

FOR SALE OR LEASE



INDUSTRIAL LAND ASCENSION PARISH

18290/18280 SWAMP ROAD · PRAIRIEVILLE, LA 70769

Highlights

Lot Dimensions:	400x380
Lots:	14&15
Lot Size:	3.80 Acres
Location:	Rural
Purchase Price:	\$840,000
Lease Price:	\$6,900/m
Zoning:	Industrial



Property Description

Rare opportunity for industrial development in the Old Perkins – Swamp Rd area. Over 400' Frontage on Swamp Road, currently placed in neighborhood business overlay zone, which allows for light industrial uses as per section 17-2035 of attached Ascension Parish UDC. Ideal for storage facilities, office warehouses, etc. Option to purchase lot 14 individually. Lot 14 is encumbered by cellphone tower easement. Also available for Lease at \$0.50 per sf for unstabilized lot. Landlord will offer abated rent as allowance for tenant clearing the lots.

Bullets

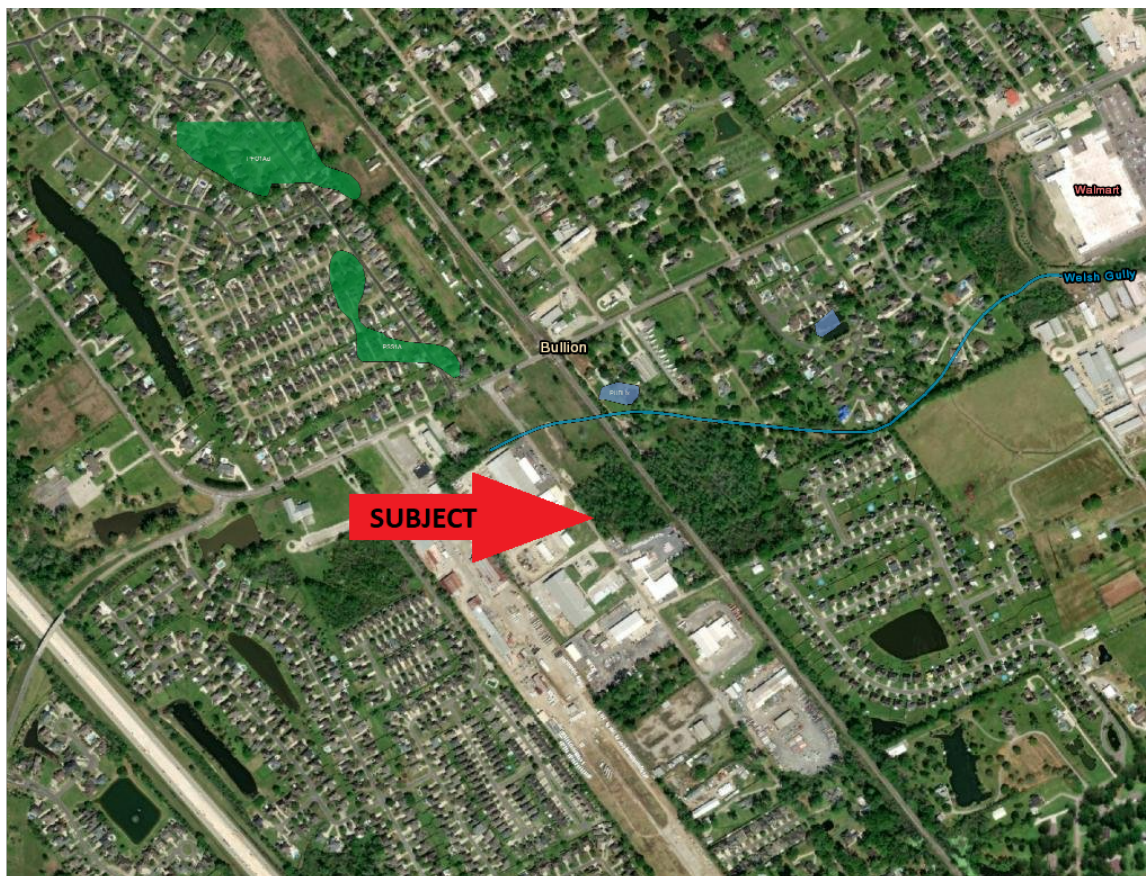
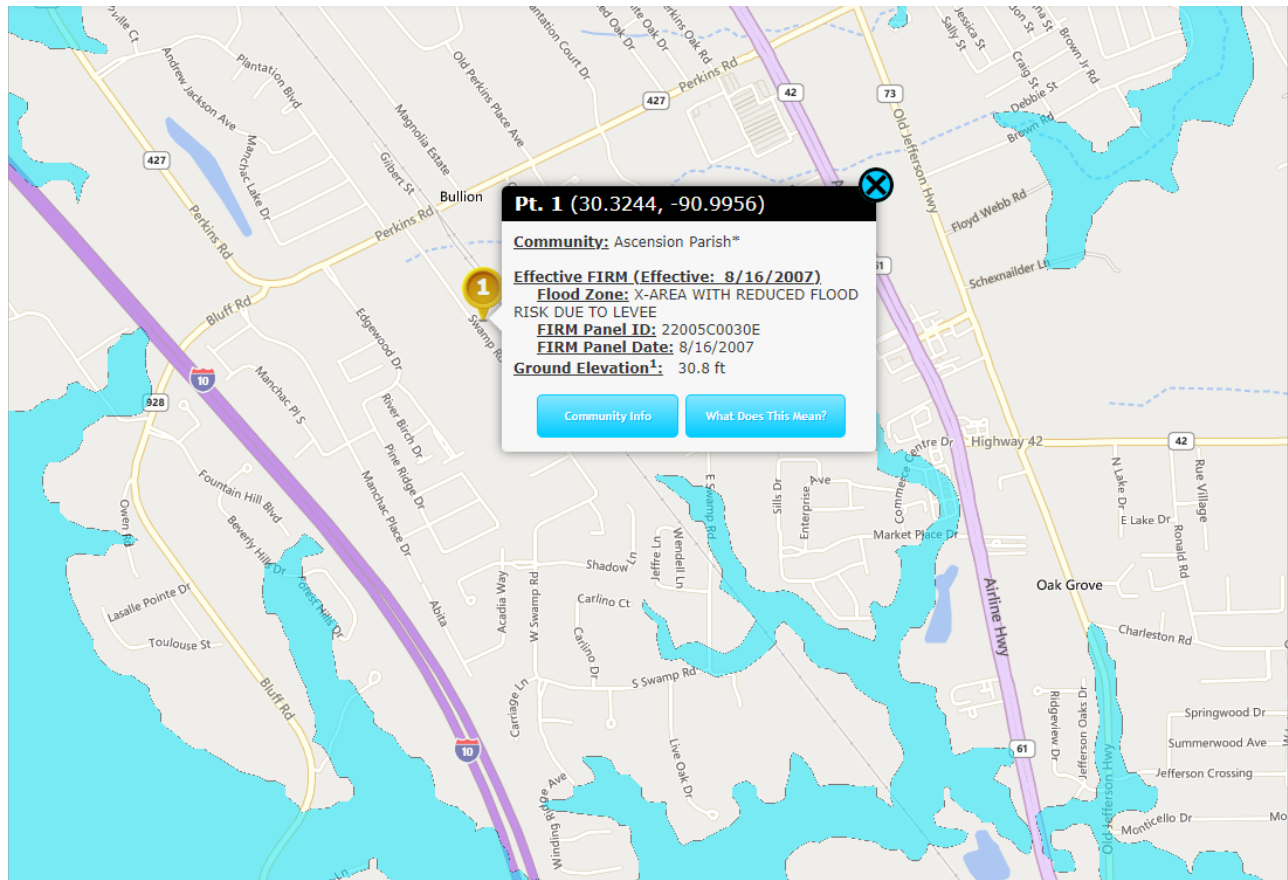
- 400+ ft frontage
- 380+/- ft depth
- Flood Zone X
- Industrial Zoning
- Lightly Wooded

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FLOOD AND WETLANDS MAP

18290 SWAMP ROAD



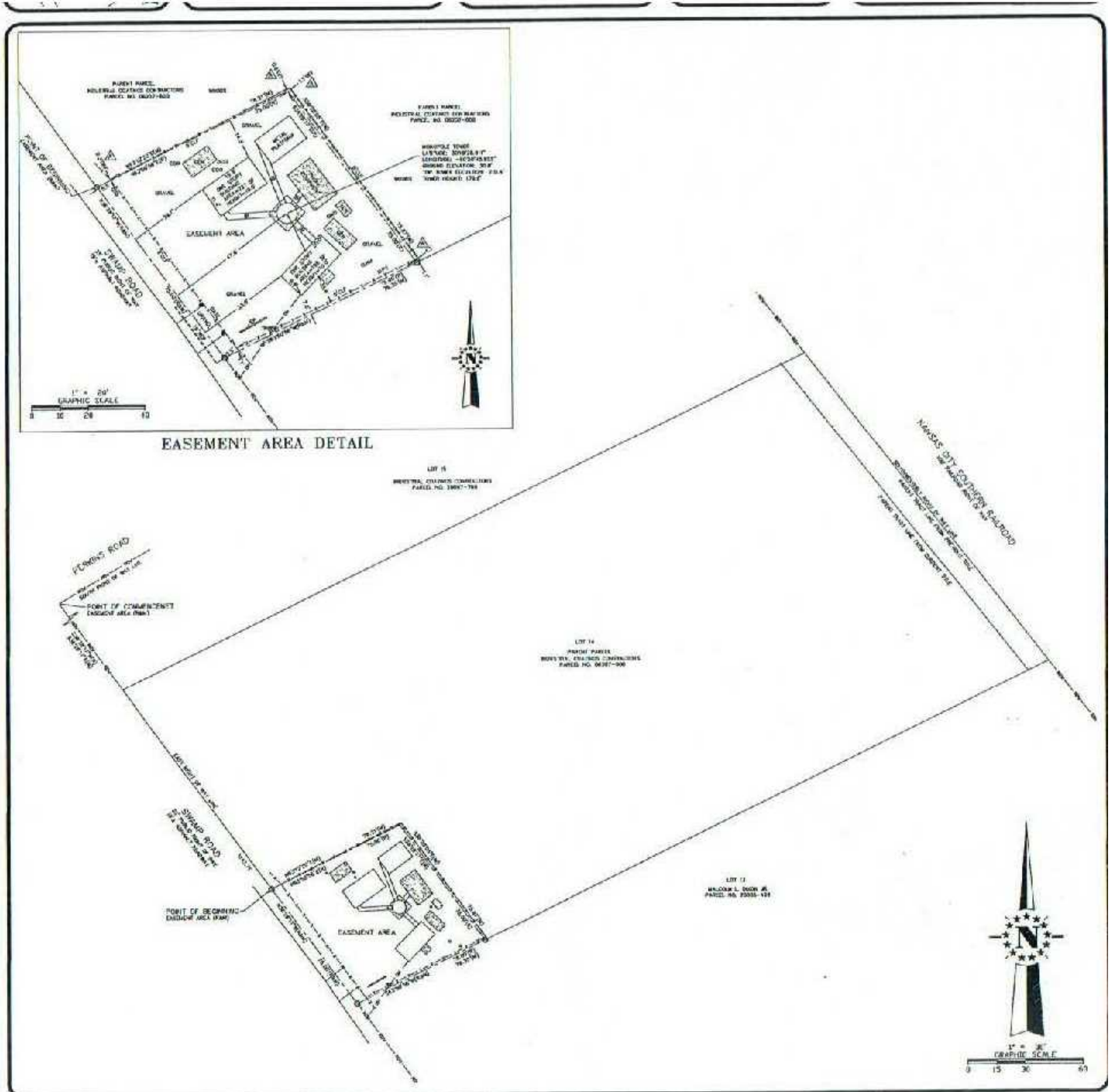
ZONING

18290 SWAMP ROAD



CELL TOWER PLAT

18290 SWAMP ROAD



17-2034. Scenic Rural Highways Overlay Zone

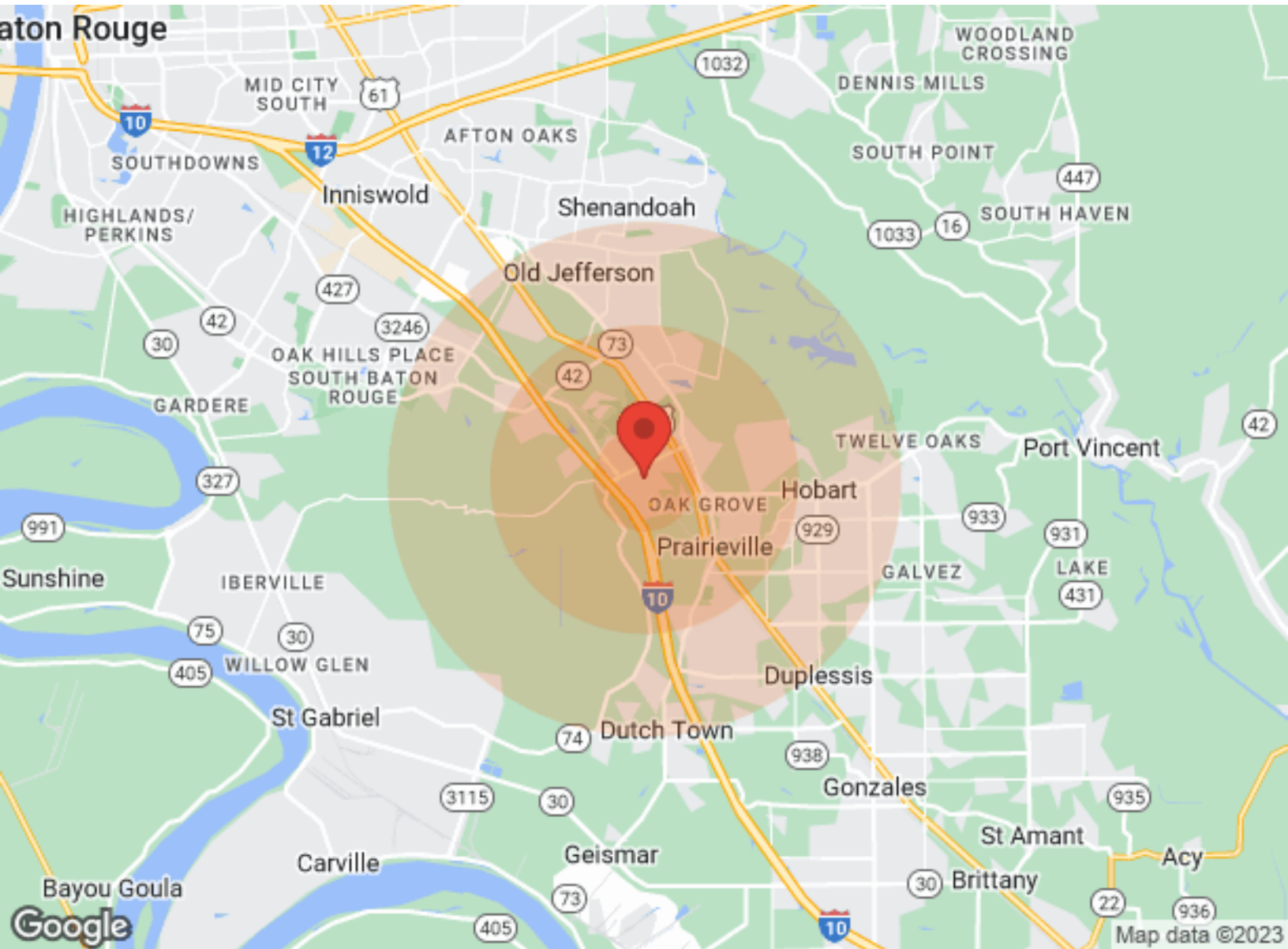
- A. The purpose of this overlay zone is to protect the rural character of certain roads in the parish.
(DC03-01, 1/9/03; DC09-09, 12/17/09)
- B. Commentary: The rural character of Ascension Parish enhances property values. Based on citizen meetings, the Planning Commission learned that protecting the rural character of the parish ranks as a high priority among residential property owners in the parish. In particular, residential property owners want to preserve many of the large trees along certain highways in the parish. In addition, parish residents want to restrict the proliferation of commercial signs along these highways. This overlay zone is designed to protect property values by implementing restrictions on the cutting of large trees and the construction of large signs.
(DC03-01, 1/9/03; DC09-09, 12/17/09; DC09-10, 12/17/09)

17-2035. Neighborhood Business Overlay Zone

- A. This overlay zone is designed to upgrade the existing business development district along a road and to impose additional levels of land use control to handle specific development issues within the Parish.
(DC03-01, 1/9/03; DC05-01, 4/21/05; DC09-09, 12/17/09, DC12-07, 8/16/12)
- B. Underlying zone. The underlying zone for the Neighborhood Business Overlay zone shall be the Light Industrial (LI) District.
(DC03-01, 1/9/03; DC05-01, 4/21/05; DC09-09, 12/17/09; DC12-07, 8/16/12;)
- C. Established Boundaries. The boundaries of the Overlay Zone shall be the areas shown on the official zoning map and the official legal description of any Neighborhood Business Overlay Zone shall be contained in the records of the Zoning Office.
(DC03-01, 1/9/03; DC05-01, 4/21/05; DC09-09, 12/17/09)
- D. Permitted Uses: Permitted used of land or buildings, as hereinafter numerated, shall be permitted in the Neighborhood Business Overlay Zone district only in accordance with conditions specified. Only those uses specifically listed hereunder shall be considered permitted uses, and no building or lot shall be devoted to any use other than a use permitted hereunder, with the exception of: a) uses lawfully established prior to the effective date of this Ordinance. The following uses, itemized under "Zoning Table "A" constitutes the only uses permitted in the Neighborhood Business Overlay zoning district.
 - 1. All uses listed under Light Industrial (LI) District in **Appendix I, Tables A & B: Site Requirements by District** with the exception of the following:
 - a. Process Plant (metals, chemicals, etc.)
 - b. Oil Refinery Facility

DEMOGRAPHICS

18290 SWAMP ROAD



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	3,434	14,832	40,189	Median	\$105,604	\$94,428	\$78,494
Female	3,388	14,902	40,906	< \$15,000	49	258	1,292
Total Population	6,822	29,734	81,095	\$15,000-\$24,999	68	339	1,835
				\$25,000-\$34,999	171	677	1,930
				\$35,000-\$49,999	68	715	3,299
				\$50,000-\$74,999	465	2,244	5,747
				\$75,000-\$99,999	307	1,554	4,584
				\$100,000-\$149,999	447	2,115	5,932
				\$150,000-\$199,999	329	1,151	2,531
				> \$200,000	324	1,078	2,153
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,689	7,239	17,989	Total Units	2,121	10,681	31,319
Ages 15-24	1,076	4,691	12,317	Occupied	2,026	10,227	29,330
Ages 25-54	2,488	11,500	31,956	Owner Occupied	1,841	9,163	23,774
Ages 55-64	798	3,389	9,765	Renter Occupied	185	1,064	5,556
Ages 65+	771	2,915	9,068	Vacant	95	454	1,989
Race	1 Mile	3 Miles	5 Miles				
White	5,533	24,509	64,213				
Black	924	4,196	13,353				
Am In/AK Nat	17	26	58				
Hawaiian	N/A	6	33				
Hispanic	210	822	3,465				
Multi-Racial	232	1,018	4,156				