

CLORE

STATION



New Urbanism meets The Bluegrass

CS DEVELOPMENT
CRESTWOOD, KY
www.clorestation.com

DPZ CoDesign
MIAMI, FL
www.dpz.com



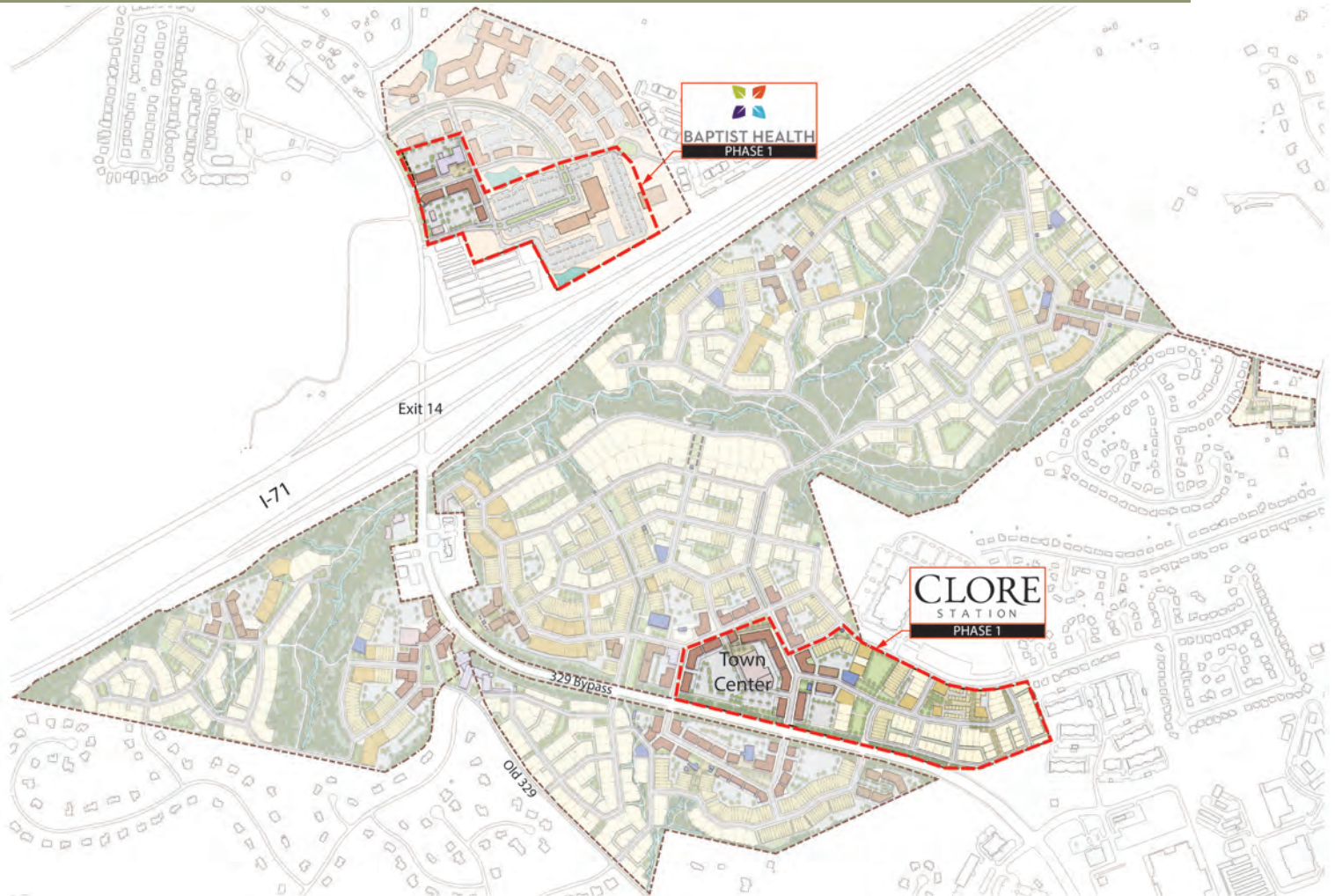
CLORE

STATION

The Clore Station land has been owned and continuously farmed by the Clore family since its purchase by Elijah Clore in 1808. After the construction of Interstate 71 in 1969 and as Louisville began growing eastward, the Clore family began changing the trajectory of their agrarian livelihood. They envisioned the 485 acres evolving into a vibrant, holistic community designed to improve the quality of life for people through human-scale design and a diminished focus on cars. They dreamt of the return to a simpler life. In 2019, Clore Station hired world-renowned New Urbanist planners DPZ CoDesign to craft a master plan that accomplishes their vision.



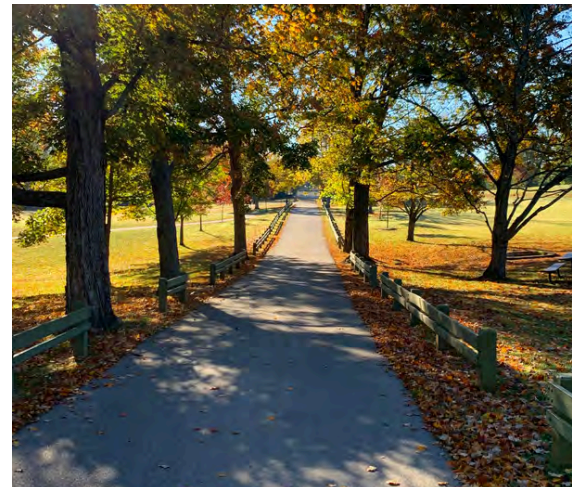
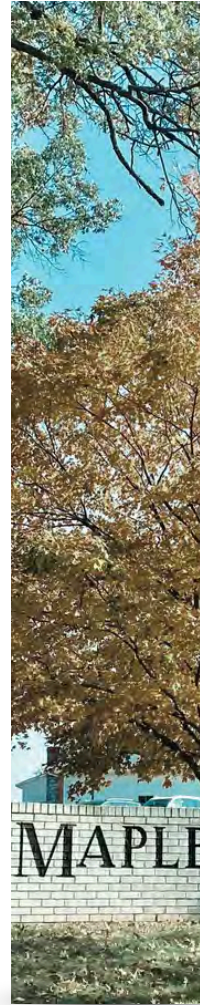
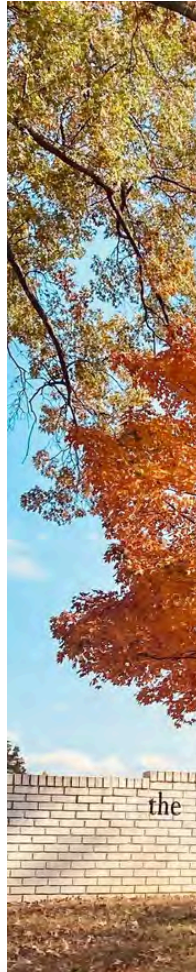
New Urbanism & The Bluegrass



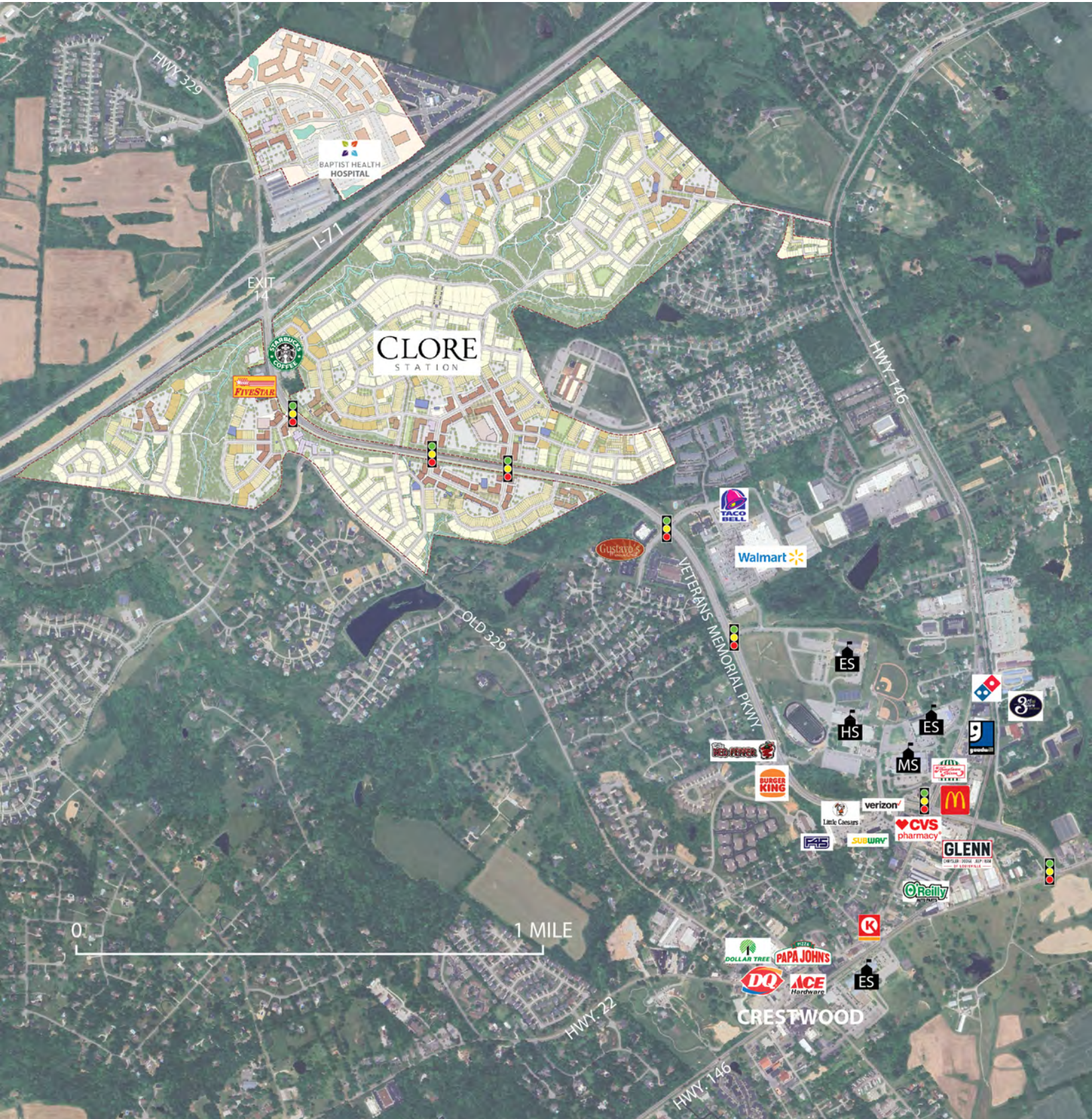
Set amongst the rolling hills of Oldham County, Clore Station captures a unique model of new urbanism in the Bluegrass state. Multiple commercial centers strategically placed throughout the plan offer a variety of shopping and dining opportunities within walking distance of diverse housing types. Accessible designed public spaces both within the town center and residences allow for vibrant intersocial living. A greenway featuring trails, walking paths and amenities along the beautiful South Branch of Harrod's Creek provide a direct connection with nature and promote an active lifestyle. Phase 1 of Clore Station, noted on the plan above, will break ground in early 2025. Northeast of Interstate 71 Exit 14, Baptist Health purchased 57 acres and will build a \$330 million state-of-the-art hospital with plans to break ground in late 2025. The area will feature a 96 bed hospital, medical offices along with complimentary amenities including assisted/senior living, an exercise/wellness center, hotels, quick serve food offerings and restaurants.

IT IS ALL IN THE DETAILS

Crestwood is the first exit on Interstate 71 connecting Eastern Jefferson County to Oldham County adding to the affluent customer base for Clore Station. Oldham County is the wealthiest, healthiest, and most-educated county in the state of Kentucky. Oldham County is known for a very high quality of life and an excellent school system. Over the past 20 years, our growth has been largely driven by these qualities and continues today. Upon completion, the project will feature around 3,000 residential units. This will be a legacy project for Crestwood, Oldham County, and certainly the Clore Family. It is anticipated that a full buildout will take 20 to 25 years.



A SNAPSHOT OF CRESTWOOD



DEMOGRAPHICS

2024 Total Population
2029 Est. Population

5 miles
65,114
67,280

10 miles
230,828
237,252

2024 Average HH Income
2029 Average HH Income
Median HH Income

\$155,990
\$176,066
\$131,910

\$150,691
\$170,876
\$124,952

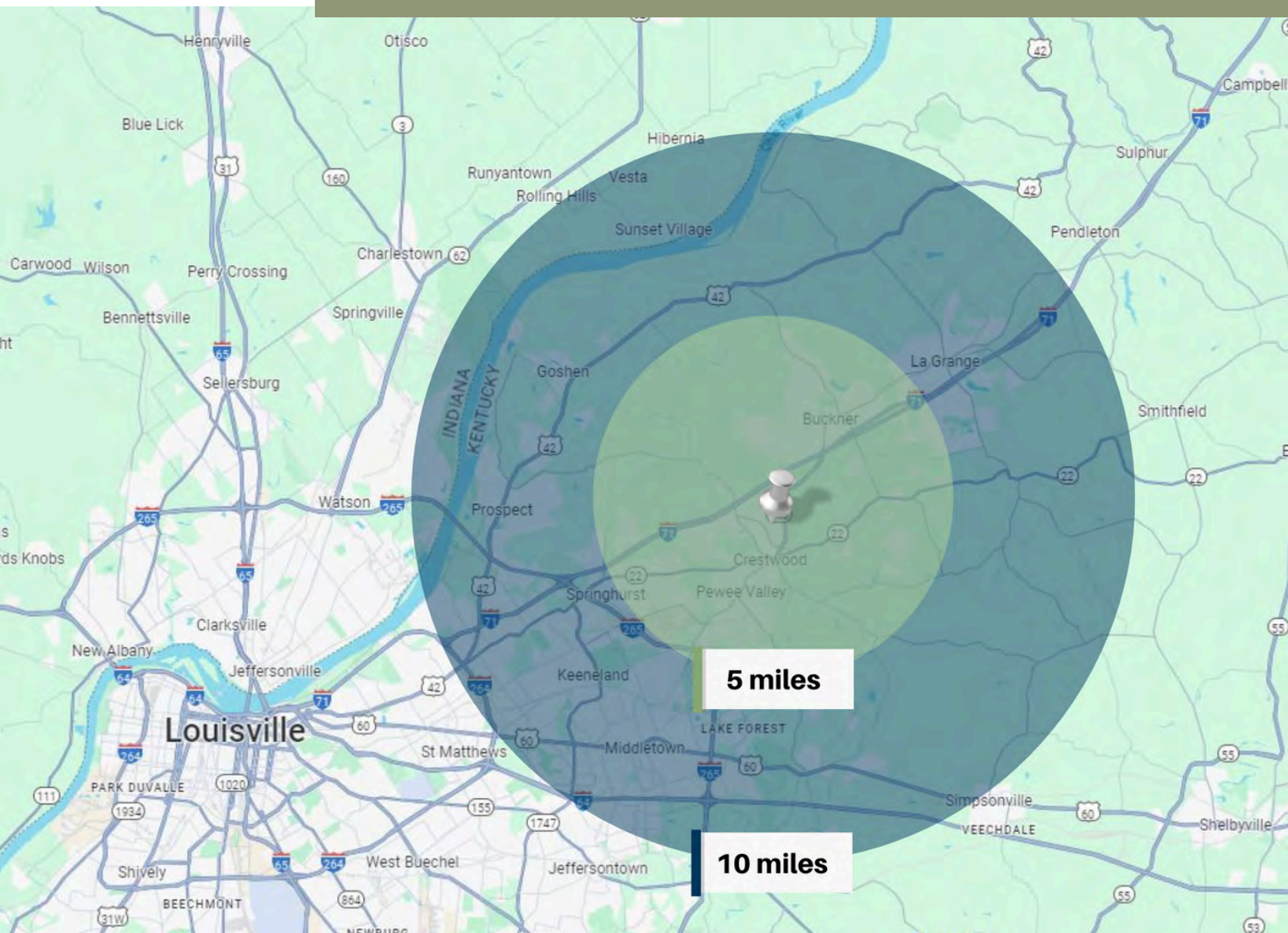
Median Home Value

\$400,000+

Education Attainment
Bachelor Degree+

53%

57%

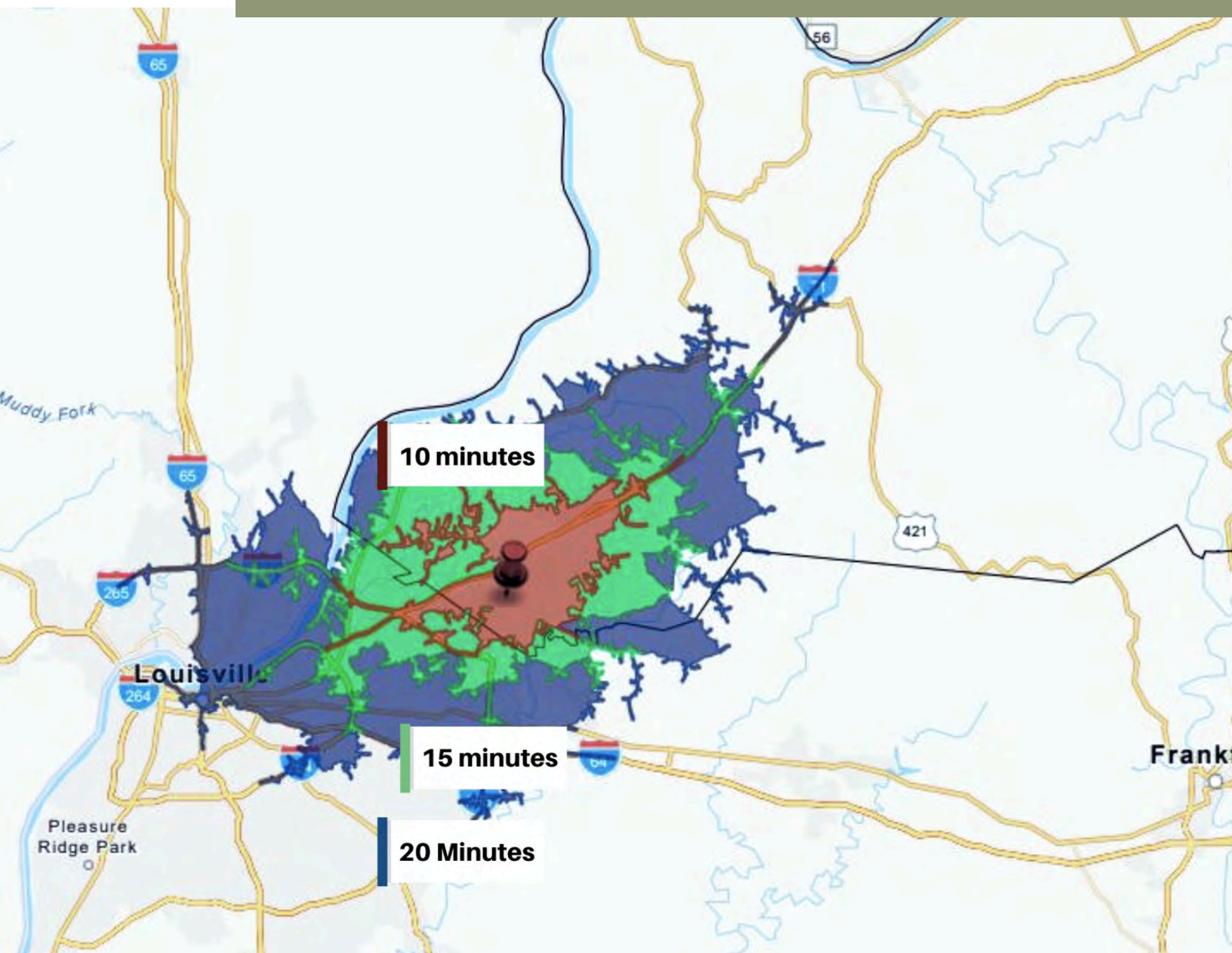


DRIVE TIMES

	<u>10 min.</u>	<u>15 min.</u>	<u>20 min.</u>
2029 Population	35,370	136,970	309,476
Daytime Population	33,255	126,770	355,449
2029 Average HH Income	\$170,591	\$178,871	\$156,314
Median Age	41	43	42.5



Source: KYTC - 2024



CONTACT INFORMATION

Mr. Clay Jones
Mr. Gant Jones
Mr. Bill Ramsey

Office (502) 241-9922
info@clorestation.com
www.clorestation.com



PHASE 1

CLORE
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