

# Sally Smith

*11913 E Orell Rd.*

*Louisville, KY, 40272*

## Plan 2040 – A Comprehensive Plan for Louisville Metro

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### Plan 2040 Economic Development – Goal 1, Policy 3

“Locate commercial uses generating high volumes of traffic on a major arterial street, at the intersection of two minor arterials, or at a location with adequate access to a major arterial and **at locations where nuisances and activities of the proposed use will not adversely affect adjacent areas.**”

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***The economic value of neighborhoods is protected and improved***

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Plan 2040 Economic  
Development – Goal 2

# Comparable Property Value

2021 Average Market Increase =  21%



6719 North Drive Louisville, KY, 40272

Year Sold: 2019

Closing Sell Price

**\$270,000**



1218 Pleasure Lane, Louisville, KY 40272

Year Sold: 2020

Closing Sell Price

**\$232,000**

+\$48,000 (21% increase)

**=\$280,000**



1218 Pleasure Lane, Louisville, KY 40272

Year Sold: 2020

Closing Sell Price

**\$259,000**

# Property Value Decrease of E Orell Rd Homes

2021 Average Market Increase =  21%



11915 E Orell Rd, Louisville, KY 40272

Year Sold: 2020

Closing Sell Price

**\$190,000**



11911 E Orell Rd, Louisville, KY 40272

Year Sold: 2021

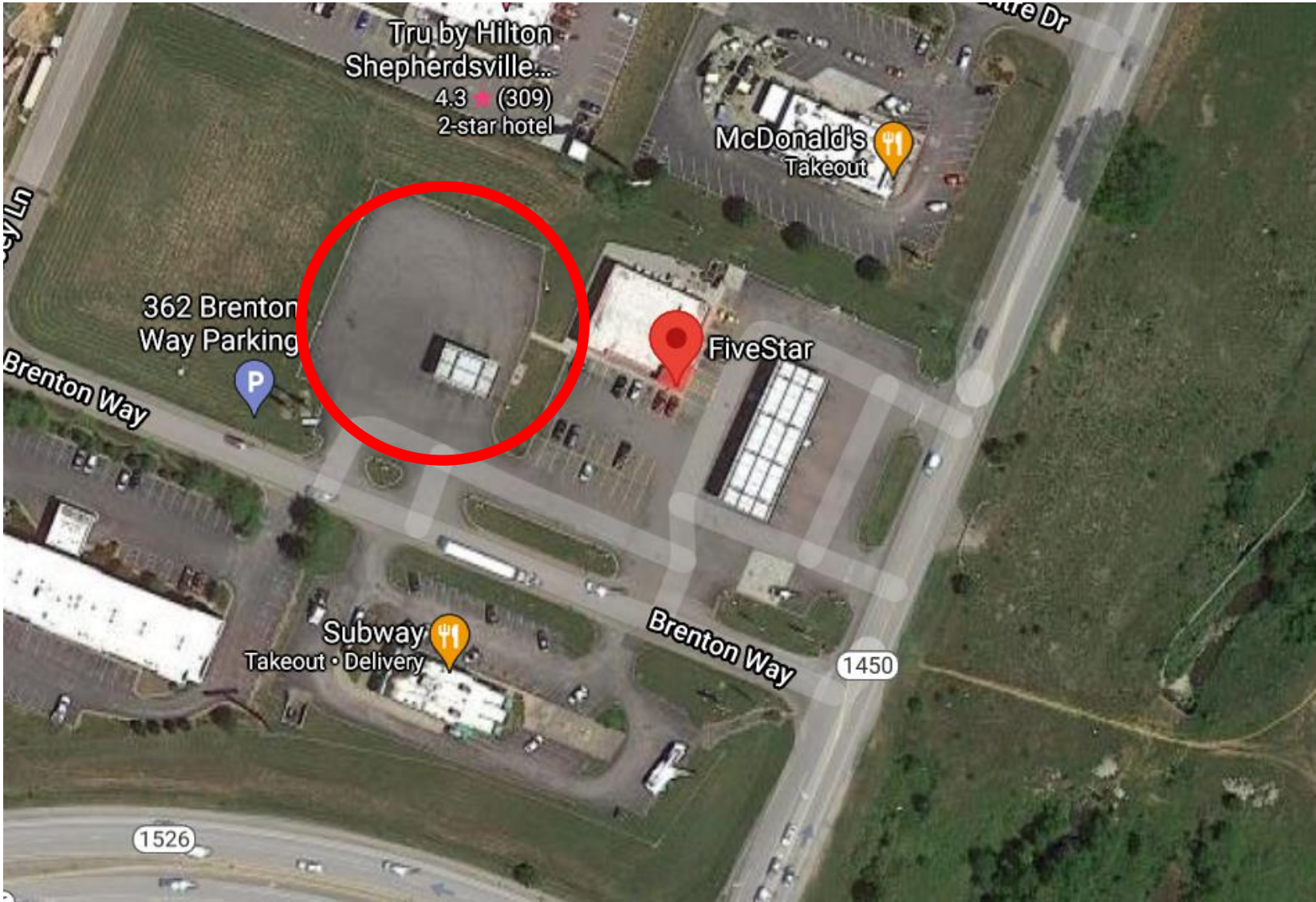
Closing Sell Price

**\$200,000**

# Diesel Canopy Fueling Centers

Louisville, KY

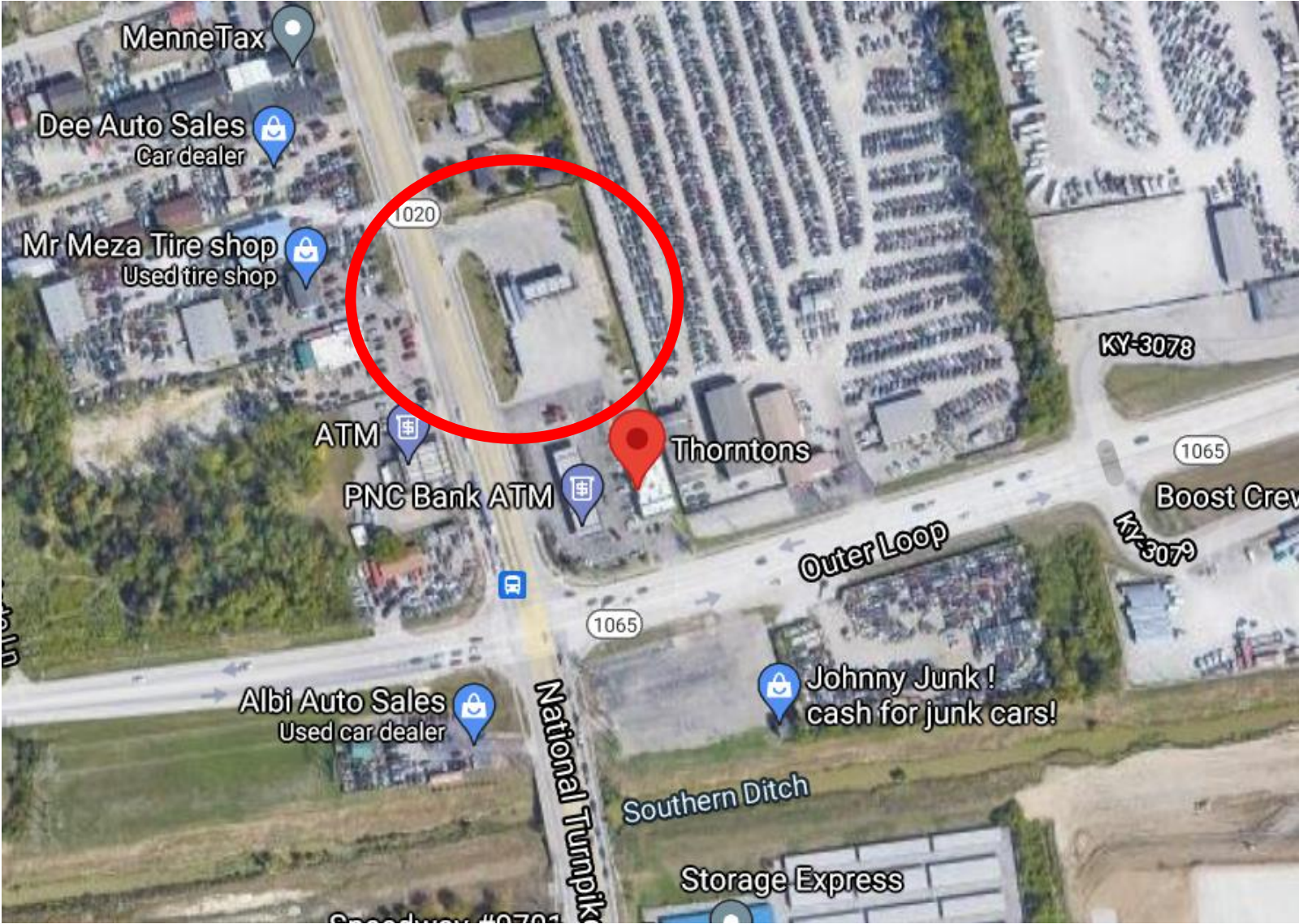
155 Blue Lick Rd,  
Louisville, KY 40229  
*(Surrogate Site)*



# Diesel Canopy Fueling Centers

Louisville, KY

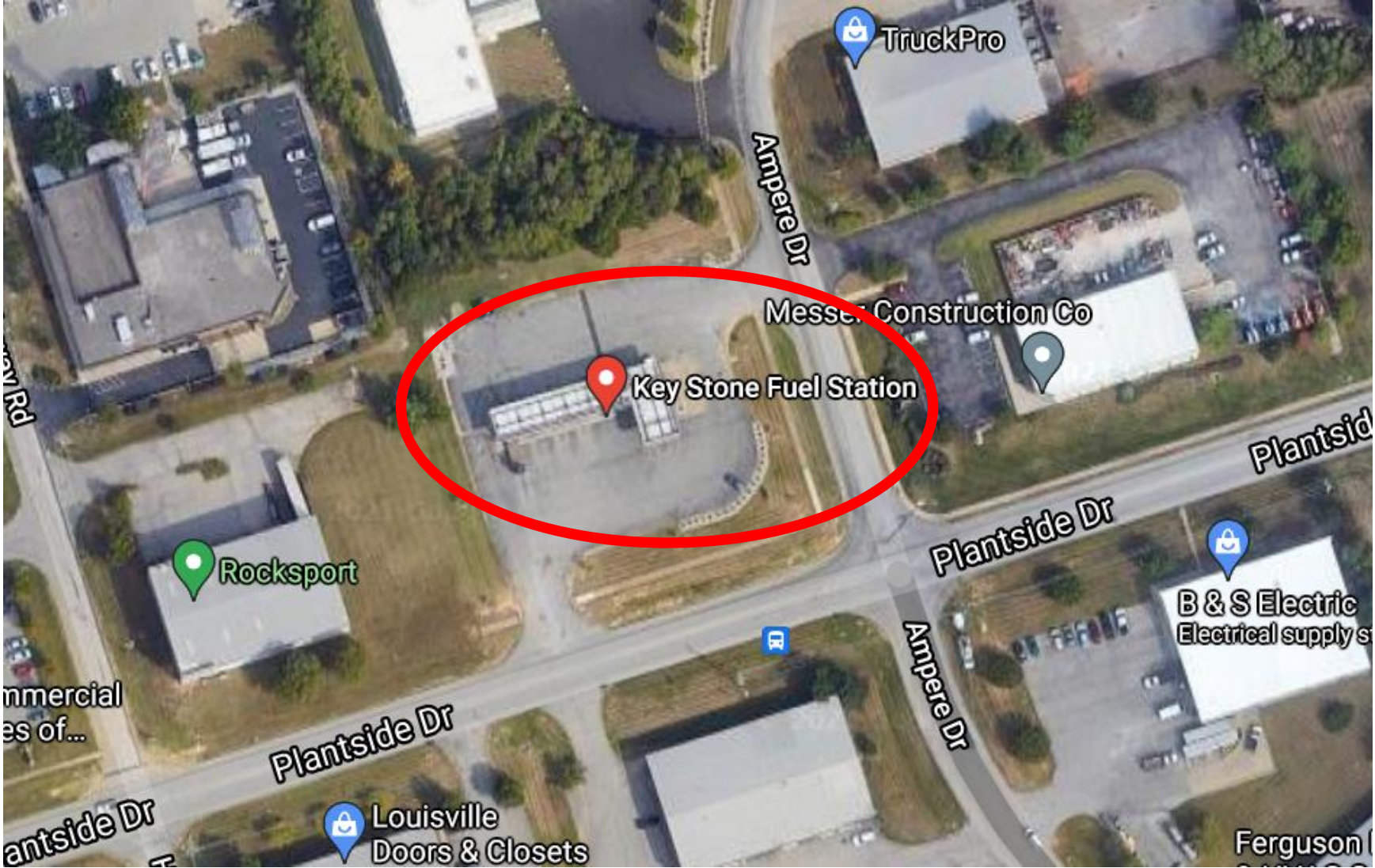
8405 National Turnpike,  
Louisville, KY 40214



# Diesel Canopy Fueling Centers

Louisville, KY

10921 Plantside Dr,  
Louisville, KY 40299



# Diesel Canopy Fueling Centers

Louisville, KY

4630 Jennings Ln,  
Louisville, KY 40218

