

**DOWNTOWN LOUISVILLE  
DEVELOPMENT ACTIVITY  
JULY, 2025**

PROJECT	LOCATION	INVESTMENT (MILLION \$)	PRIMARY FUNDING	PROJECTED COMPLETION DATE	PROJECT SIZE	# FLOORS	SUMMARY DESCRIPTION
<b>PROJECTS UNDERWAY</b>							
310 @ Nulu	605 Ballard St.	\$8.83	PRIVATE	2025	46,446 sf	4	42 apartments/25 garage spaces
750 East Jefferson @ The Yard	750 E. Jefferson St.	TBA	PRIVATE	Spring 2025	45,000 sf	4	30,000 sf office space/15,000 sf retail space
927 East Main Short-term Rentals	927 E. Main St.	\$2.00	PRIVATE	10/2025	7,000 sf	3	3,000 sf office/2 short-term rentals/event space/roof-top deck
Artspace Lofts	323 W. Broadway	TBA	PRIVATE	2025	30,232 sf	10	47 apartments
Baxter Community Center	1125 W. Liberty St.	\$8.98	PUBLIC	Summer 2025	4.15 ac	3	14,436 sf neighborhood community center includes upgrades to HVAC, electrical, plumbing, new roof, & energy efficient windows/new playground equipment
Beecher Terrace Phase IV	1100 Fisk St.	\$24.00	PUBLIC	8/2025	203,493 sf	2-3	7.3 acres/27 buildings/210 multi-family 1-2-3 bedroom garden apartments and 2-3 bedroom townhomes/188 off-street spaces
The Billy Goat	600 E. Main St.	TBA	PRIVATE	2025	43,989 sf	3	32 apartments/roof rebuild/gym addition
Brough Brothers Distillery & Tasting Room	1250 E. River Rd.	TBA	PRIVATE	TBA	14,600 sf	1	distilling experience/full bar/outdoor game yard
The Chancery	212 E. College St.	\$11.00	PUBLIC	8/2025	8,831 sf	3	38 residential units - 34 affordable housing and 4 respite care units
Community Care Campus	225 E. Breckinridge St.	\$52.00	PUBLIC	2027			includes affordable housing, transitional housing, a family shelter, community center, a medical respite, and headquarters for Volunteers of America
Derby City Lofts	438-440 W. Market St.	\$5.00	PRIVATE	2025	13,282 sf	5	20-unit micro-hotel/1,910 sf retail space
East Market/NuLu Streetscape	Brook St. to Baxter Ave.	\$12.53	PUBLIC	10/2025	1.04 mi		new wider sidewalks/curb extensions/dedicated bike lane/lighting/street furniture/tree plantings
The Envirome Institute	425-429 W. Muhammad Ali Blvd.	\$30.00	PRIVATE	2026	138,000 sf	11	office/lab space for environmental research on public health impacts/5,500 sf public garden space
Grand Lyric Theater	1300 W. Muhammad Ali Blvd.	\$2.00	PRIVATE	5/2025	7,985 sf	1	350-seat performing arts facility
Gravelly Brewing	901 E. Main St.	\$0.60	PRIVATE	2025	8,762 sf	2	restaurant and tap room with outdoor seating & patio
Haymarket Commissary	721 E. Main St.	\$0.24	PRIVATE	TBA	13,103 sf	1	commercial kitchen/bakery/1,563 sf retail area/restrooms
Hollyhock Suites on Market	313-315 W. Market St.	TBA	PRIVATE	2025	65,620 sf	5	short-term rentals
JCTC Commons	W. Broadway	\$8.00	PUBLIC	2025	2 ac		openspace includes cornhole, disc golf, and a mini soccer field
JCTC Parking Garage	Second & Broadway	\$20.00	PUBLIC	2025	TBA	4	515-space/4-story parking garage/8,000 sf 1st floor retail
JCTC Science Building	S. First St.	\$26.00	PUBLIC	2025	37,000 sf	3	classrooms for academic science programs
The Kentucky Center for the Performing Arts	501 W. Main St.	\$4.00	PUBLIC	10/2025			replace the entry plaza steel and concrete
LG&E Broadway Service Center	820 W. Main St.	\$10.00	PRIVATE	mid 2025	170,000 sf	3	upgrades to accommodate corporate office relocation
Louisville Free Public Library-Main Branch	301 York St.	\$8.50	PUBLIC	10/2026	TBA		renovation to reopen 3rd floor & 16,000 sf in historic section/façade improvements/landscaping
Louisville Metro Police Headquarters	601 W. Chestnut St.	\$72.00	PUBLIC	TBA	123,950 sf	5	Consolidation of Metro Police offices into new headquarters.

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LOUMED Commons	316 E. Chestnut St.	\$1.40	PRIVATE	Late 2025	0.95 ac		New urban park includes a tree canopy, lighting, dedicated food truck area, seating areas, a pavilion, and public art installations.
Main Remade East	Baxter Avenue to 2nd Street	\$5.40	PUBLIC	Spring 2026	1.1 mi		conversion from one-way to two-way traffic/improved crosswalks/bike lanes
New Walnut Park	1327 W. Muhammad Ali Blvd.	\$3.70	PUBLIC	Fall 2025	5.74 ac		athletic fields/splash pad/spray ground/walking trail
NuLu Marketplace North	814 E. Main St.	\$15.00	PRIVATE	early 2026	61,233 sf	3	19,266 sf office/15,971 retail-entertainment, 4 short-term rentals/28 parking spaces
The Prestonian Apartments North	715 E. Gray St.	\$114.00	PRIVATE	Summer 2025	404,391 sf	4	250 apartments/304-space garage/2 courtyards with 24,000 sf.
The Prestonian Apartments South	712 E. Gray St.	See north	PRIVATE	Summer 2025	99,660 sf	4	93 apartments/6,300 sf open space.
Prince Wells Building	540 S. Fourth St.	TBA	PRIVATE	2025	13,415 sf	3	2,884 sf retail space/7 residential units
Pursuit Spirits & Micro-hotel	722 W. Main St.	\$7.00	PRIVATE	TBA	23,000 sf	4	bourbon experience/18-room micro-hotel
River Road Multi-Modal Improvements	3rd Street to 7th Street	\$2.70	PUBLIC	9/2025	0.37 mi		safety, operational, and aesthetic improvements
Sons of the American Revolution Education Ctr. & Museum	809 W. Main St.	\$27.00	PRIVATE	2027	10,000 sf	2	three galleries with 17 interactive exhibits and a theater
Story STR	836 E. Market St., Suite 1	TBA	PRIVATE	2025	4,102 sf	2	2,031 sf office/5 short-term rentals
Trager MicroForest Phase II	501 W. Muhammad Ali Blvd.	TBA	PRIVATE	TBA	0.64 acres		Reinventing a public space with the installation of a new pedestrian walkway and densely planted trees and vegetation to monitor the effects of a healthier and more appealing urban center.
U of L Hospital	531 S. Jackson St.	\$186.00	PUBLIC	Summer 2025	200,000 sf	7	private room beds increase to 360/20 operating rooms/new 24-bed observation unit/new lobby/waiting area
Unity House 2 at Community Care Campus	822 S. Floyd St.	\$6.00	PUBLIC	Fall 2025	24,039 sf	4	34-room family shelter
The Village at West Jefferson Too!	1225 W. Jefferson St.	\$5.10	PRIVATE	TBA	10,500 sf	2	multipurpose space for neighborhood programs
Waterfront Park Phase IV	1105 Rowan St.	\$37.50	PUBLIC	Fall 2025	22 ac		Green space/walking paths
WhistlePig PiggyBank Tasting Experience	403 E. Market St.	\$1.40	PRIVATE	8/2025	8,796 sf	2	bourbon tasting room
The Yard Apartments	320 S. Shelby St.	\$28.00	PRIVATE	Summer 2025	163,554 sf	4	190 apartments/118 space garage/courtyard/0.33 acre lawn
Zen620	620 E. Market St.	TBA	PRIVATE	TBA	12,863 sf	3	7,042 sf food and beverage space/6 apartments
<b>SUBTOTAL</b>		<b>\$745.88</b>					

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<b>PROJECTS ANNOUNCED</b>							
221 South Shelby Apartments	221 S. Shelby St.	\$3.00	PRIVATE	2025	5,800 sf	2	6 apartments/1,200 sf fitness center/55 surface parking spaces
232 East Jacob Apartments	232 E. Jacob St.	TBA	PRIVATE	TBA	78,320 sf	4	97 apartments/23 surface parking spaces
401 South 4th	401 S. Fourth St.	\$15.00	PRIVATE	Late 2025	346,213 sf	26	updates to mechanical systems, elevators, lobby, restrooms, fitness center, and tenant lounge
614 Ivy	614 E. Market St.	TBA	PRIVATE	TBA	TBA	1	retail space
Angel's Envy Distillery	418 E. Main St.	TBA	PRIVATE	TBA	147,474 sf	3	incoming finished bottles and bottling lines on 1st floor/offices, space for tours, and tasting on 2nd floor/roof-top bar, event spaces, classrooms, a kitchen, and VIP space on the 3rd floor
Avenue Plaza	420 S. Eighth St.	TBA	PUBLIC	TBA	150,786	17	rehabilitation of 225 apartments
Binder's Stash Bourbon Tasting Room	121 S. Clay St.	\$2.00	PRIVATE	10/2025	10,500 sf	1	bourbon tasting experience/full bar/gift shop
Butchertown Apartments	Cabel St. & Franklin St.	TBA	PRIVATE	TBA	TBA	6	200 one and two-bedroom apartments/on-site parking/street-level retail space
Chestnut Indoor Self Storage	722 E. Chestnut St.	TBA	PRIVATE	TBA	33,825 sf	3	self storage facility
Chestnut Street Corridor	Chestnut between 2nd to Clay	\$1.75	PUBLIC	TBA	0.73 mi		streetscape improvements along 0.73 mile corridor.
Dosker Manor	413 E. Muhammad Ali Blvd.	TBA	PUBLIC	TBA	TBA		redevelopment of former 684-unit public housing complex
Family Scholar House Modular Campus	716 Marshall St.	\$14.50	PRIVATE	Early 2026	56,604 sf	4	48 2-bedroom/12 3-bedroom affordable multifamily apartments
Fiscal Court Building	531 Court Pl.	\$28.00	PRIVATE	Late 2027	102,000 sf	10	106 apartments/tenant amenities
Francis Parker School Athletics Facility	659 S. Third St.	\$12.00	PRIVATE	TBA	TBA	2	athletics center/STEAM center/offices/parking
The Grey on Ali	720 W. Muhammad Ali Blvd.	TBA	PRIVATE	TBA	377,826 sf	5	256 apartments/8,197 sf ground floor commercial/38,159 sf in 2 tenant courtyards/246-space parking garage
The Gruv Sports Bar	432-436 W. Market St.	\$2.00	PRIVATE	TBA	16,392 sf	4	20 short-term rentals/1,500 sf speakeasy bar
Harvest 624	624 E. Market St.	TBA	PRIVATE	TBA	10,495 sf	2	7,451 sf restaurant space
The Henry Clay	604 S. Third St.	TBA	PRIVATE	2026	55,724 sf	9	refurbish 33 existing apartments
Hotel Anomalie	615-625 E. Market St.	\$84.00	PRIVATE	Late 2025	110,405 sf	4	189 hotel rooms/restaurant/event lawn/outdoor terraces
Humana Waterside	101 E. Main St.	\$10.10	PRIVATE	TBA	150,000 sf	12	upgrades to office space on floors 10-12.
Jefferson County Youth Detention Center	720 W. Jefferson St.	\$39.00	PUBLIC	TBA	51,200 sf	3	reopen youth detention center
Jefferson Pavilion	901 E. Jefferson St.	\$1.00	PRIVATE	TBA	97,023 sf	4	123-room hotel/5,218 sf retail space/72-space parking lot
Landmark Building	304-310 W. Liberty St.	TBA	PRIVATE	TBA	133,700 sf	8	144-room boutique hotel/3,200 sf meeting space/5,924 sf food & beverage space/1,500 sf micro-distillery/roof-top terrace
Louisville Sports Entertainment District	501 E. Main St.	\$250.00	PRIVATE	TBA	313,979 sf	4-11	270 apartments, 167-room boutique hotel, 46,940 sf office space, 23,700 sf retail space, two courtyards and two parking garages with 520 spaces

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The Louisville Studios at the Gardens	525 W. Muhammad Ali Blvd.	\$70.00	PRIVATE	Late 2027	125,000 sf	3	40,000 sf of production studios/sound stages/40,000 sf office space/museum/retail space
Main Remade West	2nd Street to 22nd Street	TBA	PUBLIC	TBA	1.82 mi		conversion from one-way to two-way traffic/improved crosswalks/bike lanes
Mercer Transportation Training Facility	1201 W. Market St.	TBA	PRIVATE	2025	9,000 sf	1	training facility/drivers' lounge
Motorworks Apartments	410 W. Broadway	\$60.00	PRIVATE	TBA	221,251 sf	3-4	319 apartments in 11 buildings/75 surface parking spaces/ 10,000 sf clubhouse/2 courtyards
NuLu Crossing	700 E. Main St.	\$255.30	PRIVATE	2027	104,609 sf	8	300 apartments/50,067 sf office space/35,893 retail space/45,500 sf outdoor plaza/570-space garage
One Forty West	140 W. Market St.	\$175.00	PRIVATE	TBA		27	300 hotel rooms/meeting space/restaurant
Rabbit Hole Distillery	711 E. Jefferson St.	\$30.00	PRIVATE	TBA	78,000 sf		expansion of brand home and visitor areas/re-configuration of truck loading dock and operations area/new visitor experiences/gift shop/tasting rooms/bar area/office space
Reimagine 9th Street	Main to Broadway	\$24.60	PUBLIC	8/2028	0.64 mi		redesign of 9th Street corridor into a complete street
River Road Extension	Seventh Street to 13th Street	\$14.70	PUBLIC	TBA	0.68 mi		two-lane road extension connecting Downtown to the Portland neighborhood
Riverfront Plaza/Belvedere	485 W. Main St.	TBA	PUBLIC	2046	5.83 ac		rebuild of a public plaza
Seelbach Hilton	500 S. Fourth St.	\$81.60	PRIVATE	TBA	30,592 sf	11	56-troom tower addition/30,000 sf new meeting space/roof-top bar/refurbish existing hotel rooms and public spaces
Starks Artist Lofts	455 S. Fourth St.	\$150.00	PRIVATE	TBA	395,505 sf	14	264 apartments/25,000 sf artist work space and co-working space
Student Success Center	200 W. Broadway	\$36.50	PRIVATE	TBA	253,592 sf	9	309 student apartments/96-space parking garage
Sunday School Distillery	629 E. Market St.	TBA	PRIVATE	TBA	4,860 sf	1	bourbon attraction/distiller
Super Stays	410 S. First St.	TBA	PRIVATE	TBA	11,656 sf	2	32-room micro-hotel
U of L Health Sciences Simulation Ctr. & Collaboration Hub	615 S. Preston St.	\$280.00	PUBLIC	12/2027	TBA	7	space for inter-professional learning opportunities/research laboratories/classrooms/meeting spaces
York 7 Hotel	726 S. Seventh St.	TBA	PRIVATE	TBA	48,500 sf	2	79 hotel rooms/51 surface parking spaces
<b>SUBTOTAL</b>		<b>\$1,640.05</b>					
<b>TOTAL</b>		<b>\$2,385.93</b>					