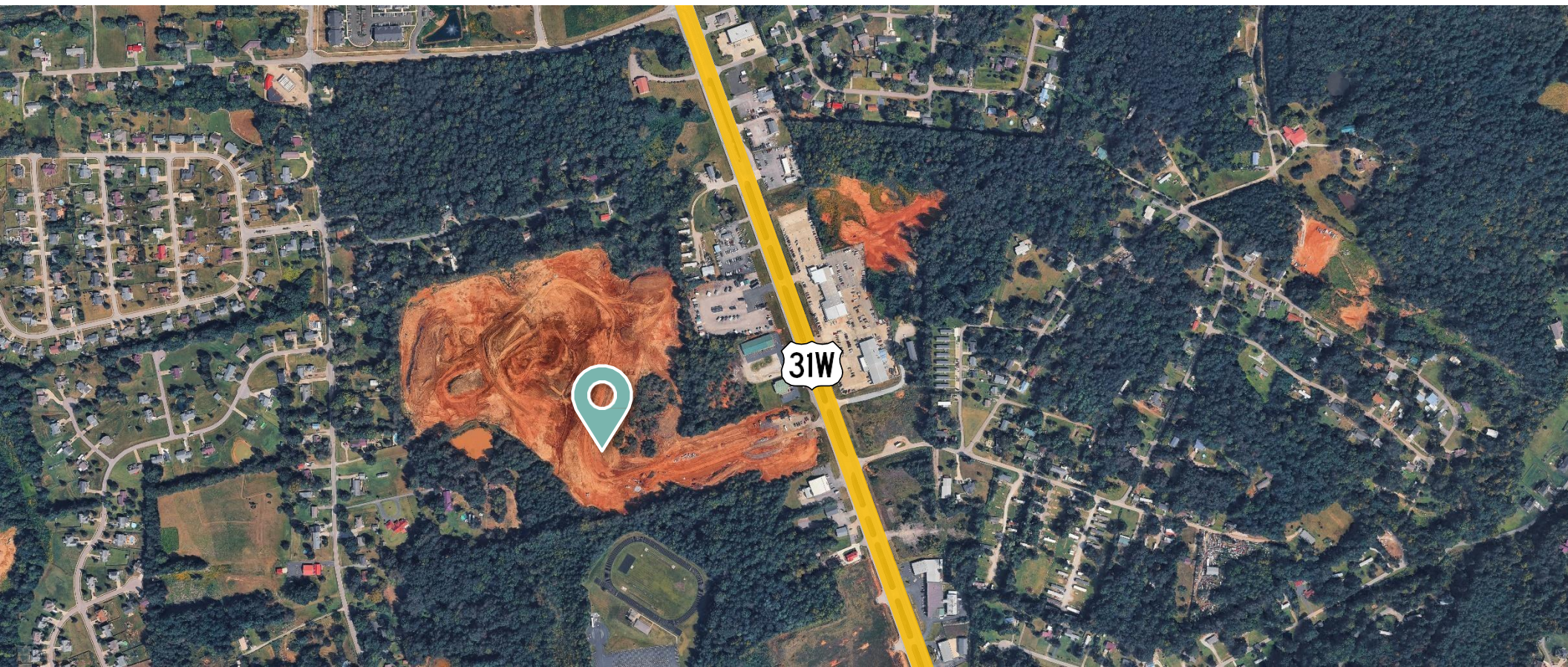


Multifamily Development Site For Sale

169 Hearthstone Lane
Elizabethtown, Kentucky 42701



52 Vanderbilt Avenue, Suite
2014 New York, NY 10017

Andrew Greenberg

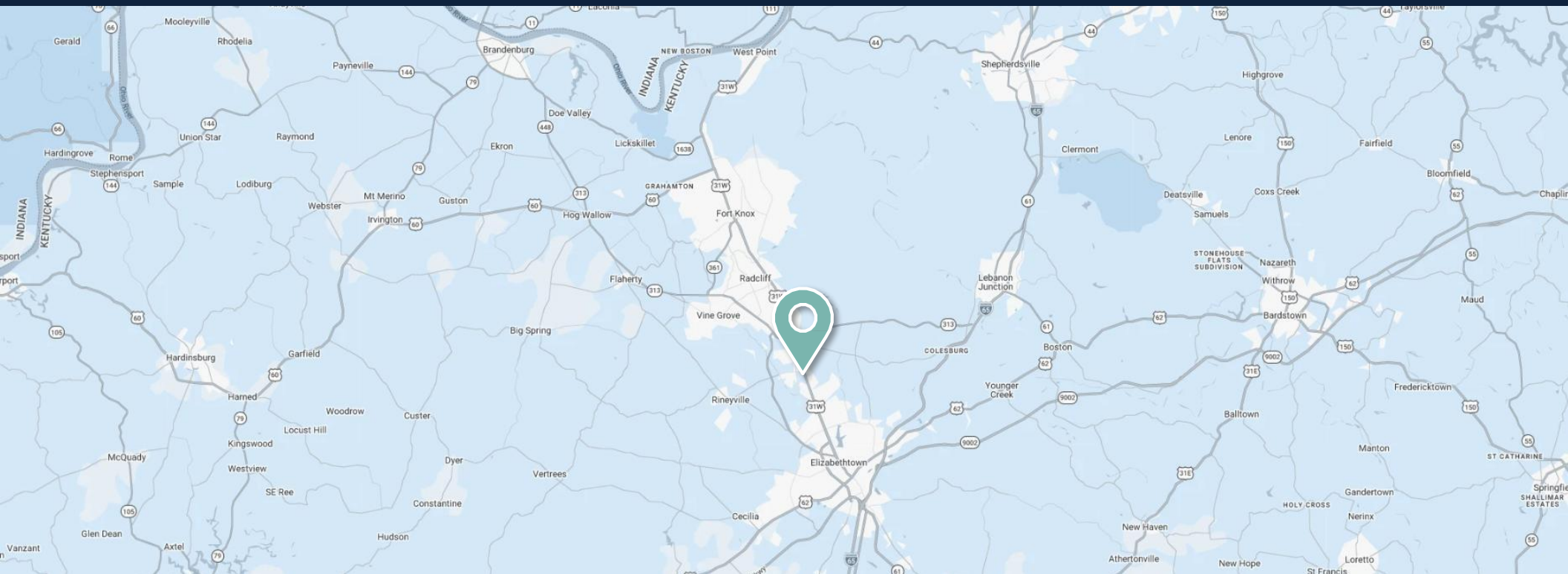
P:646.850.9837 | Andrew@hmx1031.com

Description

169 Hearthstone Lane presents a rare opportunity to acquire a 10-acre, shovel-ready multifamily development site in Elizabethtown Kentucky. The property is zoned R-6 and is fully approved for the development of 168 apartment units, allowing a developer to move directly toward construction while significantly reducing entitlement risk and shortening the development timeline. The approved site plan provides an efficient layout designed to meet the growing demand for quality multifamily housing within the Hardin County market. Ideally positioned near major transportation corridors, retail amenities, Fort Knox, and regional employment centers, the property offers an exceptional opportunity to develop a new apartment community in one of Central Kentucky's strongest residential growth markets.

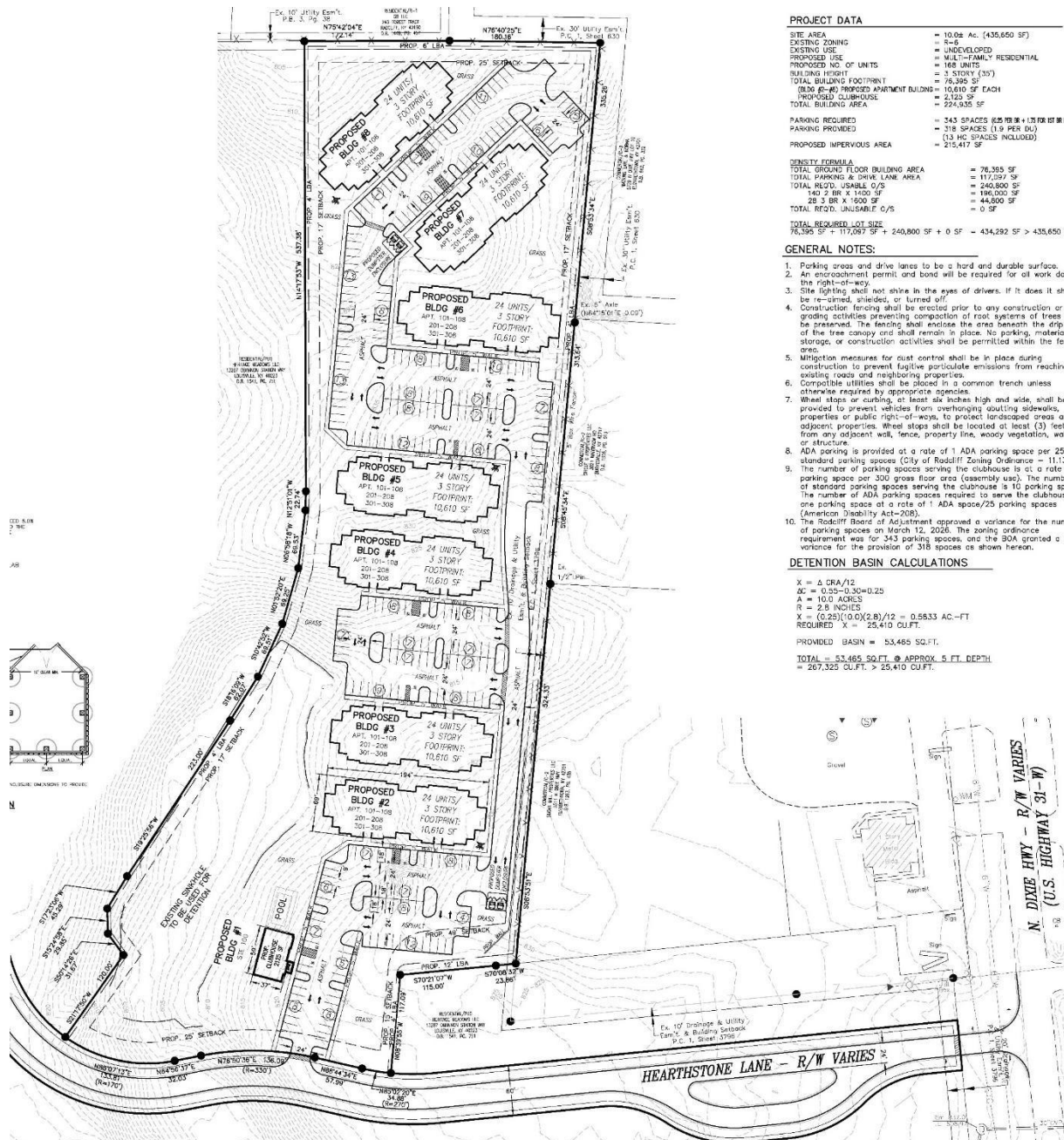
Investment Highlights

- 168-Unit Shovel-Ready Apartment Development
- 10.0 Acres
- R-6 Multifamily Zoning
- Fully Approved
- Entitlements in Place
- Strong Demand for New Multifamily Housing
- Minutes from Fort Knox, Retail, and Major Employers



Executive Summary

169 Hearthstone Lane Elizabethtown, Kentucky 42701



PROJECT DATA

SITE AREA	= 10.04 AC. (435,650 SF)
EXISTING ZONING	= S-6
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL
PROPOSED NO. OF UNITS	= 120 UNITS (357)
BUILDING HEIGHT	= 3 STORY
TOTAL BUILDING FOOTPRINT	= 76,395 SF
(BLDG #1-5) PROPOSED APARTMENT BUILDING	= 10,610 SF EACH
PROPOSED CLUBHOUSE	= 2,125 SF
TOTAL BUILDING AREA	= 224,335 SF
PARKING REQUIRED	= 343 SPACES (6.25 PER UNIT + 15 FOR CLUBHOUSE)
PARKING PROVIDED	= 318 SPACES (1.9 PER DU)
PROPOSED IMPERVIOUS AREA	= 113 AC SPACES INCLUDED
	= 215,417 SF

DENSITY FORMULA
 TOTAL GROUND FLOOR BUILDING AREA = 76,395 SF
 TOTAL PARKING & DRIVE LANE AREA = 111,097 SF
 TOTAL PLZD. UNUSABLE O/S = 240,800 SF
 140 2 BR X 1400 SF = 196,000 SF
 20 3 BR X 1600 SF = 44,000 SF
 TOTAL REQD. UNUSABLE O/S = 0 SF

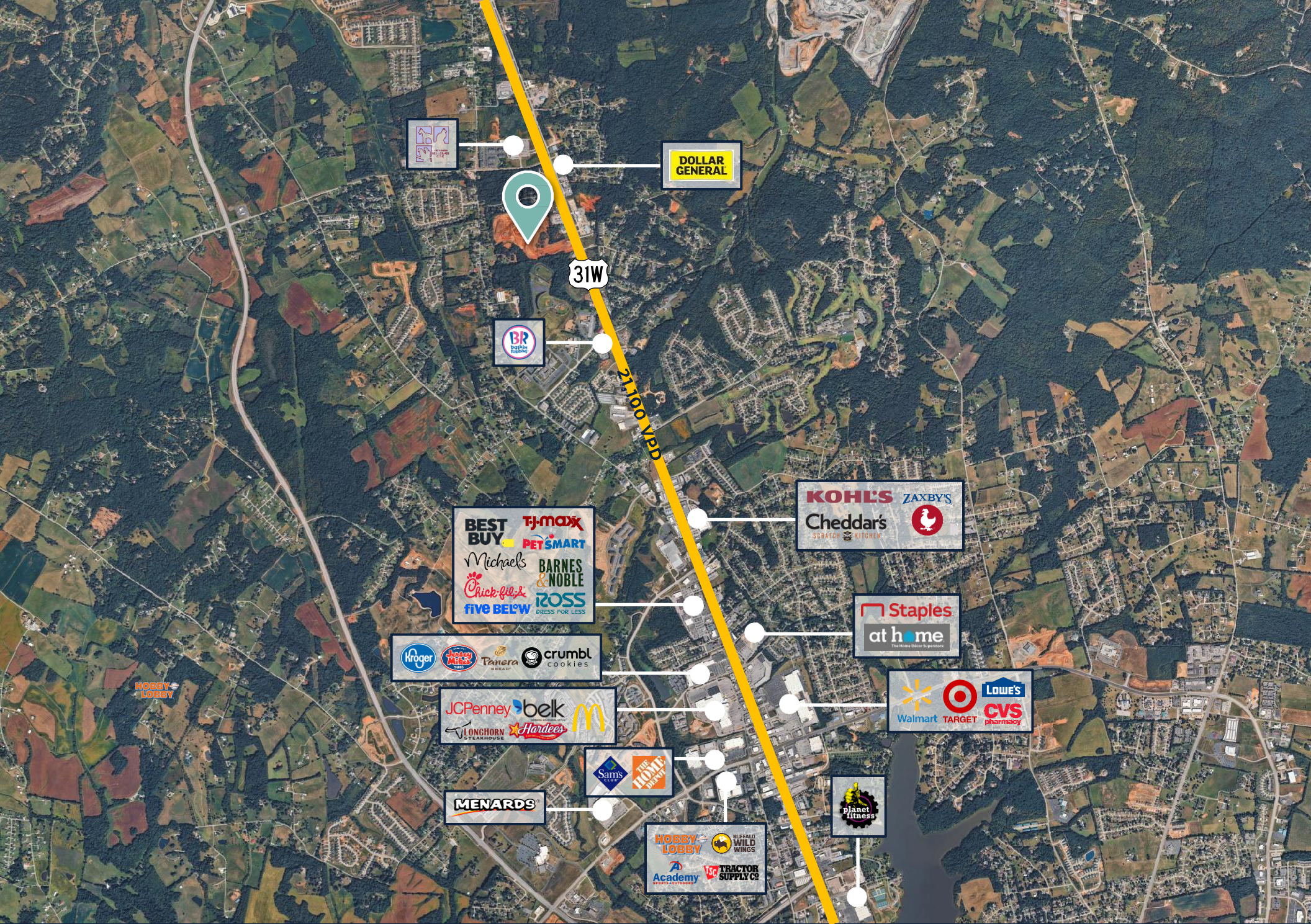
TOTAL REQUIRED LOT SIZE
 76,395 SF + 111,097 SF + 240,800 SF + 0 SF = 438,292 SF > 435,650 SF

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit, and bond will be required for all work done on the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area between the drop line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging adjoining sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (5') feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- ADA parking is provided at a rate of 1 ADA parking space per 25 standard parking spaces (City of Radcliff Zoning Ordinance - 11.13 D).
- The number of parking spaces serving the clubhouse is at a rate of parking space per 300 gross floor area (assembly use). The number of standard parking spaces serving the clubhouse is 10 parking space. The number of ADA parking spaces required to serve the clubhouse is one parking space at a rate of 1 ADA space/25 parking spaces (American Disability Act-2008).
- The Radcliff Board of Adjustment approved a variance for the number of parking spaces on March 12, 2026. The zoning ordinance requirement was for 343 parking spaces, and the BOA granted a variance for the provision of 318 spaces as shown herein.

DETENTION BASIN CALCULATIONS

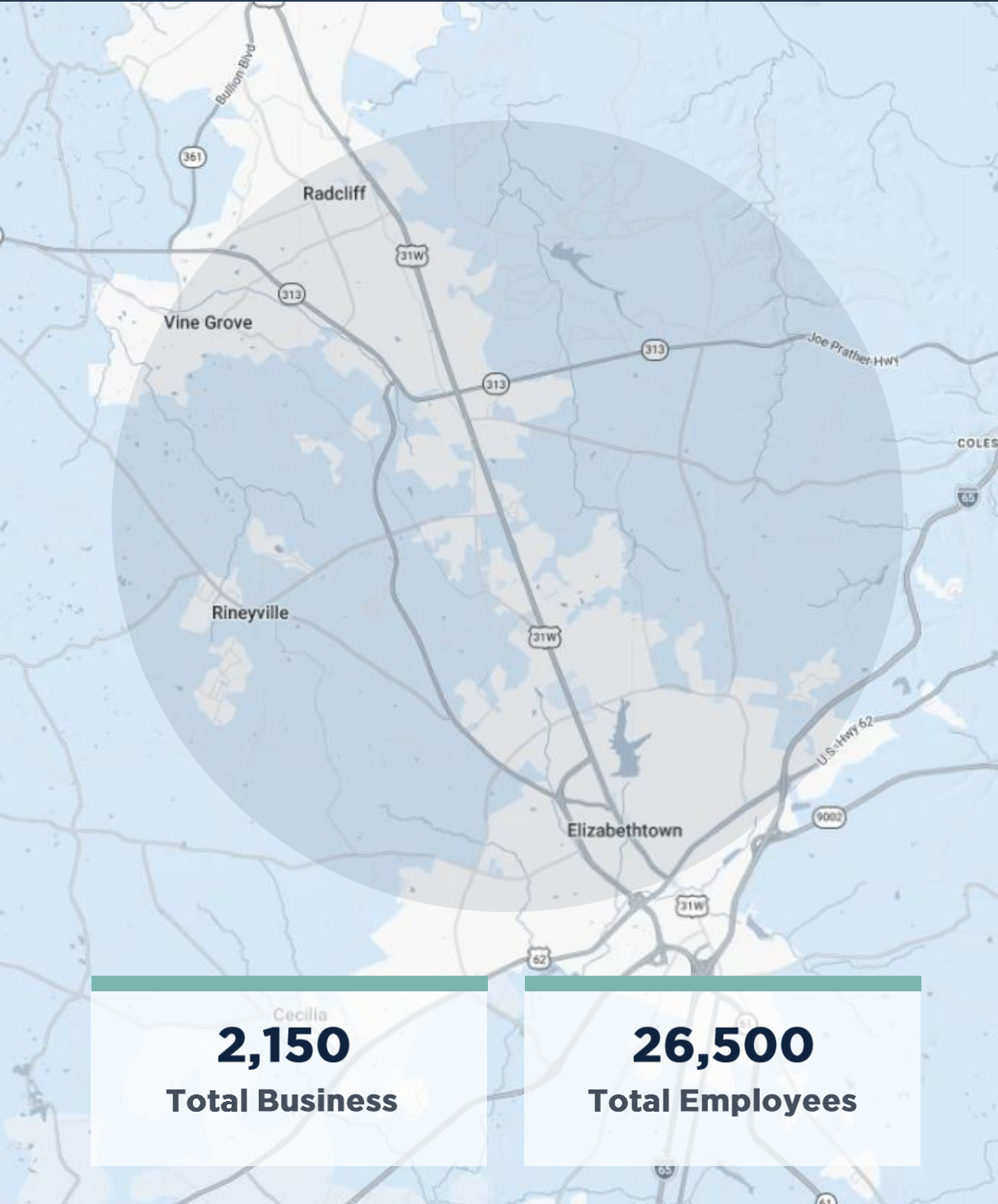
$X = \Delta CRA/12$
 $\Delta C = 0.35 - 0.30 = 0.05$
 $A = 10.0$ ACRES
 $R = 2.8$ INCHES
 $X = (0.05)(10.0)(2.8)/12 = 0.5833$ AC-FT
 REQUIRED $X = 25,410$ CU.FT.
 PROVIDED BASIN = 53,465 SQ.FT.
 TOTAL = 53,465 SQ.FT. @ APPROX. 5 FT. DEPTH
 = 267,325 CU.FT. > 25,410 CU.FT.



Demographics

2026 Summary	1 Mile	3 Mile	5 Mile
Population	4,085	23,420	53,650
Households	1,640	9,450	21,380
Families	1,110	6,280	14,250
Average Household Size	2.44	2.45	2.47
Median Age	39.1	38.2	37.4
Median HH Income	\$70,250	\$67,400	\$64,850
Average HH Income	\$88,400	\$84,900	\$81,600

2031 Summary	1 Mile	3 Mile	5 Mile
Population	4,320	24,850	56,700
Households	1,745	10,080	22,650
Families	1,175	6,690	15,080
Average Household Size	2.43	2.44	2.46
Median Age	39.8	38.9	38.1
Median HH Income	\$78,800	\$75,600	\$72,700
Average HH Income	\$99,200	\$95,300	\$91,500





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