

For Sale

Land Size

- ±1.2 Acres

Traffic Counts (ADT 2016)

- Interstate 20, south of site: 34k
- Highway 167, west of site: 18k

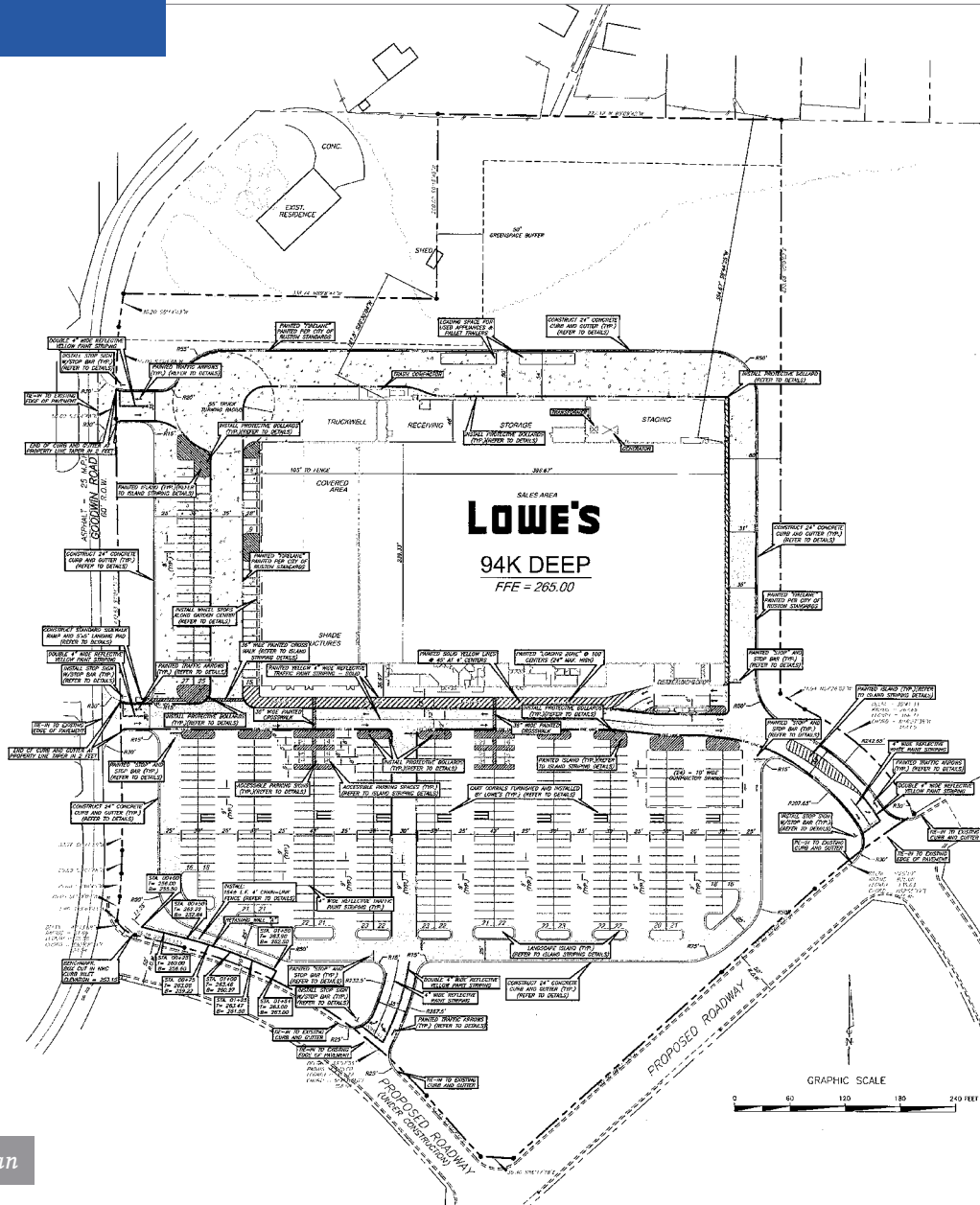
2017 Demographics

| | 1 mi. | 3 mi. | 5 mi. |
|----------------|----------|----------|----------|
| Population | 3,202 | 22,976 | 31,459 |
| Avg. HH Income | \$62,719 | \$50,213 | \$53,450 |



Lowe's Outparcel - Ruston

809 Morrison Drive, Ruston, LA

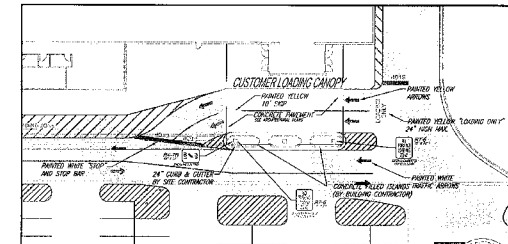


Site Plan



1. ALL BUILDING PLACES IN AREAS ACCESSIBLE BY VEHICLE TRAFFIC SHALL BE PLACED IN GUARD POLES (ENTER TO FINISH OF SHIP SHEDS).
2. ALL TRAFFIC CONTROL SIGNS SHALL BE PLACED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM CONTROL DEVICES FOR SIGNS AND MARKINGS.
3. ALL CURB RADIUS ARE 4.0' TO FACE OF CURB, UNLESS OTHERWISE NOTED.
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7. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL ADJACENT PROPERTIES.
8. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN DRIVE AND ADJACENT.
9. CONTRACTOR SHALL MATCH EXISTING CURB AND GUTTER IN DRIVE, SIDE, DRIVE AND ADJACENT AT ADJACENT PROPERTIES.
10. THE EXISTENCE FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH GEOTECHNICAL REPORT AND THE LOWE'S SPECIFICATIONS, THE MORE STRINGENT PRECEDES.
11. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL EXISTING MAINTENANCE DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, SIGNAGE, LIGHTS, FENCES, SPRINKLERS, CURB, ETC. REMOVAL SHALL BE DONE TO OR BETTER THAN EXISTING CONDITIONS.
12. ALL EXISTING UTILITIES SHALL BE CONSTRUCTED PER CITY OF RUSTON STANDARDS (WITHIN PUBLIC RIGHT).
13. ALL UTILITIES ARE TO BE DEEPER TO EXISTING UNLESS OTHERWISE SHOWN.
14. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
15. FOR SITE UTILITIES, SEE UTILITY PLAN.
16. ALL UTILITIES ARE TO BE DEEPER TO EXISTING UNLESS OTHERWISE SHOWN.
17. ALL UTILITIES SHALL BE DONE IN STRICT ACCORDANCE WITH LOWE'S DESIGN 2 OF LOWE'S STANDARD SPECIFICATIONS.

| | |
|--|------------|
| Main Building | |
| Sales Floor | 94,636 SF |
| Office Area | 3,547 SF |
| Receiving/Storage | 9,343 SF |
| Utility Rooms | 1,373 SF |
| Staging | |
| Main Entrance | 1,122 SF |
| Main Exit | 358 SF |
| Lumber | 480 SF |
| Main Building Total | |
| | 111,136 SF |
| Staging Center | |
| Shade Structures | 8,422 SF |
| Covered Area | 7,811 SF |
| Open Area | 11,487 SF |
| Staging Center Total | |
| | 27,720 SF |
| Parking Requirements | |
| Lowes's Parking Required: | |
| Standard | 418 |
| Handicapped | 12 |
| Total Parking Required | |
| | 430 |
| Local Parking Required | |
| Standard | 272 |
| Handicapped | 6 |
| Total Parking Required | |
| | 278 |
| Parking Provided: | |
| Standard | 480 |
| Handicapped | 12 |
| Total Parking Provided | |
| | 492 |
| Ratio = 4.43 (paces/1000 sq ft) | |
| Ratio = 4.00 sq ft = 1.34 | |



ENLARGED CUSTOMER LOADING CANOPY
SCALE 1"=30'

| LEGEND | |
|--|--|
| PROPOSED STANDARD DUTY ASPHALT OR CONCRETE | |
| PROPOSED HEAVY DUTY CONCRETE PAVEMENT | |
| PROPOSED HEAVY DUTY PAVEMENT | |



DATE: 08/17/2024

BY: RYAN PECOT

PROJECT: 2024-042

PERMIT SET

NO SET

LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

STATE ENGINEER'S OFFICE

DARRELL W. KOTZUR

REG. NO. 23591

PROFESSIONAL ENGINEER

IN THE STATE OF LOUISIANA

Adams ENGINEERING

6500 Capital Road • Suite 200 • Ruston, LA 71272 • (504) 334-4100

LOWE'S HOME CENTERS, INC.

HWY. 208 EAST, EAST COOK

14 W. MILLSBORO, NC 28559

336.655.4009 (V) 336.656.3202 (F)

MEASURED BY: ADAMS ENGINEERING

DATE: 08/17/2024

BY: RYAN PECOT

PROJECT: 2024-042

SITE PLAN

LOWE'S OF RUSTON, LOUISIANA

PROJECT: 2024-042

DATE: 08/17/2024

ORIGINAL

ISSUE DATE:

PERMIT SET

ISSUE DATE:

CONSTRUCTION SET

ISSUE DATE: 08/16/24

DRAWING NUMBER:

C-5