA, Bellarmine University,
Masters of Urban Planning, University of Louisville

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