



SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

FOR SALE

8.5 +/- ACRES ZONED C-1 / BUILD TO SUIT

MAGNOLIA BRIDGE RD., CENTRAL, LA 70739

\$2 PSF

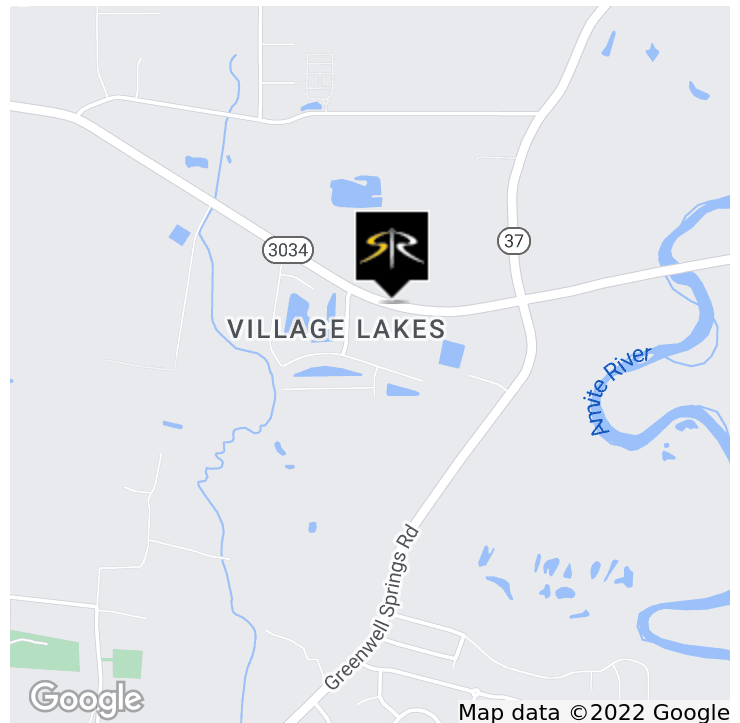


OFFERING SUMMARY

Sale Price:	\$740,520.00
Lot Size:	8.5 Acres
Price / SF:	\$2.00
Price /Acre:	\$87,120.00
Zoning:	C-1

PROPERTY HIGHLIGHTS

- 8.5 +/- Acres Zones C-1 on Magnolia Bridge Rd.
- Can be Office, Retail, Self-Storage, etc.
- Bring All Offers
- For Sale, Lease, Build to Suit
- 10 Adjacent Acres to Rear Portion also Available for \$1.50/sf (\$653,400.00)



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The information contained herein has either been given to us by property owners or is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Saurage Rotenberg Commercial Real Estate. This information is submitted subject to errors, omissions, changes in price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the principals. Licensed in Louisiana & Mississippi.



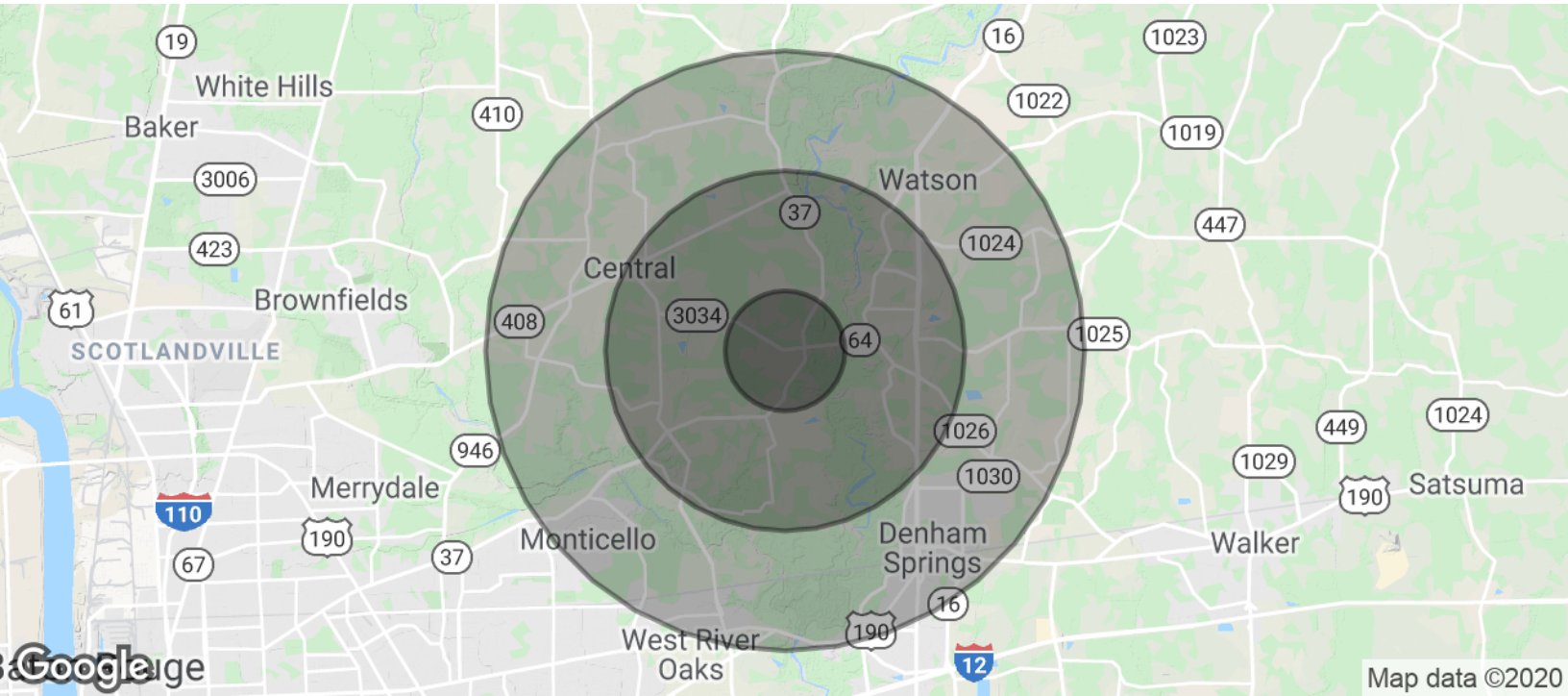
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DEMOGRAPHICS

8.5 +/- ACRES ZONED C-1 / BUILD TO SUIT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,725	15,572	55,225
Median Age	32.4	34.8	35.9
Median Age (Male)	32.1	34.7	35.3
Median Age (Female)	32.9	34.8	36.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	630	5,588	19,526
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$65,324	\$69,535	\$68,687
Average House Value		\$176,540	\$169,897

* Demographic data derived from 2010 US Census

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