

OFFERING MEMORANDUM

**STRATEGIC DEVELOPMENT SITE  
ADJACENT TO VETERANS  
PARKWAY RETAIL CORRIDOR**

**1.90 ACRES**

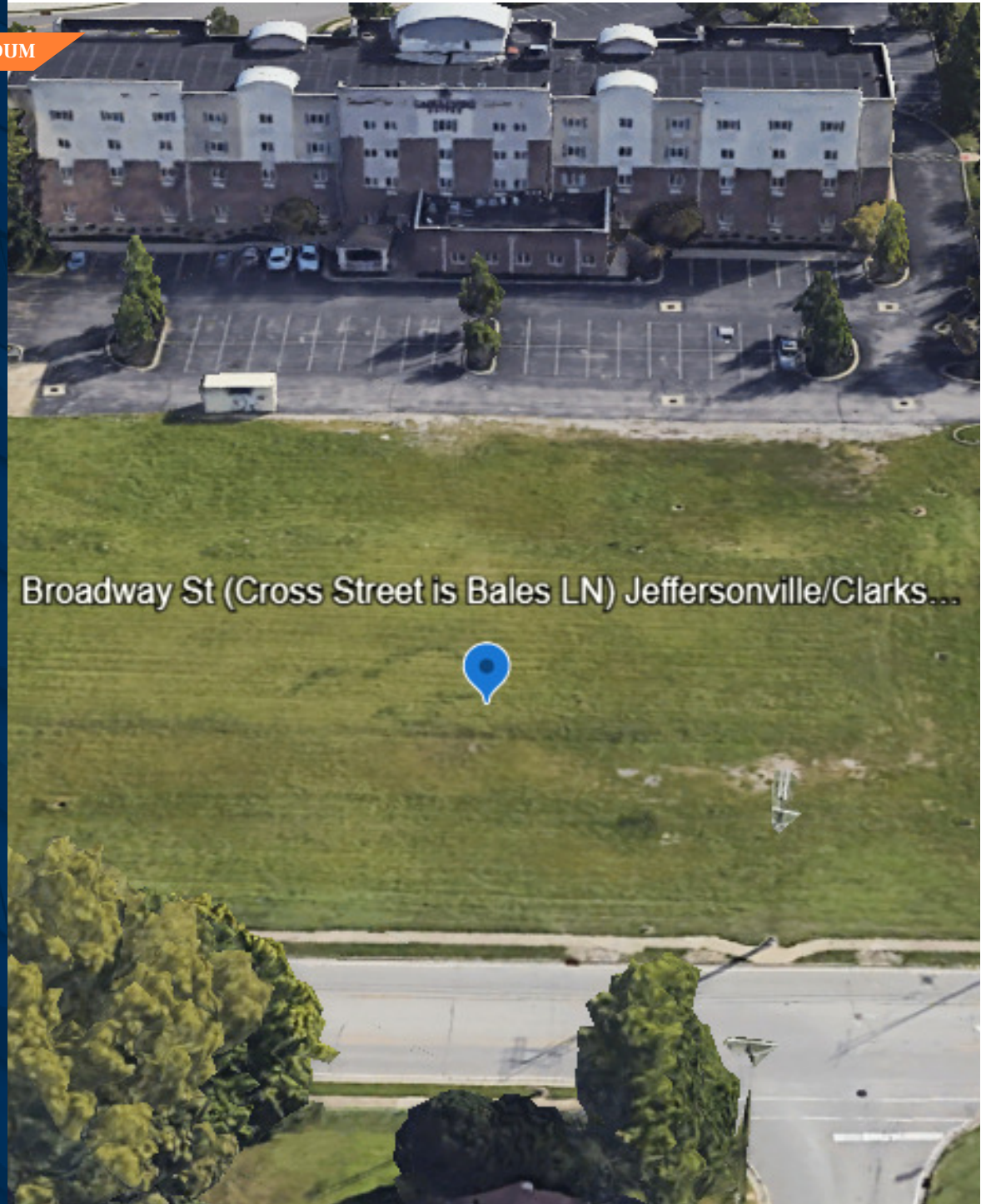
**BROADWAY ST/BALES LN**

**JEFFERSONVILLE/CLARKSVILLE, IN**

**MINUTES FROM DOWNTOWN  
LOUISVILLE, KY**

Bales Lane & Broadway St, Jeffersonville, IN 47130

Marcus & Millichap



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Activity ID #ZAH0480075

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# OFFERING SUMMARY

BALES LANE & BROADWAY ST



Listing Price  
**\$795,000**



Lot Size  
**1.9 Acres**



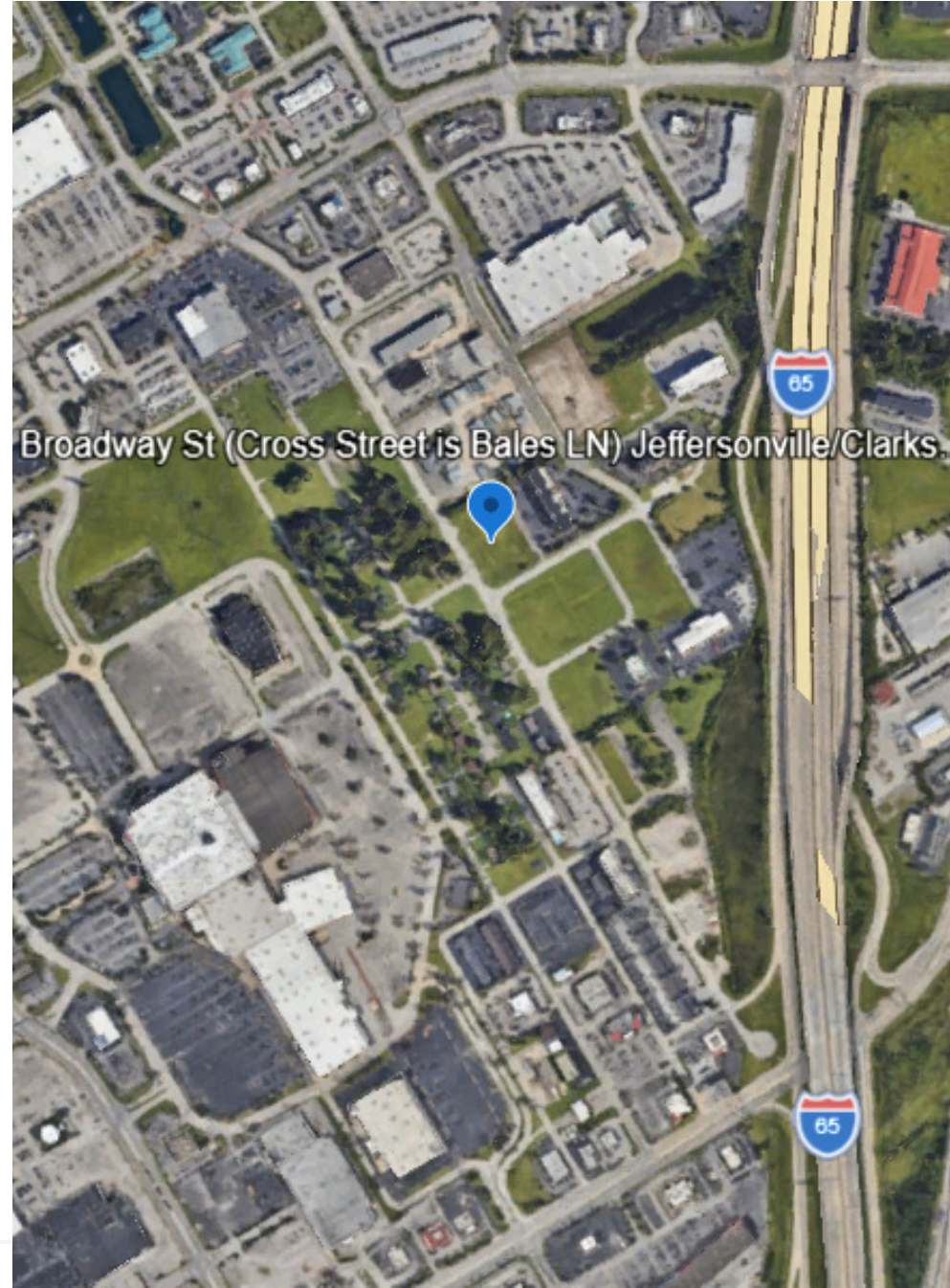
Square Feet  
**82,764**

## FINANCIAL

Listing Price	\$795,000
Down Payment: Marcus & Millichap Capital Corporation	50% / \$397,500
Price/Acre	\$418,421

## OPERATIONAL

Zoning	VPCZ
Development Type	Land
Lot Size	1.9 Acres (82,764 SF)



# LAND DEVELOPMENT OPPORTUNITY / 1.90 ACRES / BROADWAY ST JEFFERSONVILLE/CLARKSVILLE, IN

## PROPERTY DETAILS

### PROPERTY SUMMARY

Assessors Parcel Number	10-14-03-200-588.000-11
Zoning	VPCZ
Opportunity Zone	No

### SITE DESCRIPTION

Lot Size SF	82,764
Price/SF	\$9
Lot Size Acres	1.9
Price/Acres	\$418,421
Number of Lots	1
Price/Lot	\$795,000
Type of Ownership	Fee Simple

### PUBLIC UTILITIES

Sanitary Sewer	Sewer available along the street and serve nearby properties.
Potable Water	Water is available along the street and serve nearby properties.
Gas	Utilities available along the street and serve nearby properties.

**STRATEGIC DEVELOPMENT SITE  
ADJACENT TO VETERANS PARKWAY RETAIL CORRIDOR  
1.90 ACRES  
BROADWAY ST/BALES LN, JEFFERSONVILLE/CLARKSVILLE, IN  
At the corner of Broadway St & Bales Lane Jeffersonville/Clarksville, IN 47130**

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**INVESTMENT OVERVIEW**

The land site is a 1.90-acre infill land development opportunity at Broadway Street & Bales Lane in Jeffersonville/Clarksville, Indiana, just across the Ohio River, minutes from downtown Louisville, KY. Parcel #: 10-1403-200-588.000-11.

The site is immediately off the I-65 / Veterans Parkway / Lewis & Clark Parkway retail and hospitality corridor. The site sits among established demand drivers including hotels, national retailers, and restaurants, such as Lowe's, Target, Bass Pro Shop, Best Buy, Dillard's, Chase, Longhorn, Olive Garden, Starbucks, HomeGoods, and Chili's. The nearby interstate access, makes it well positioned for retail, hospitality, medical/office, service, commercial, or mixed-use development.

The location benefits from the broader Louisville/Southern Indiana economy, including logistics, manufacturing, health care, retail, and distribution. Jeffersonville had an estimated 2024 population of 52,912, up 7.0% from 2020, with median household income of \$70,930.

River Ridge Commerce Center, a major regional growth engine, includes about 6,000 acres, supports more than 20,000 jobs, and offers direct access to interstates, riverport, rail, and Louisville's global air hub.

**INVESTMENT HIGHLIGHTS**

1.90-acre land development opportunity at Broadway Street & Bales Lane in

Jeffersonville/Clarksville, Indiana is just across the Ohio River and minutes from downtown Louisville, KY.

The site is immediately off the I-65 / Veterans Parkway Retail and Hospitality corridor.

The nearby interstate access, makes it well positioned for retail, hospitality, medical/office, service, commercial, or mixed-use development.

# LAND DEVELOPMENT OPPORTUNITY / 1.90 ACRES / BROADWAY ST JEFFERSONVILLE/CLARKSVILLE, IN

## ZONING - VPCZ (VETERANS PARKWAY CORRIDOR ZONE)

- VPCZ is a flexible mixed-use commercial district intended to encourage high-quality regional retail and commercial development.
- Permitted uses include:
  - Hotels, Attached Residential Condominiums, Grocery Stores
  - Restaurants, Banks, Theaters, Fitness Facilities
  - Educational Uses, Hospitals, Medical Offices, Professional Offices
  - Broad range of retail uses including:
    - Department Stores, Superstores, Warehouse Clubs, Furniture, Electronics, Apparel, Specialty Retail, and Shopping Centers.

## SITE READINESS

- Frontage on Broadway Street and Bales Lane
- 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 and Retail Corridor

## STRATEGIC LOCATION

- Easy access to I-65, I-265 and I-64
- Just across the Ohio River from Downtown Louisville, KY
- Site is next to the Clarksville Veterans Parkway Retail Corridor
- Site is 10 minutes from the Jeffersonville/Clarksville River Ridge Commerce Center, which is a 6000 Acre Master Planned Industrial & Logistics Park supporting 80 companies and 20,000 regional jobs
- Meta is developing an \$800M Data Center at the River Ridge Commerce Center

## TRAFFIC COUNTS

- Approximately 8,000-12,000 VPD on Broadway St near Bales LN
- Approximately 28,000-40,000 VPD on Veterans Parkway / IN-62, which is nearby

## ADDRESS CLARIFICATION

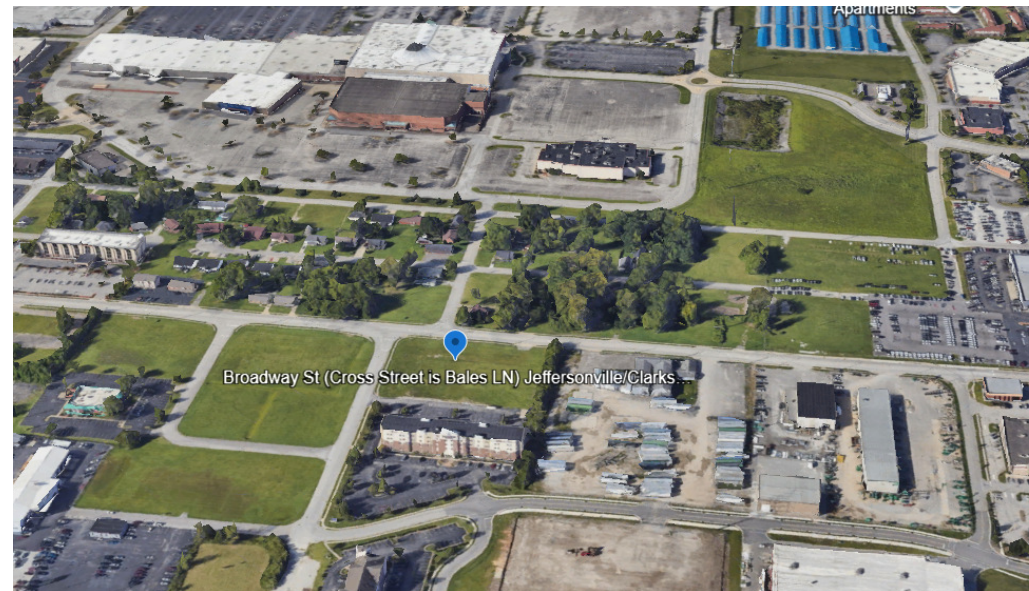
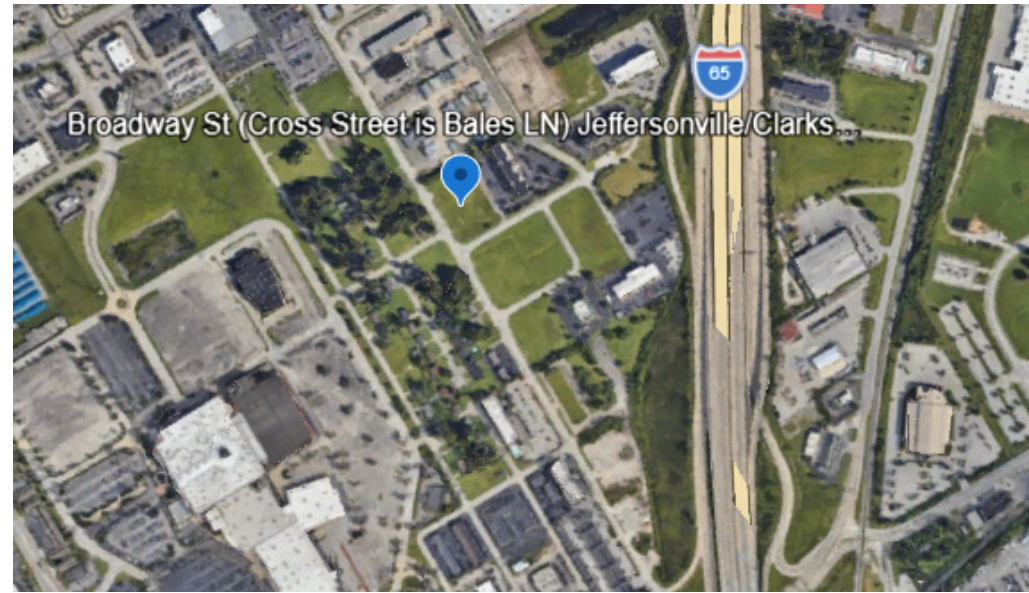
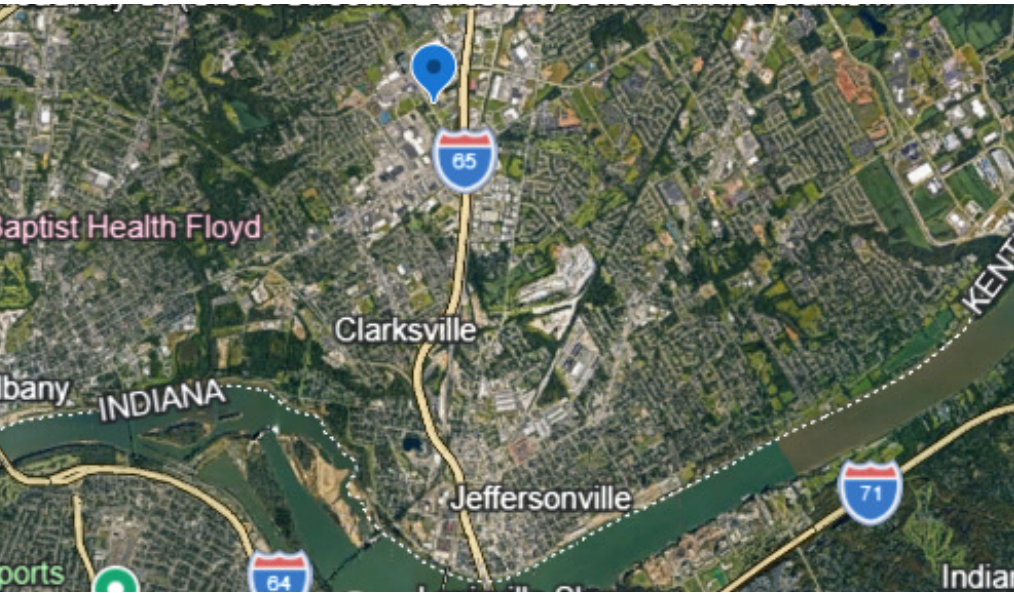
- Per the Associate Planner with the Town of Clarksville, IN the address they have on file associated with Parcel: 10-14-03-200-589.000-011 is Bales LN Clarksville, IN 47129, but the Clark County GIS system has it listed as Broadway St Jeffersonville, IN 47130.



by Google

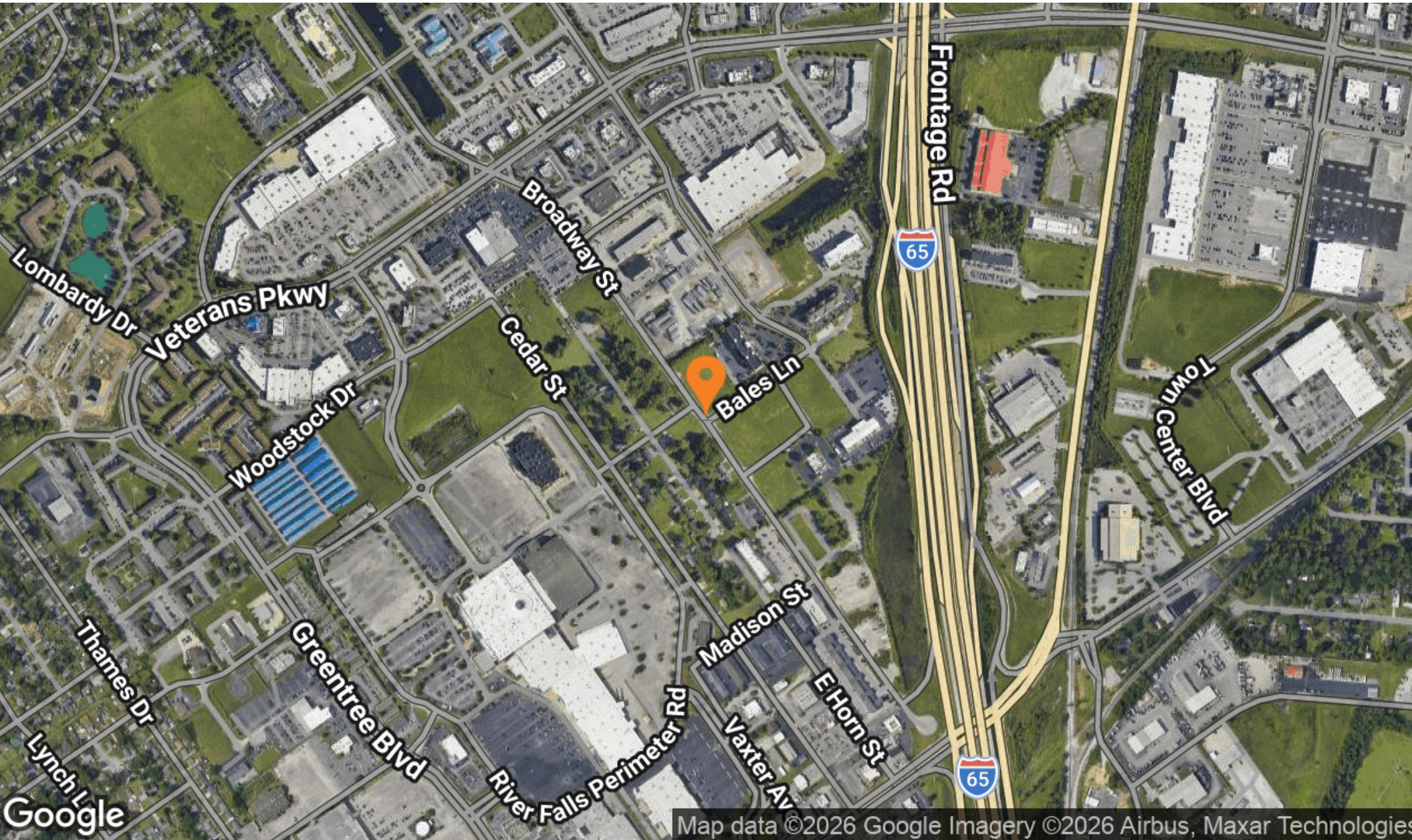
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## ADDITIONAL PHOTOS



# LAND DEVELOPMENT OPPORTUNITY / 1.90 ACRES / BROADWAY ST JEFFERSONVILLE/CLARKSVILLE, IN

 AERIAL MAP



Map data ©2026 Google Imagery ©2026 Airbus, Maxar Technologies

# LAND DEVELOPMENT OPPORTUNITY / 1.90 ACRES / BROADWAY ST JEFFERSONVILLE/CLARKSVILLE, IN

## RETAILER MAP



Imagery ©2026 Airbus

# LAND DEVELOPMENT OPPORTUNITY / 1.90 ACRES / BROADWAY ST JEFFERSONVILLE/CLARKSVILLE, IN

## 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%**

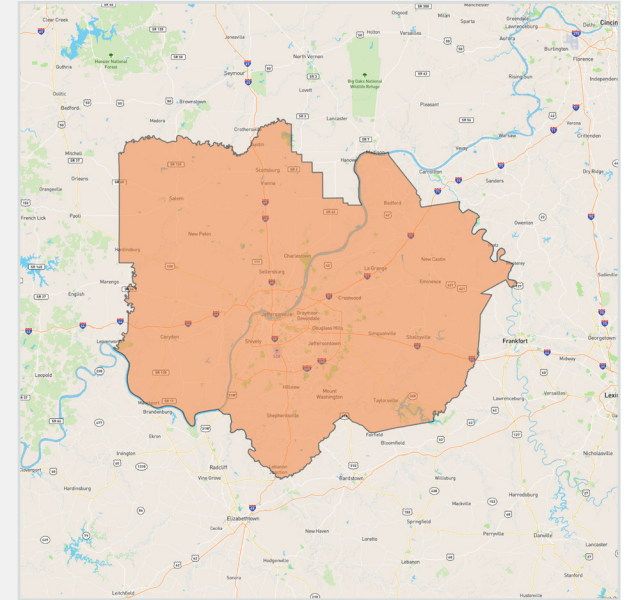


MEDIAN AGE  
**40.0**  
U.S. Median:  
**39.0**



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 / 1.90 ACRES / BROADWAY ST JEFFERSONVILLE/CLARKSVILLE, IN

## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	10,573	57,990	136,022
<b>2025 Estimate</b>			
Total Population	10,263	55,473	132,479
<b>2020 Census</b>			
Total Population	9,673	52,234	128,894
<b>2010 Census</b>			
Total Population	7,570	48,749	122,868
<b>Daytime Population</b>			
2025 Estimate	7,630	56,402	201,127
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Households	4,724	26,023	62,301
<b>2025 Estimate</b>			
Total Households	4,528	24,701	60,279
Average (Mean) Household Size	2.3	2.2	2.2
<b>2020 Census</b>			
Total Households	4,155	22,170	56,411
<b>2010 Census</b>			
Total Households	3,126	20,520	52,779

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2025 Estimate</b>			
\$250,000 or More	1.6%	2.5%	5.6%
\$200,000-\$249,999	0.8%	1.2%	2.5%
\$150,000-\$199,999	5.3%	5.8%	6.7%
\$125,000-\$149,999	4.4%	4.8%	5.5%
\$100,000-\$124,999	10.0%	10.4%	9.6%
\$75,000-\$99,999	15.0%	16.6%	13.7%
\$50,000-\$74,999	23.5%	21.3%	19.0%
\$35,000-\$49,999	12.1%	13.4%	12.3%
\$25,000-\$34,999	11.5%	8.7%	8.1%
\$15,000-\$24,999	6.0%	6.8%	7.0%
Under \$15,000	9.8%	8.5%	9.9%
Average Household Income	\$73,771	\$79,096	\$92,410
Median Household Income	\$65,583	\$67,018	\$76,171
Per Capita Income	\$32,094	\$35,089	\$41,577

# LAND DEVELOPMENT OPPORTUNITY / 1.90 ACRES / BROADWAY ST JEFFERSONVILLE/CLARKSVILLE, IN

## DEMOGRAPHICS

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2025 Estimate	10,263	55,473	132,479
0 to 4 Years	6.4%	5.7%	5.2%
5 to 14 Years	12.5%	11.6%	10.8%
15 to 17 Years	3.8%	3.3%	3.1%
18 to 19 Years	2.4%	2.0%	1.9%
20 to 24 Years	7.5%	6.2%	6.0%
25 to 29 Years	9.9%	8.1%	8.2%
30 to 34 Years	8.5%	8.1%	8.2%
35 to 39 Years	6.6%	6.6%	6.9%
40 to 49 Years	11.8%	12.3%	12.4%
50 to 59 Years	11.1%	12.4%	12.4%
60 to 64 Years	5.6%	6.5%	6.7%
65 to 69 Years	5.0%	5.7%	6.0%
70 to 74 Years	3.9%	4.6%	4.9%
75 to 79 Years	2.8%	3.3%	3.4%
80 to 84 Years	1.4%	1.9%	2.0%
Age 85+	0.9%	1.6%	1.8%
Median Age	34.0	39.0	40.0

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population 25+ by Education Level</b>			
2025 Estimate Population Age 25+	6,923	39,437	96,680
Elementary (0-8)	2.7%	2.6%	2.4%
Some High School (9-11)	5.5%	7.5%	6.3%
High School Graduate (12)	37.0%	32.9%	27.8%
Some College (13-15)	21.9%	23.0%	20.2%
Associate Degree Only	10.2%	10.4%	8.2%
Bachelor's Degree Only	15.7%	15.8%	20.9%
Graduate Degree	6.9%	7.8%	14.2%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2030 Projection	5,082	27,972	68,295
2025 Estimate	4,870	26,542	66,060
Owner Occupied	2,165	15,265	35,818
Renter Occupied	2,353	9,360	24,461
Vacant	342	1,841	5,780
<b>Persons in Units</b>			
2025 Estimate Total Occupied Units	4,528	24,701	60,279
1 Person Units	32.9%	35.4%	39.5%
2 Person Units	32.2%	33.1%	32.9%
3 Person Units	17.8%	14.8%	12.8%
4 Person Units	11.0%	10.7%	9.6%
5 Person Units	4.3%	3.8%	3.6%
6+ Person Units	1.8%	2.1%	1.7%

# LAND DEVELOPMENT OPPORTUNITY / 1.90 ACRES / BROADWAY ST JEFFERSONVILLE/CLARKSVILLE, IN

## DEMOGRAPHICS



### POPULATION

In 2025, the population in your selected geography is 132,479. The population has changed by 7.82 percent since 2010. It is estimated that the population in your area will be 136,022 five years from now, which represents a change of 2.7 percent from the current year. The current population is 49.7 percent male and 50.3 percent female. The median age of the population in your area is 40.0, compared with the U.S. average, which is 40.0. The population density in your area is 1,685 people per square mile.



### EMPLOYMENT

In 2025, 67,509 people in your selected area were employed. The 2010 Census revealed that 62.9 percent of employees are in white-collar occupations in this geography, and 18.7 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 21.00 minutes.



### HOUSEHOLDS

There are currently 60,279 households in your selected geography. The number of households has changed by 14.21 percent since 2010. It is estimated that the number of households in your area will be 62,301 five years from now, which represents a change of 3.4 percent from the current year. The average household size in your area is 2.1 people.



### HOUSING

The median housing value in your area was \$242,053 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 31,758.00 owner-occupied housing units and 21,025.00 renter-occupied housing units in your area.



### INCOME

In 2025, the median household income for your selected geography is \$76,171, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 72.58 percent since 2010. It is estimated that the median household income in your area will be \$87,889 five years from now, which represents a change of 15.4 percent from the current year.

The current year per capita income in your area is \$41,577, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$92,410, compared with the U.S. average, which is \$103,571.



### EDUCATION

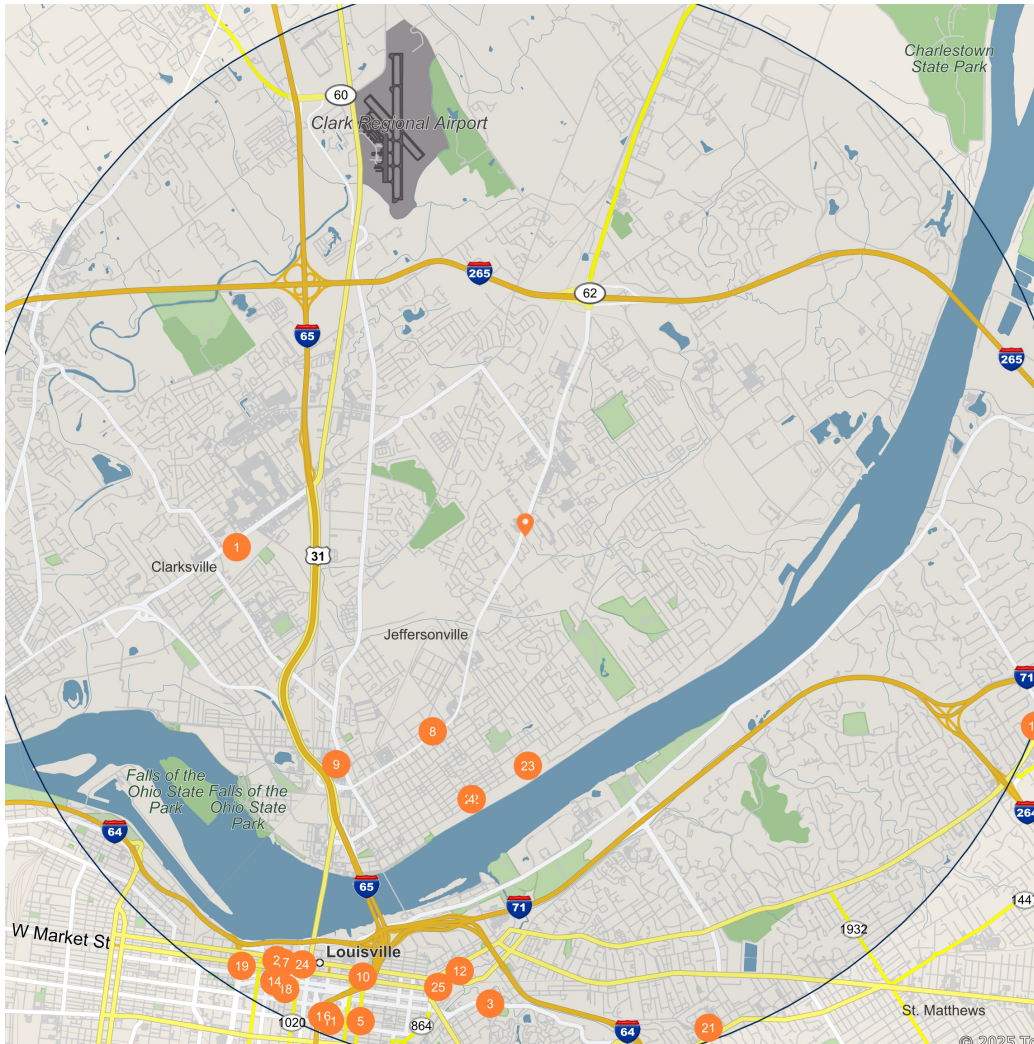
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 33.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 8.2 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 14.1 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.3 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 33.8 percent in the selected area compared with the 19.6 percent in the U.S.

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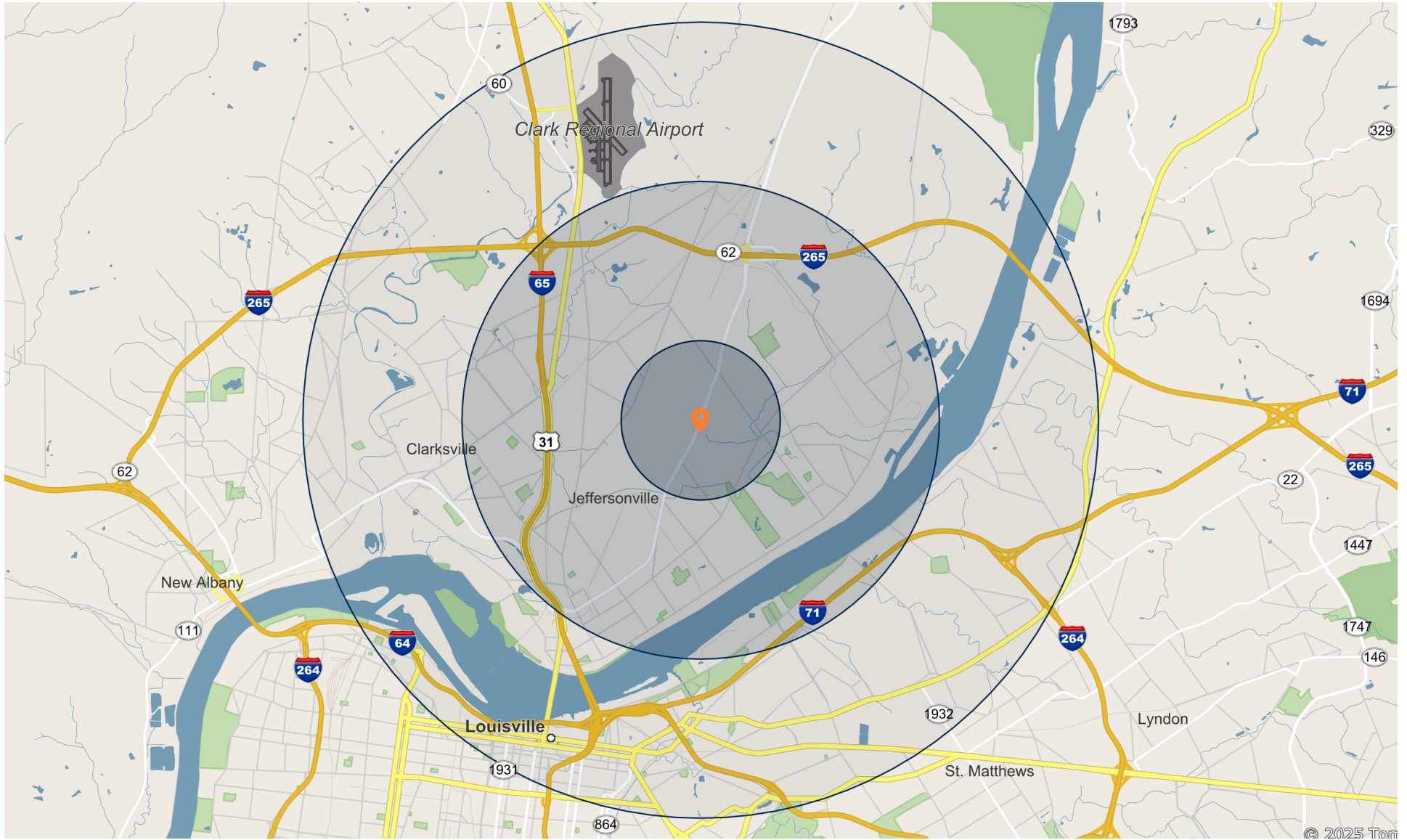
## DEMOGRAPHICS



	Major Employers	Employees
1	Catholic Health Initiatives-Vna Nazareth Home Care	5,001
2	Humana Wscnsin Hlth Orgnztn-	5,000
3	Inviva Inc-	3,193
4	Acbl Holding Corporation-Platinum Equity	2,575
5	University Medical Center Inc-BELKNAP CAMPUS	1,955
6	Uofl Health-Louisville Inc-Frazier Rehabilitation Inst	1,901
7	Humana Health Plan Inc-Humana Health Plan Kansas Inc	1,800
8	Census Bureau United States-Procurement Element	1,800
9	Rhn Clark Memorial Hosp LLC-Regional Hlth Ntwrk KY Sthern	1,500
10	STC Management Group LLC-	1,350
11	Kosair Childrens Hospital-Kosair Childrens Hospital	1,300
12	Jbs USA Food Company-	1,300
13	Uofl Health-Louisville Inc-Uofl Health - Jewish Hospital	1,157
14	Robert W Baird & Co Inc-Hilliard Lyons	1,150
15	Hilliard-Lyons Inc-Hilliard Lyons	1,100
16	Norton Healthcare Inc-Fitness Ctr Norton Healthcare	950
17	Todd Investment Advisors Inc-	906
18	Jim Beam Brands Co-	798
19	Waystar Holding Corp-	765
20	Kindred Hospitals Ltd Partnr-KINDRED	650
21	Southern Bptst Thlglcal Sminary-Sbts	641
22	Acbl Oldco LLC-A C B L Company	592
23	Acl Professional Services Inc-	544
24	L G & E Power Inc-L G E-On Company	525
25	Home of The Innocents Inc-Home of The Innocents	500

# LAND DEVELOPMENT OPPORTUNITY / 1.90 ACRES / BROADWAY ST JEFFERSONVILLE/CLARKSVILLE, IN

## DEMOGRAPHICS



BALES LANE & BROADWAY ST

# BROKER OF RECORD

## **JULIA EVINGER**

510 East 96th St., Suite 200

Indianapolis, IN 46240

Phone Number: 317-218-5300

License: Indiana #RB14040143

  
Marcus & Millichap

BALES LANE & BROADWAY ST

EXCLUSIVELY  
LISTED BY

**KEITH IRVIN**

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Marcus & Millichap