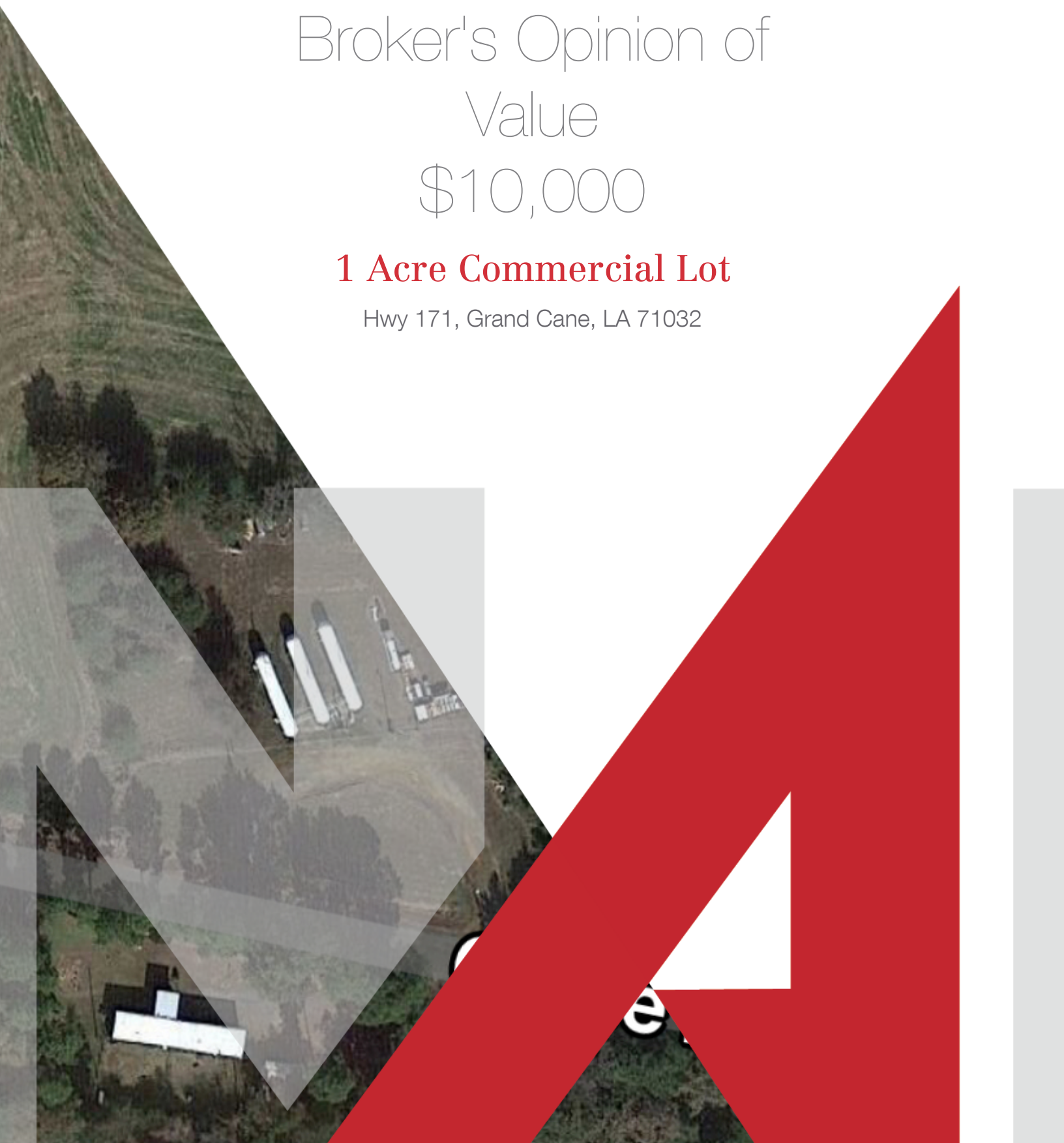


Broker's Opinion of
Value
\$10,000

1 Acre Commercial Lot

Hwy 171, Grand Cane, LA 71032



For Sale

Vacant Land

1 Acres | \$10,000



Property Overview

1 Acre Commercial Lot For Sale

Location Overview

1 Acre commercial lot located off La State Hwy 171.

SALE PRICE: **\$10,000**

GRM:

LOT SIZE: **1 Acres**

APN #: **0600900120**

MARKET: **Rural**

For Sale

Vacant Land

1 Acres | \$10,000

Property Overview

1 Acre Commercial Lot For Sale



For Sale

Vacant Land

1 Acres | \$10,000



4615 Parliament Drive, Ste 100
Alexandria, LA 71303
318 483 1515 tel
latterblum.com

For Sale

Vacant Land

1 Acres | \$10,000

Property Overview

1 Acre Commercial Lot For Sale

Location Overview

1 Acre commercial lot located off La State Hwy 171.



For Sale

Vacant Land

1 Acres | \$10,000



★ Subject Property

Hwy 171 | Grand Cane, LA 71032

Sale Price: \$10,000

Lot Size: 1 Acres

Price PSF: \$0.23

Price / AC: \$10,000



1 Sale Comp 1

1284 Friendship Rd | Grand Cane, LA 71032

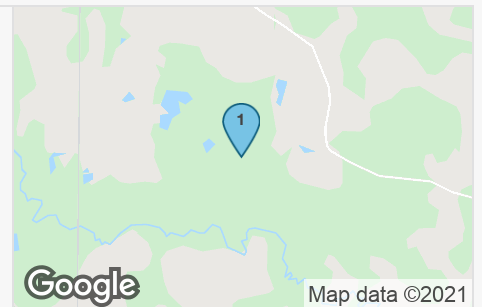
Sale Price: \$203,500

Lot Size: 41 Acres

Price PSF: \$0.11

Price / AC: \$4,963

Closed: 01/25/2021



4,963 per acre



2 Sale Comp 2

213 Saint Mark Ln | Grand Cane, LA 71032

Sale Price: \$350,000

Lot Size: 159 Acres

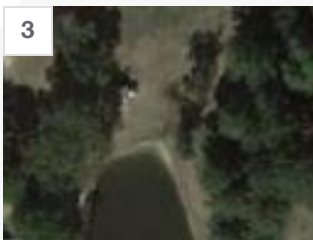
Price PSF: \$0.05

Price / AC: \$2,201

Closed: 02/01/2021



\$2,200 per acre



3 Sale Comp 3

373 Blunt Mill Rd | Grand Cane, LA 71032

Sale Price: \$240,000

Lot Size: 70 Acres

Price PSF: \$0.08

Price / AC: \$3,428

Closed: 01/15/2021




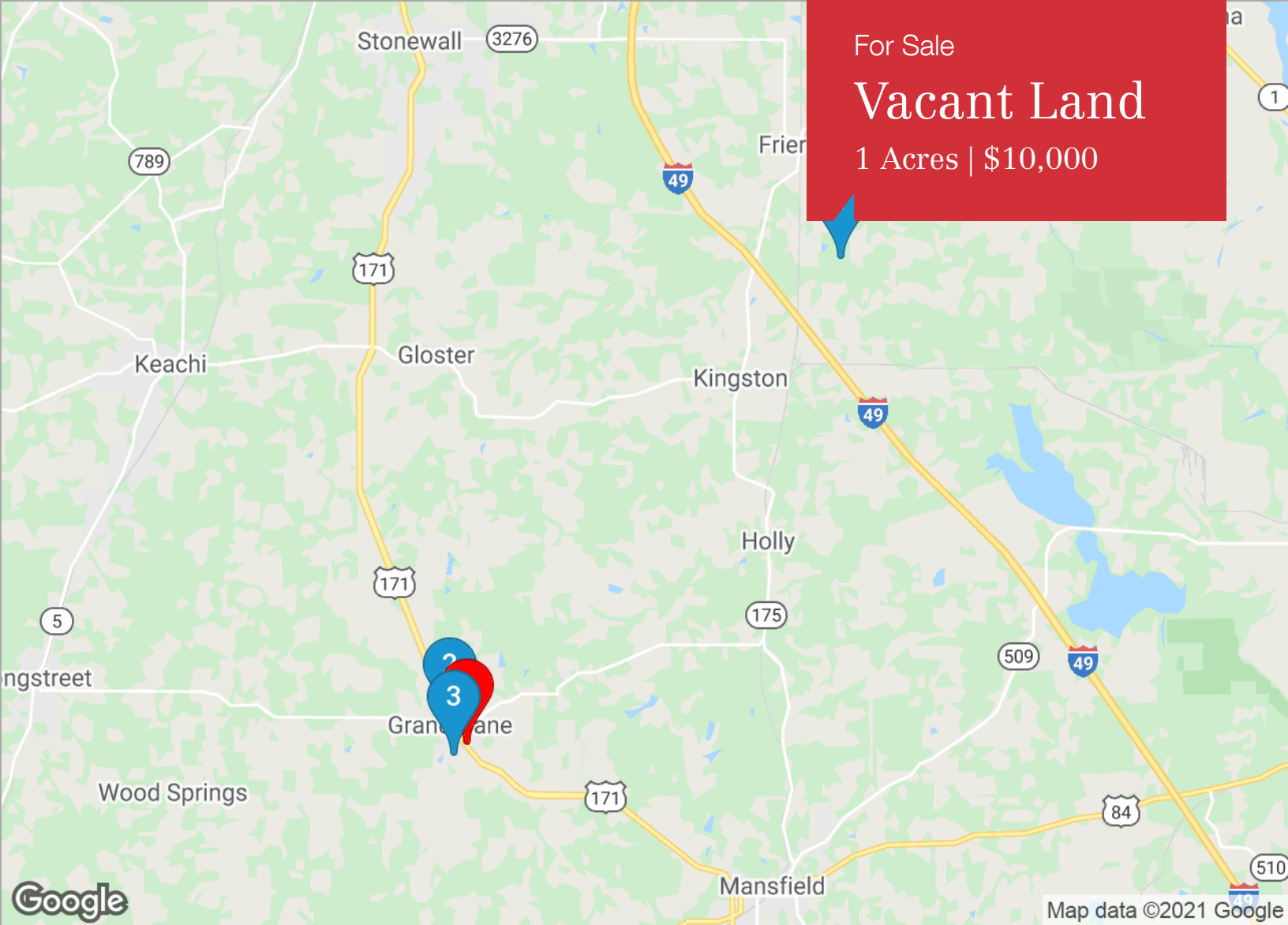
3400 per acre

For Sale

Vacant Land

1 Acres | \$10,000

Subject Property	Price	Bldg. SF	Lot Size	Price/SF	Price/AC	CAP
 1 Acre Commercial Lot Hwy 171 Grand Cane, LA 71032	\$10,000	-	1 AC	\$0.23	\$10,000	-
Sale Comps	Price	Bldg. SF	Lot Size	Price/SF	Price/AC	CAP
Sale Comp 1 1 1284 Friendship Rd Grand Cane, LA 71032	\$203,500	-	41 AC	\$0.11	\$4,963	-
Sale Comp 2 2 213 Saint Mark Ln Grand Cane, LA 71032	\$350,000	-	159 AC	\$0.05	\$2,201	-
Sale Comp 3 3 373 Blunt Mill Rd Grand Cane, LA 71032	\$240,000	-	70 AC	\$0.08	\$3,428	-
Totals/Averages	Price	Bldg. SF	Lot Size	Price/SF	Price/AC	CAP
	\$264,500	-	90 AC	\$0.07	\$2,938	-



Subject Property
Hwy 171 | Grand Cane, LA 71032



Sale Comp 1
1284 Friendship Rd
Grand Cane, LA 71032



Sale Comp 2
213 Saint Mark Ln
Grand Cane, LA 71032



Sale Comp 3
373 Blunt Mill Rd
Grand Cane, LA 71032



Justin Long

Commercial Sales & Leasing

318.483.1515 tel
318.529.8761 cell
Jlong@latterblum.com

Professional Background

"Years of experience, extensive training, and a determination to stay current with market trends and technology is the best way to describe my approach to sustaining a successful career in Commercial Real Estate." My name is Justin Long and I am a sales and leasing agent for NAI Latter & Blum. As a Louisiana native, I know the area well and have connections with investors, lenders, and other commercial agents throughout Louisiana. I am centrally located in Natchitoches Parish and have no jurisdiction as to where I do business in the state. I am readily available to assist clients in a matter of hours whether you are on the gulf coast or the Arkansas/Louisiana State line. I am a member of the CCIM, Greater Central Board of Realtors (GCLRA), and the National Board of Realtors (NBOR). In 2011, I earned the designation as a Certified Louisiana Deputy Assessor (C.L.D.A.), working in the real estate department as a property valuation specialist for the Parish of Caddo. I enjoy spending my free time with my amazing wife, Sandy, and four beautiful children.

Education

Natchitoches Central High school 1995
Telecommunications Associate's Degree-BPCC 2001
Attended Louisiana Tech and Northwestern State University
Certified Louisiana Deputy Assessor 2011 Re-certified 2015
Louisiana Licensed Real Estate Agent 2016
REO Certified- RES.NET Real Estate Systems 2017
CCIM Candidate

Memberships & Affiliations

CCIM Member
Greater Central Board of Realtors (GCLRA)
National Board of Realtors (NBOR)
Certified Louisiana Deputy Assessor (C.L.D.A.)
International Association of Assessing Officers (IAAO) 2011-
PRESENT