

OFFERING MEMORANDUM

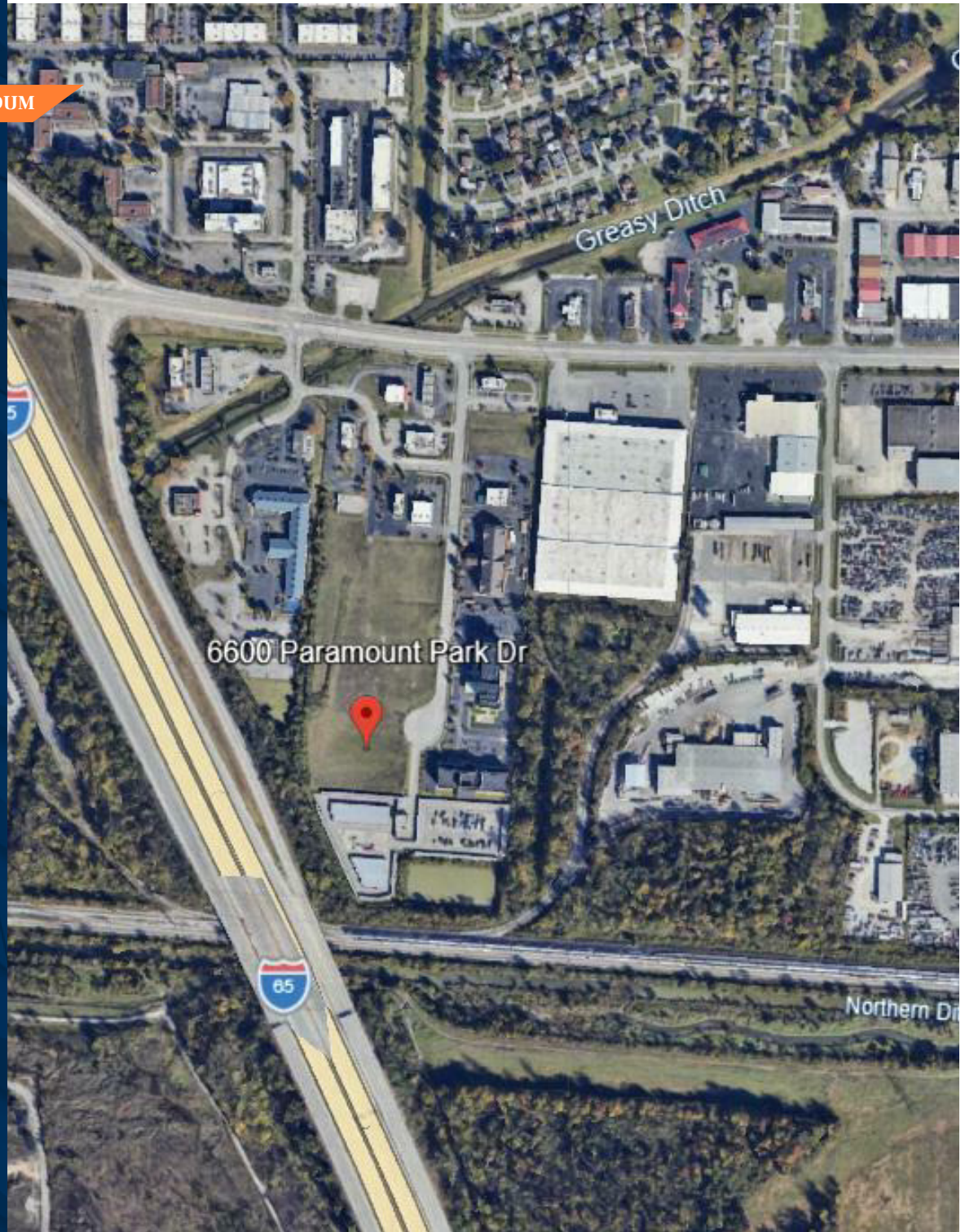
**PRIME I-65  
COMMERCIAL DEVELOPMENT  
SITE**

**2.2 ACRES**

**6600 PARAMOUNT PARK DR  
LOUISVILLE, KY**

6600 Paramount Park Dr, Louisville, KY 40213

Marcus & Millichap



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# OFFERING SUMMARY

6600 PARAMOUNT PARK DR



Listing Price  
**\$1,050,000**



Lot Size  
**2.2 Acres**



Square Feet  
**95,832**

## FINANCIAL

Listing Price	\$1,050,000
Down Payment: Marcus & Millichap Capital Corporation	50% / \$525,000
Price/Acre	\$447,273

## OPERATIONAL

Zoning	EZ-1 Commercial
Development Type	Land
Lot Size	2.2 Acres (95,832 SF)



# LAND DEVELOPMENT OPPORTUNITY / 2.2 ACRES / 6600 PARAMOUNT PARK DRIVE LOUISVILLE, KY

## PROPERTY DETAILS

### PROPERTY SUMMARY

Assessors Parcel Number	063104320000
Zoning	EZ-1 Commercial
Opportunity Zone	No

### SITE DESCRIPTION

Lot Size SF	95,832
Price/SF	\$10
Lot Size Acres	2.2
Price/Acres	\$477,272
Number of Lots	1
Price/Lot	\$1,050,000
Type of Ownership	Fee Simple

### PUBLIC UTILITIES

Sanitary Sewer	Sewer available along the street and serves nearby properties.
Potable Water	Water is available along the street and serves nearby properties.
Gas	Utilities available along the street for other businesses

# PRIME I-65 COMMERCIAL DEVELOPMENT SITE

## 2.2 ACRES

### 6600 PARAMOUNT PARK DRIVE LOUISVILLE, KY

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#### INVESTMENT OVERVIEW

6600 Paramount Park Drive presents a rare opportunity to acquire approximately 2.2 acres of strong industrial/commercial land zoned EZ-1 in one of Louisville's most strategically positioned industrial and hospitality corridors. The site is flat, cleared, and near development-ready, offering immediate accessibility to existing water, sewer, and utility infrastructure located along the street servicing neighboring businesses.

Positioned with exceptional visibility and access just off Interstate 65, the property benefits from exposure to more than 140,000 vehicles per day on I-65 and an additional 34,000 vehicles daily along Fern Valley Road. Its central location provides direct connectivity to Louisville Muhammad Ali International Airport, UPS WorldPort, and the Ford Louisville Assembly Plant, making the site highly attractive for industrial, logistics, service-oriented, retail, and hospitality users.

The EZ-1 commercial zoning allows for a broad range of potential development opportunities, including small flex industrial, IOS/outdoor storage, fleet and service operations, last-mile logistics facilities, QSR and restaurant concepts, convenience/fuel retail, self-storage, or hotel development.

The property is surrounded by established national retailers, restaurants, and hospitality brands including Outback Steakhouse, McDonald's, Wendy's, Taco Bell, Dunkin Donuts, TownePlace Suites by Marriott, Holiday Inn, and Comfort Suites, reinforcing the corridor's strong consumer traffic and commercial demand.

With its shovel-ready condition, premier interstate access, and flexible zoning, 6600 Paramount Park Drive offers investors and developers a highly visible, strategically located site with significant long-term upside in one of Louisville's most active commercial corridors.

#### INVESTMENT HIGHLIGHTS

2.2 acre flat lot. Commercial Zoning EZ-1. Prime easy access to I-65. Flat cleared lot ready for development. Water, Sewer, and Utilities are on the street for other businesses.

High Visibility with over 140,000 vehicles a day on I-65, and 34,000 on Fern Valley Road. Fern Valley is the ingress/egress for Paramount Park Dr.

Strategically located near Louisville Muhammad Ali International Airport, UPS WorldPort and the Ford Louisville Assembly Plant.

Great site for small flex industrial, IOS/outdoor storage, fleet/service operations, last-mile logistics, QSR, restaurant, convenience/fuel, self-storage or hotel development.

Surrounded by national retailers and hotels; Outback Steakhouse, McDonalds, Wendy's, Taco Bell, Dunkin Donuts, TownPlace Suites by Marriott, Holiday Inn, and Comfort Suites to name a few.

# DEVELOPMENT OPPORTUNITY



## EZ-1 ZONING / ENTERPRISE ZONE 1

- EZ-1 is a flexible commercial/industrial zoning district intended for employment-generating development, logistics, manufacturing, and business operations.
- Light Industrial / Flex Industrial / Warehouse / Office & Industrial Combinations
- Distribution/Logistics
- Commercial Service Uses / Convenience / Fuel / Auto or Fleet Operations
- Self Storage / IOS / Contractor Yard
- Airport Related Commercial Uses
- QSR's / Restaurants
- Hotel

## STRATEGIC LOCATION

- Easy Access to I-65
- Near I-264
- Near Louisville Muhammad Ali International Airport
- Near Ford Louisville Assembly Plant
- Near UPS WorldPort

## SITE READINESS

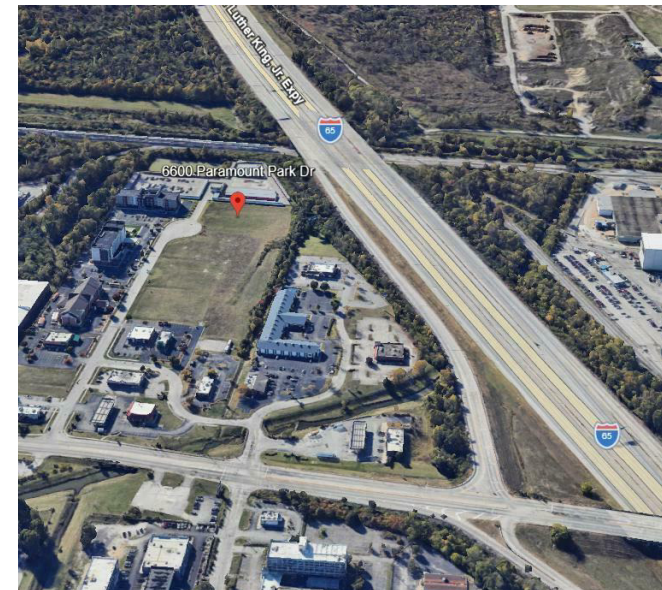
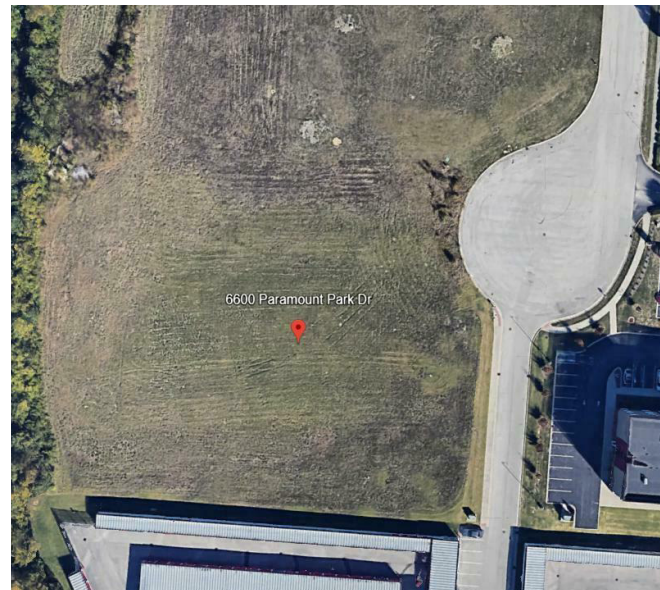
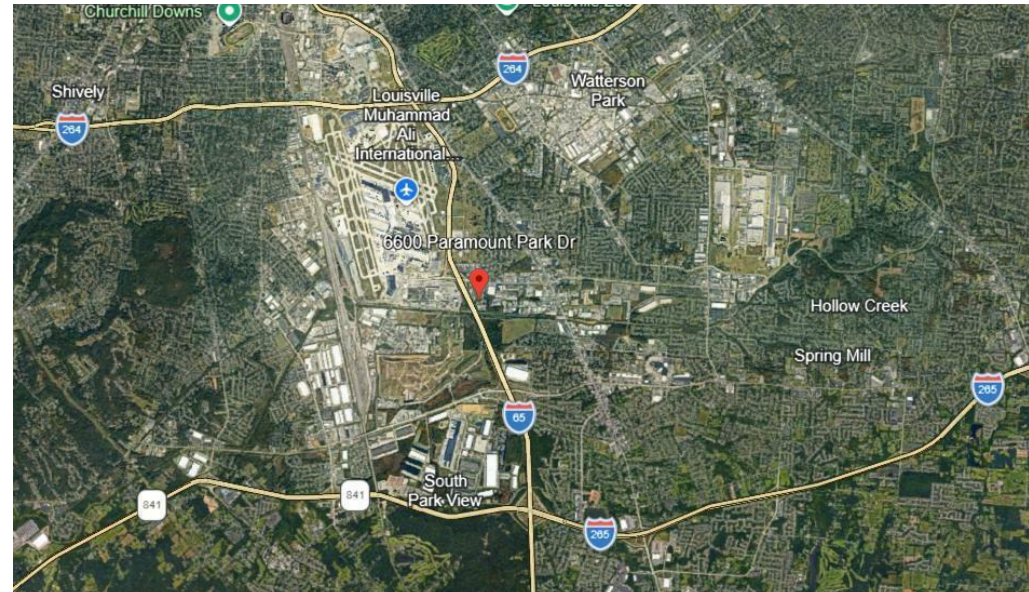
- Frontage on Paramount Park Drive
- Flat/Cleared Site
- Near Shovel Ready / Development Ready
- Water, Sewer and Utilities on the street for other businesses
- No demolition
- Immediate I-65 Access
- Existing Commercial Corridor

## TRAFFIC COUNTS

- Approximately 140,000 VPD on I-65
- Approximately 34,000 VPD on Fern Valley Road, which is the ingress/egress to Paramount Park Drive



# LAND DEVELOPMENT OPPORTUNITY / 2.2 ACRES / 6600 PARAMOUNT PARK DRIVE LOUISVILLE, KY



# LAND DEVELOPMENT OPPORTUNITY / 2.2 ACRES / 6600 PARAMOUNT PARK DRIVE LOUISVILLE, KY

## RETAIL MAP



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# LAND DEVELOPMENT OPPORTUNITY / 2.2 ACRES / 6600 PARAMOUNT PARK DRIVE LOUISVILLE, KY

## MARKET OVERVIEW

### LOUISVILLE

Home to the famous Kentucky Derby, the Louisville metro contains Indiana's Harrison, Washington, Clark, Floyd and Scott counties, as well as Kentucky's Jefferson, Spencer, Oldham, Trimble, Shelby, Bullitt and Henry counties. Louisville is Kentucky's most populous city, holding more than 620,000 citizens, followed by Lexington with roughly 320,000 residents. Cutting through the region is the Ohio River, which played an important role in the area's development, as it supported inland shipping.

### ECONOMY

- Though the region's economy has been historically dominated by the shipping and rail industries, today's Louisville boasts a well-diversified economy focused on advanced manufacturing, logistics, life sciences and health care, as well as other industry sectors.
- The UPS Worldport global air freight hub at Louisville International Airport makes the region an important player in global shipping and logistics.
- Louisville hosts the headquarters of Humana, a Fortune 500 company. Additional major employers include UPS, Ford Motor Co., Norton Healthcare, Kroger Co. and the University of Louisville.

#### QUICK FACTS



POPULATION  
**1.3M**  
Growth 2024-2029\*  
**1.3%**



HOUSEHOLDS  
**548K**  
Growth 2024-2029\*  
**1.9%**

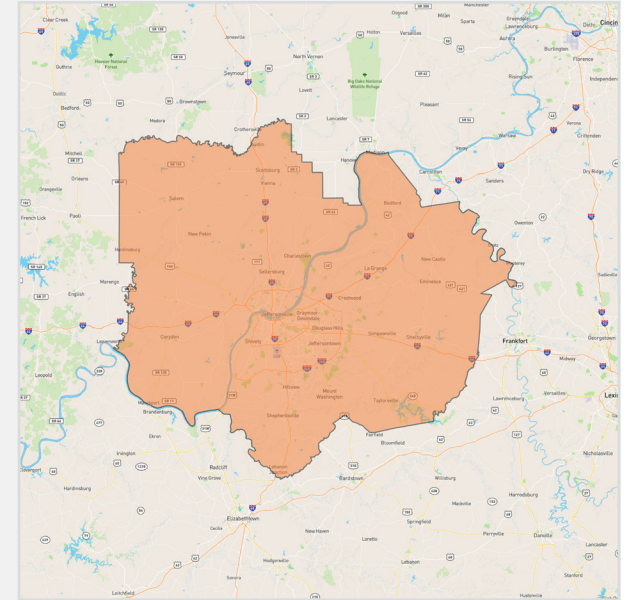


MEDIAN AGE  
**40.0**  
U.S. Median:  
**39.0**



MEDIAN HOUSEHOLD INCOME  
**\$79,000**  
U.S. Median:  
**\$76,100**

\* Forecast



### METRO HIGHLIGHTS



#### CENTRALIZED LOCATION

Over 60 percent of the United States' population is within a one-day drive of the metro, providing convenient access to major economic hubs and large population centers.



#### MAJOR DISTRIBUTION CENTER

UPS Worldport, the Port of Louisville on the Ohio River, three major interstates, and service from CSX and Norfolk Southern Railway uphold the metro as a hub for logistics and distribution.



#### THE DERBY

Eyes are on Louisville every May when it hosts the Kentucky Derby. The most acclaimed horse racing event in the world, the Kentucky Derby draws more than 100,000 visitors annually.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

# LAND DEVELOPMENT OPPORTUNITY / 2.2 ACRES / 6600 PARAMOUNT PARK DRIVE LOUISVILLE, KY

## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	2,955	53,913	196,282
<b>2025 Estimate</b>			
Total Population	2,975	53,899	196,293
<b>2020 Census</b>			
Total Population	3,016	55,041	200,022
<b>2010 Census</b>			
Total Population	3,341	53,396	190,950
<b>Daytime Population</b>			
2025 Estimate	17,013	99,325	261,075
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Households	1,344	22,392	82,707
<b>2025 Estimate</b>			
Total Households	1,346	22,242	82,261
Average (Mean) Household Size	2.2	2.4	2.4
<b>2020 Census</b>			
Total Households	1,349	21,955	81,393
<b>2010 Census</b>			
Total Households	1,529	21,379	78,097

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2025 Estimate</b>			
\$250,000 or More	0.4%	1.6%	2.5%
\$200,000-\$249,999	0.2%	0.8%	1.2%
\$150,000-\$199,999	1.0%	3.4%	5.1%
\$125,000-\$149,999	2.7%	3.9%	4.8%
\$100,000-\$124,999	5.4%	7.5%	10.3%
\$75,000-\$99,999	10.6%	11.3%	13.7%
\$50,000-\$74,999	22.8%	20.0%	18.6%
\$35,000-\$49,999	17.0%	15.8%	14.4%
\$25,000-\$34,999	18.4%	13.1%	9.9%
\$15,000-\$24,999	10.7%	9.5%	8.7%
Under \$15,000	10.9%	13.2%	10.8%
Average Household Income	\$53,370	\$63,453	\$74,948
Median Household Income	\$46,192	\$50,471	\$61,707
Per Capita Income	\$23,336	\$26,077	\$31,489

# LAND DEVELOPMENT OPPORTUNITY / 2.2 ACRES / 6600 PARAMOUNT PARK DRIVE LOUISVILLE, KY

## DEMOGRAPHICS

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2025 Estimate	2,975	53,899	196,293
0 to 4 Years	7.7%	7.4%	6.7%
5 to 14 Years	11.8%	14.0%	12.7%
15 to 17 Years	3.3%	4.0%	3.7%
18 to 19 Years	1.9%	2.5%	2.5%
20 to 24 Years	7.5%	6.1%	6.5%
25 to 29 Years	8.7%	7.5%	7.4%
30 to 34 Years	8.0%	8.2%	7.9%
35 to 39 Years	7.2%	7.1%	7.0%
40 to 49 Years	11.9%	12.5%	12.4%
50 to 59 Years	12.1%	11.6%	11.7%
60 to 64 Years	6.3%	5.5%	6.0%
65 to 69 Years	4.5%	4.6%	5.2%
70 to 74 Years	3.5%	3.6%	4.1%
75 to 79 Years	2.8%	2.6%	2.9%
80 to 84 Years	1.6%	1.6%	1.7%
Age 85+	1.1%	1.3%	1.5%
Median Age	36.0	35.0	37.0

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population 25+ by Education Level</b>			
2025 Estimate Population Age 25+	2,016	35,655	133,182
Elementary (0-8)	9.5%	5.4%	3.9%
Some High School (9-11)	9.4%	8.9%	7.8%
High School Graduate (12)	31.1%	38.1%	32.1%
Some College (13-15)	23.8%	21.1%	22.2%
Associate Degree Only	8.2%	9.7%	8.7%
Bachelor's Degree Only	12.3%	12.2%	16.0%
Graduate Degree	5.7%	4.5%	9.2%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2030 Projection	1,414	24,133	89,072
2025 Estimate	1,417	23,952	88,565
Owner Occupied	512	10,867	47,254
Renter Occupied	826	11,390	35,166
Vacant	70	1,710	6,304
<b>Persons in Units</b>			
2025 Estimate Total Occupied Units	1,346	22,242	82,261
1 Person Units	34.4%	31.4%	33.2%
2 Person Units	34.4%	31.5%	32.5%
3 Person Units	16.1%	17.8%	16.0%
4 Person Units	9.6%	10.9%	10.8%
5 Person Units	2.9%	5.2%	4.5%
6+ Person Units	2.6%	3.1%	2.9%

# LAND DEVELOPMENT OPPORTUNITY / 2.2 ACRES / 6600 PARAMOUNT PARK DRIVE LOUISVILLE, KY

## DEMOGRAPHICS



### POPULATION

In 2025, the population in your selected geography is 196,293. The population has changed by 2.80 percent since 2010. It is estimated that the population in your area will be 196,282 five years from now, which represents a change of -0.0 percent from the current year. The current population is 49.2 percent male and 50.8 percent female. The median age of the population in your area is 37.0, compared with the U.S. average, which is 40.0. The population density in your area is 2,497 people per square mile.



### HOUSEHOLDS

There are currently 82,261 households in your selected geography. The number of households has changed by 5.33 percent since 2010. It is estimated that the number of households in your area will be 82,707 five years from now, which represents a change of 0.5 percent from the current year. The average household size in your area is 2.3 people.



### INCOME

In 2025, the median household income for your selected geography is \$61,707, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 56.68 percent since 2010. It is estimated that the median household income in your area will be \$70,561 five years from now, which represents a change of 14.3 percent from the current year.

The current year per capita income in your area is \$31,489, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$74,948, compared with the U.S. average, which is \$103,571.



### EMPLOYMENT

In 2025, 103,385 people in your selected area were employed. The 2010 Census revealed that 53.9 percent of employees are in white-collar occupations in this geography, and 26.9 percent are in blue-collar occupations. In 2025, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 23.00 minutes.



### HOUSING

The median housing value in your area was \$180,066 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 46,988.00 owner-occupied housing units and 31,107.00 renter-occupied housing units in your area.



### EDUCATION

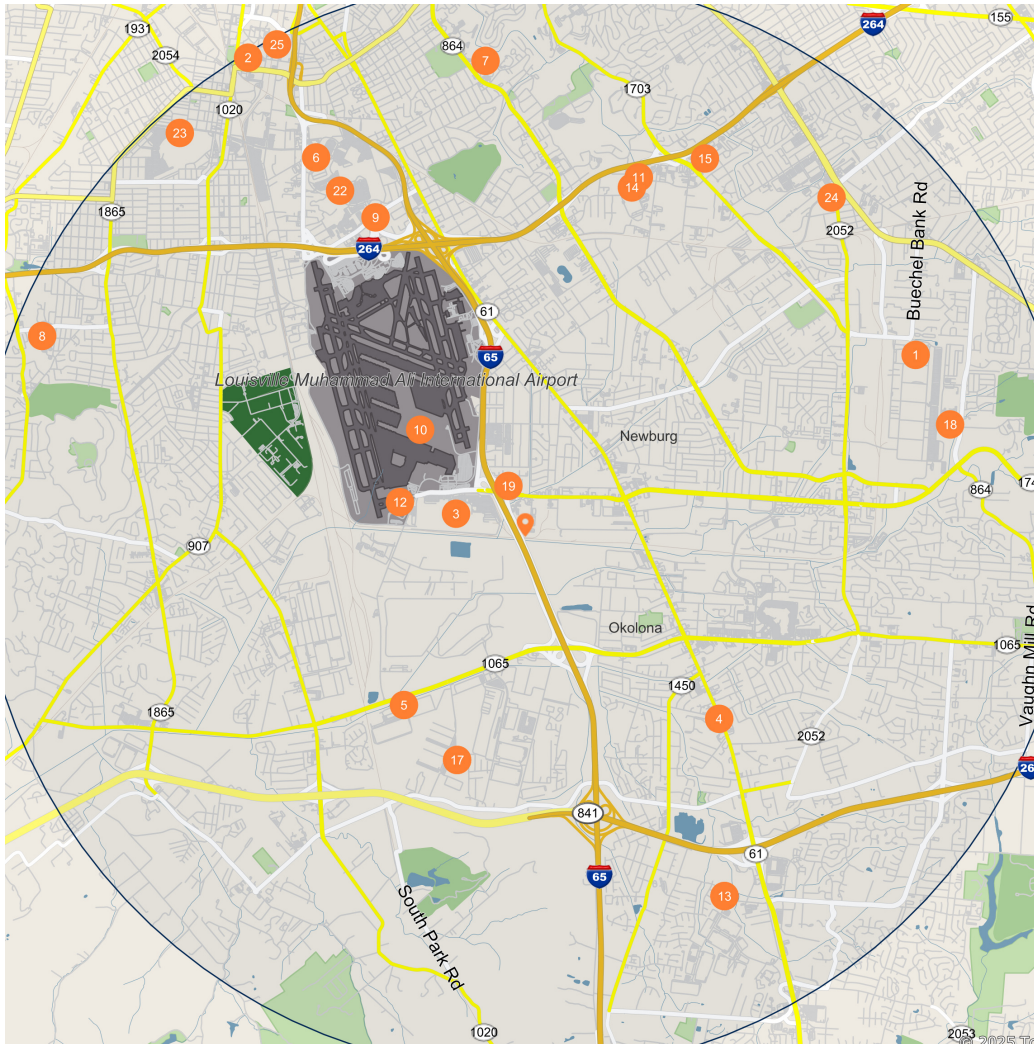
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 24.2 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 8.7 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 15.1 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.5 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 39.3 percent in the selected area compared with the 19.6 percent in the U.S.

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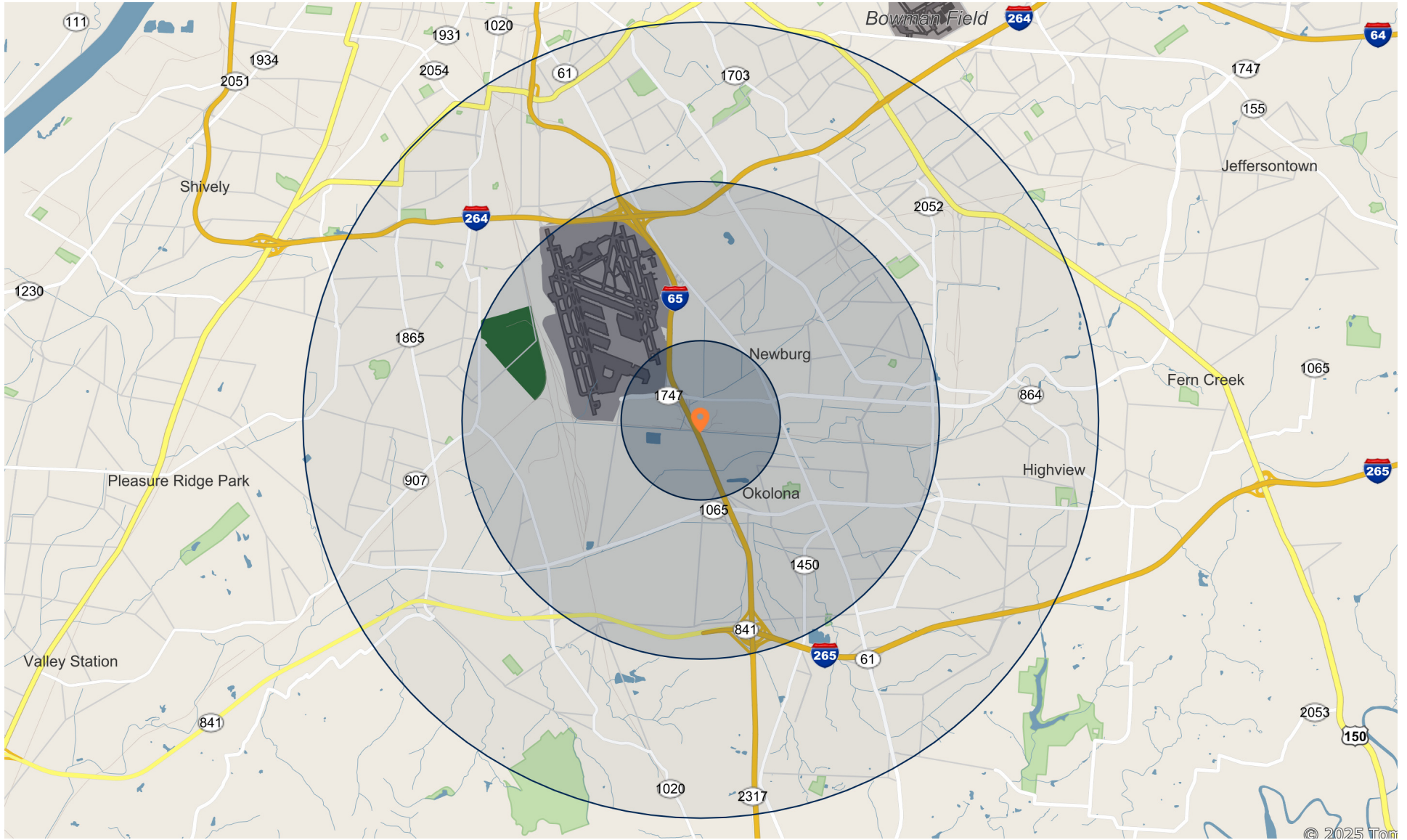
## DEMOGRAPHICS



	Major Employers	Employees
1	Haier US Appl Solutions Inc-GE Appliances A Haier Company	6,000
2	University of Louisville-Belknap Campus	4,039
3	Ford Motor Company-Ford	3,824
4	Jefferson County Board Educatn-Southern High Magnet Academy	3,380
5	Medtronic Minimed Inc-Medtronic	1,697
6	Jefferson County Pub Schl Dst-Jefferson Cnty Pub Schl Accnts	1,600
7	Norton Audubon Hospital-	1,242
8	Uofl Health-Louisville Inc-Sts Mary & Elizabeth Hospital	1,157
9	Al J Schneider Company-Executive Inn Motor Hotel	1,131
10	United Parcel Service Inc-UPS	1,084
11	Kentucky Fried Chicken Corp-KFC	1,000
12	United Parcel Service Inc-UPS	1,000
13	Jewish Hosp Healthcare Svcs Inc-Vna Home Infusion	992
14	KFC Corporation-KFC	950
15	UPS Customhouse Brokerage Inc-UPS	735
16	Firstsource Solutions USA Inc-	731
17	United Parcel Service Inc-UPS	708
18	Owens & Minor Distribution Inc-Integra Lifesciences	698
19	United Parcel Service Inc-UPS	695
20	Yum Brands Inc-YUM	685
21	United Parcel Service Inc-UPS	635
22	Kentucky State Fair Board-	600
23	Levy R & H Limited Partnership-	589
24	Belflex Staffing Network LLC-	545
25	Compass Group Usa Inc-Chartwells	519

# LAND DEVELOPMENT OPPORTUNITY / 2.2 ACRES / 6600 PARAMOUNT PARK DRIVE LOUISVILLE, KY

## DEMOGRAPHICS



6600 PARAMOUNT PARK DR

# BROKER OF RECORD

## **GRANT FITZGERALD**

9300 Shelbyville Rd. Ste.350

Louisville, KY 40222

Phone Number: 502-329-5900

License: Kentucky #286261

  
Marcus & Millichap

6600 PARAMOUNT PARK DR

EXCLUSIVELY  
LISTED BY

**KEITH IRVIN**

Associate Investments

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Marcus & Millichap