



23382 Blackberry Walk

23382 Blackberry Walk, Springfield, Louisiana 70462

Property Features

- Located in an exclusive golf community
- 4,500 SF Villa
- 6 Bedrooms
- 6 Bathrooms
- Excellent for Corporate Retreats
- 1-Hour Drive from Baton Rouge or New Orleans



SALE PRICE: **\$499,000**

BUILDING SIZE: **4,350 SF**

For more information:

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NAI Latter & Blum

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latterblum.com

For Sale

Corporate Retreat



Property Summary

Sale Price:	\$499,000
Price Per Sq Ft	\$114.71
Building Size:	4,350 SF
Market:	Hammond MSA
Sub Market:	Springfield
Cross Streets:	Carter Trace

Property Overview

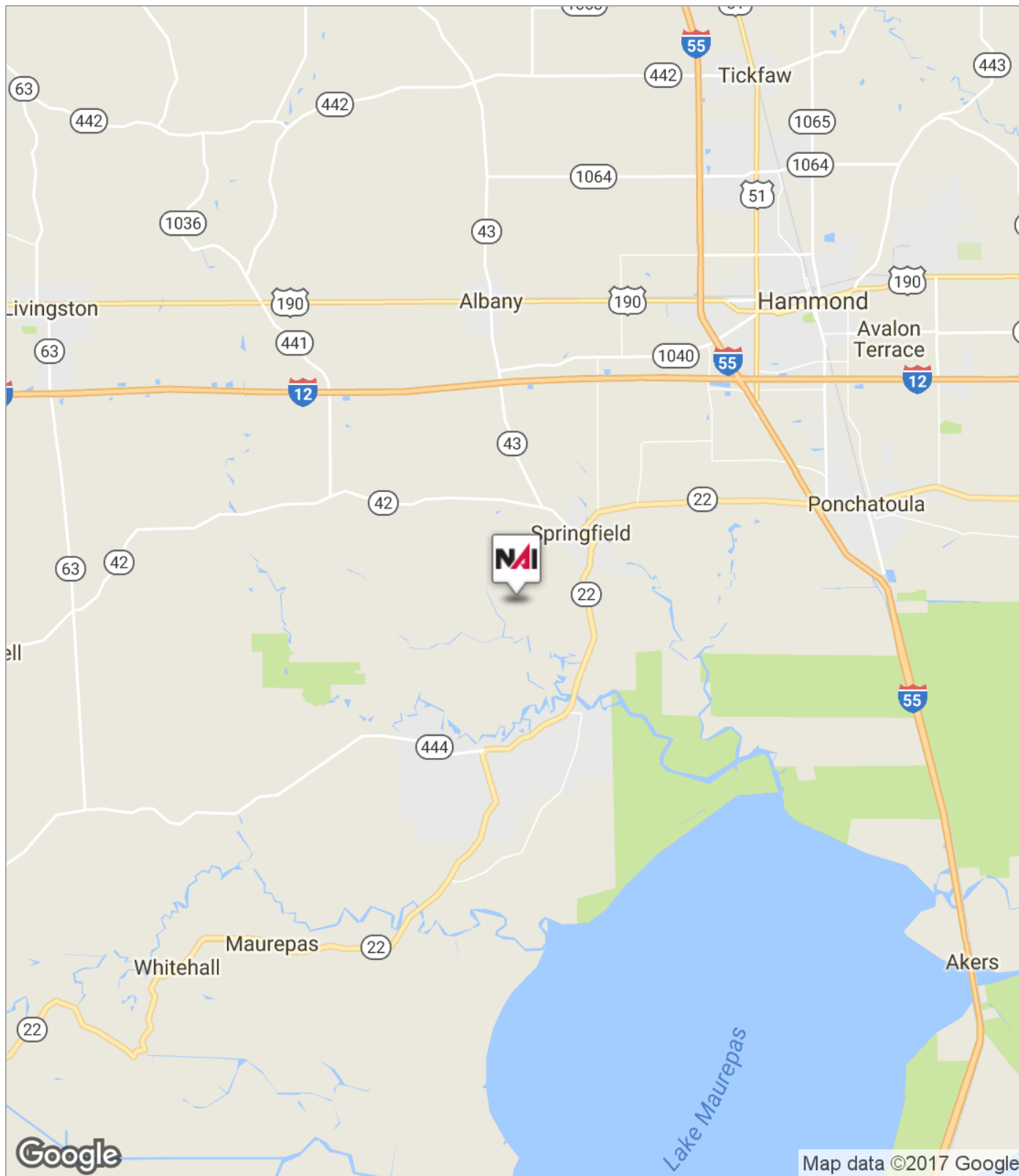
23382 Blackberry Walk is one of seven luxury villas located in Carter Plantation. The 4,500 square foot, two story floor plan offers six bedrooms and six bathrooms with all the modern amenities and traditional services expected from a first class golf resort. Situated in close proximity to the Club House, Pro Shop and Conference Center this golf villa offers the very best that Carter Plantation has to feature. This asset is ideal for a golf enthusiast or for the mid-sized company looking for a facility to utilize for corporate retreats, a venue to host clients or as a private get-away available as a value-add to employees.

Demographics

	1 Mile	5 Miles	10 Miles
Total Households:	79	3,218	20,992
Total Population:	199	8,522	55,592
Average HH Income:	\$47,632	\$59,733	\$54,591

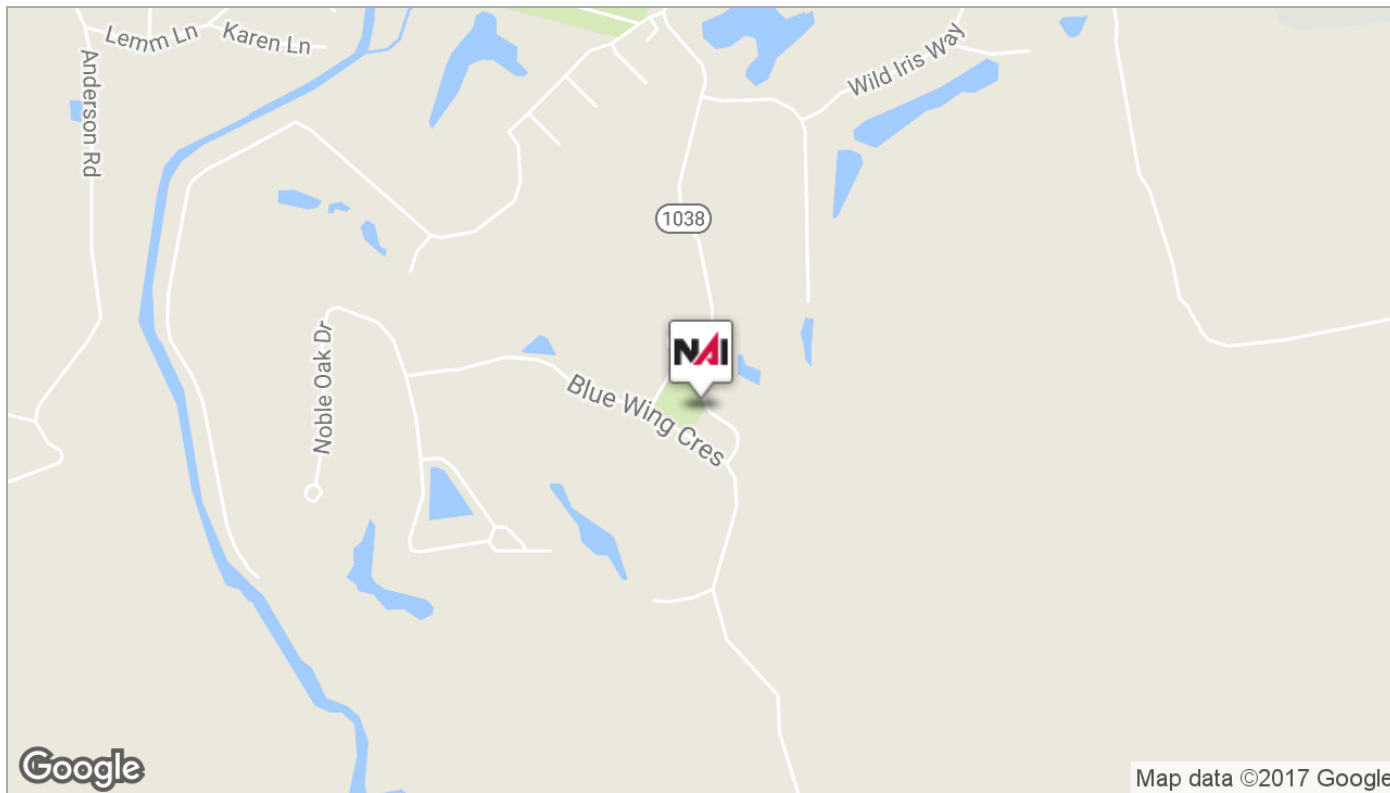
For Sale

Corporate Retreat



For Sale

Corporate Retreat



For Sale

Corporate Retreat



For Sale

Corporate Retreat



For Sale

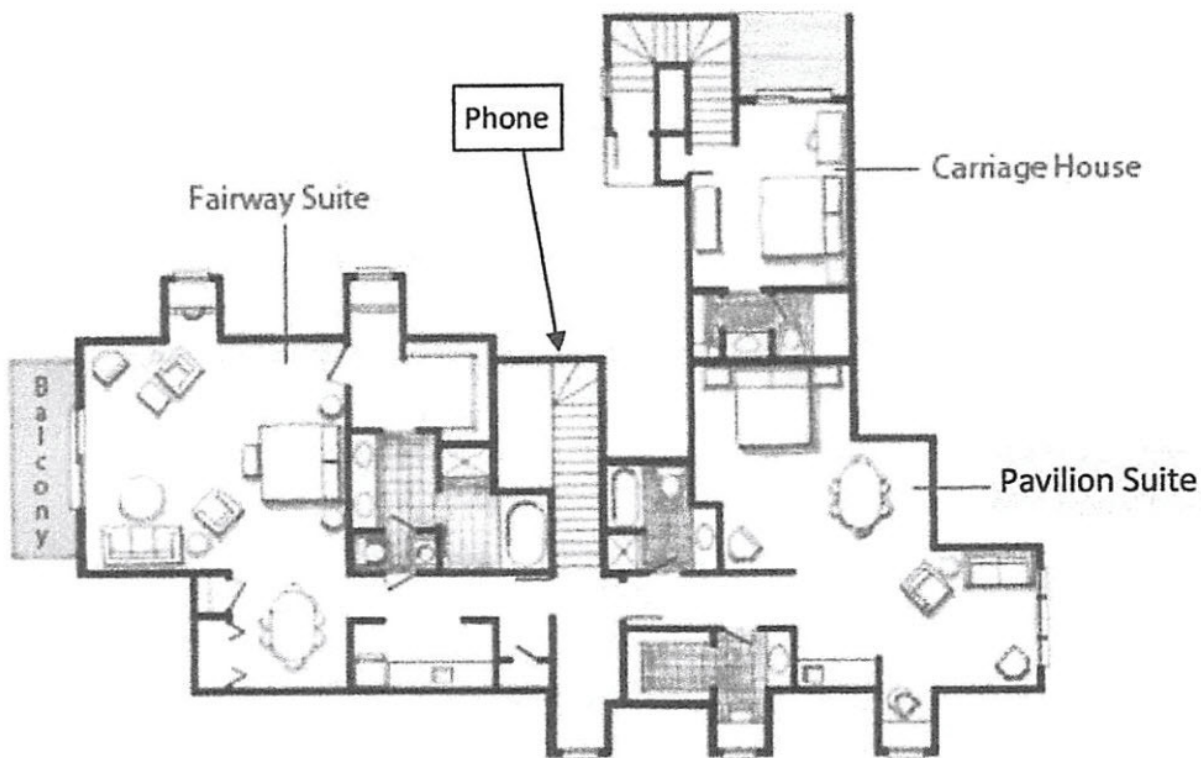
Corporate Retreat



For Sale

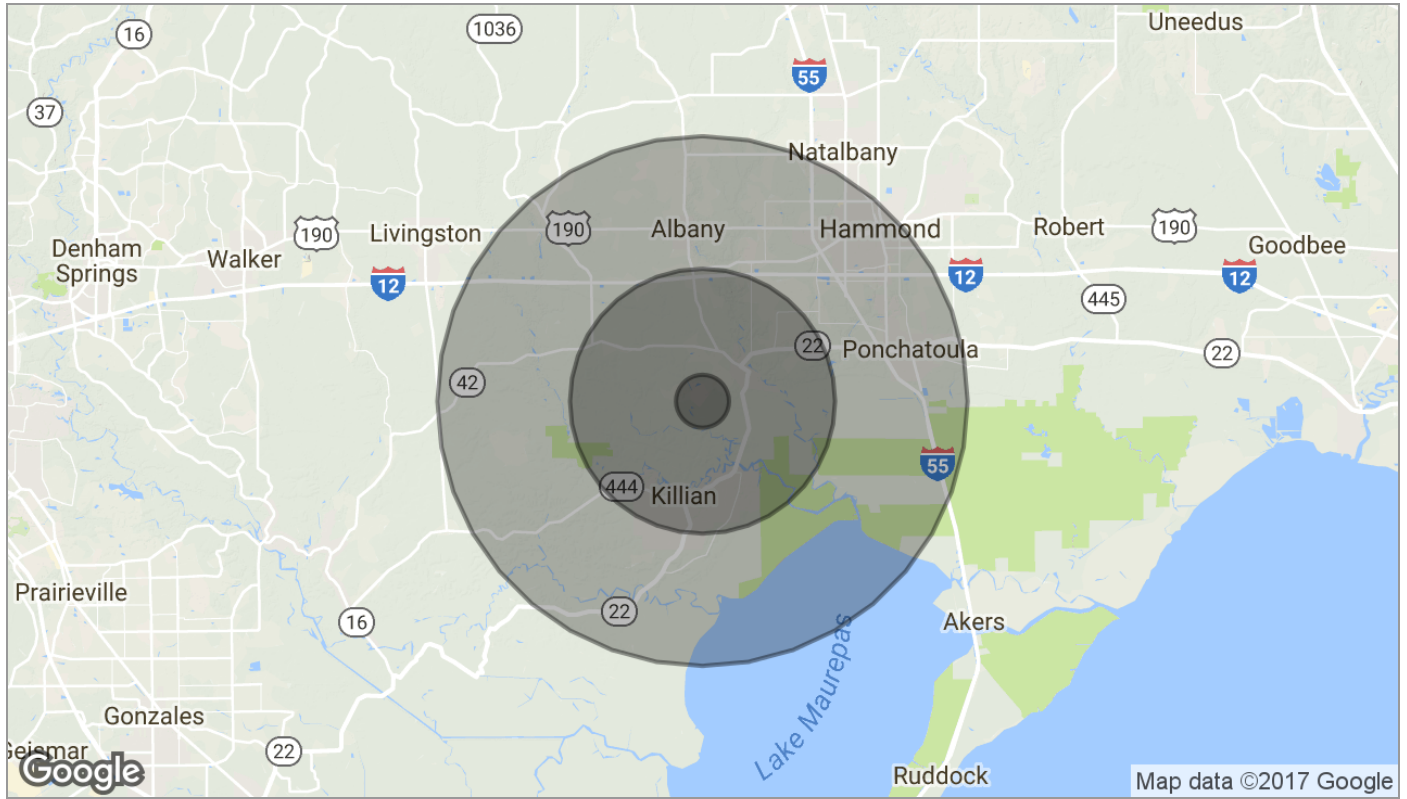
Corporate Retreat

UPSTAIRS



For Sale

Corporate Retreat



Population	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	199	8,522	55,592
MEDIAN AGE	38.7	37.6	35.0
MEDIAN AGE (MALE)	37.7	36.4	33.6
MEDIAN AGE (FEMALE)	40.4	39.3	35.8
Households & Income	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	79	3,218	20,992
# OF PERSONS PER HH	2.5	2.6	2.6
AVERAGE HH INCOME	\$47,632	\$59,733	\$54,591
AVERAGE HOUSE VALUE		\$203,881	\$170,582
Race	1 Mile	5 Miles	10 Miles
% WHITE	88.4%	85.1%	71.8%
% BLACK	9.0%	12.9%	25.9%
% ASIAN	0.0%	0.0%	0.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.3%	0.3%
% OTHER	0.0%	0.3%	0.5%
Ethnicity	1 Mile	5 Miles	10 Miles
% HISPANIC	1.0%	1.9%	2.4%

* Demographic data derived from 2010 US Census