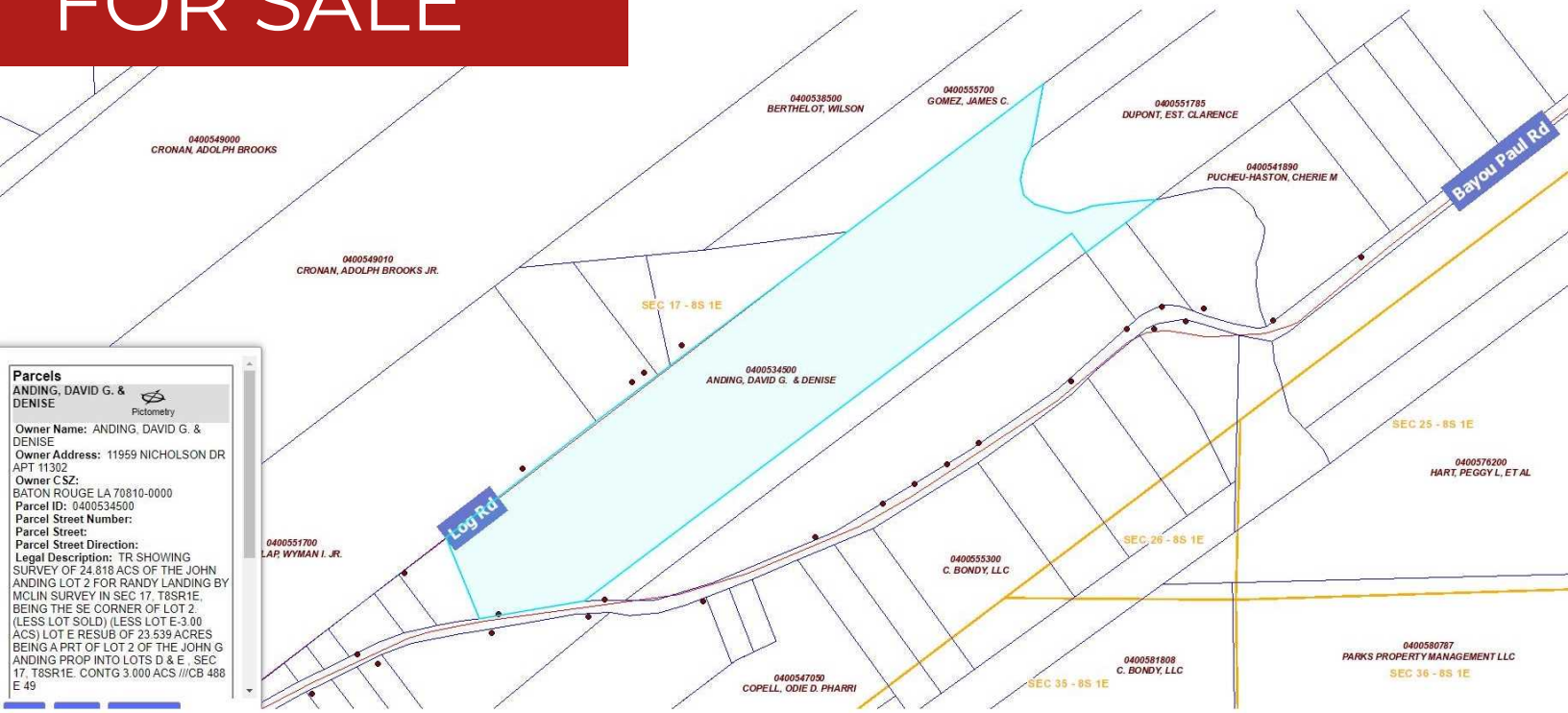


FOR SALE



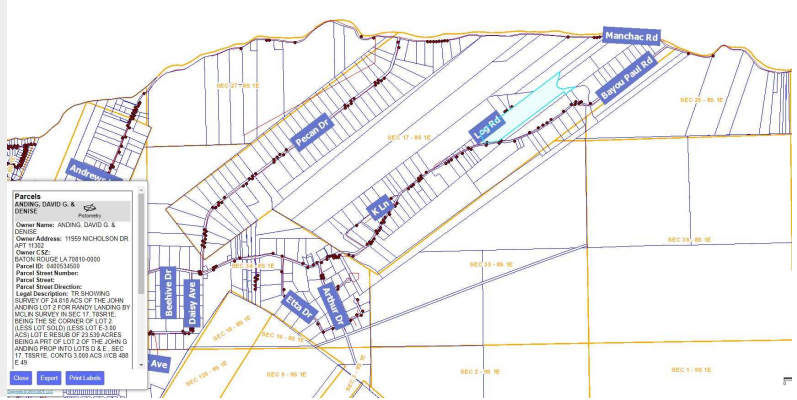
Parcels
ANDING, DAVID G. & DENISE
 Pictometry
 Owner Name: ANDING, DAVID G. & DENISE
 Owner Address: 11959 NICHOLSON DR APT 11302
 Owner CSZ: BATON ROUGE LA 70810-0000
 Parcel ID: 0400534500
 Parcel Street Number:
 Parcel Street:
 Parcel Street Direction:
 Legal Description: TR SHOWING SURVEY OF 24.818 ACS OF THE JOHN ANDING LOT 2 FOR RANDY LANDING BY MCILIN SURVEY IN SEC 17, T8S1E, BEING THE SE CORNER OF LOT 2 (LESS LOT SOLD) (LESS LOT E-3.00 ACS) LOT E RESUB OF 23.539 ACRES BEING A PRT OF LOT 2 OF THE JOHN G ANDING PROP INTO LOTS D & E, SEC 17, T8S1E, CONTG 3.000 ACS //CB 488 E 49

21.77 ACRES IN IBERVILLE PARISH FOR SALE

7299 BAYOU PAUL ROAD · SAINT GABRIEL, LA 70776

Highlights

- Lot Size: 21.77 Acres
- Land: Wooded
- Purchase Price: \$345,000
- Zoning: Commercial



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DAVID VERCHER, CCIM, CCIM
 Director
 (225) 405-3257
 yourccim@kw.com
 Louisiana

Property Description

–Good property for development or recreational. Preliminary wetlands study available. Address noted herein is for proximity purpose only. No physical address currently applies to the property.

- Bullets:
- Purchase Price \$345,000
- 21.77 +/- Acres
- Wooded



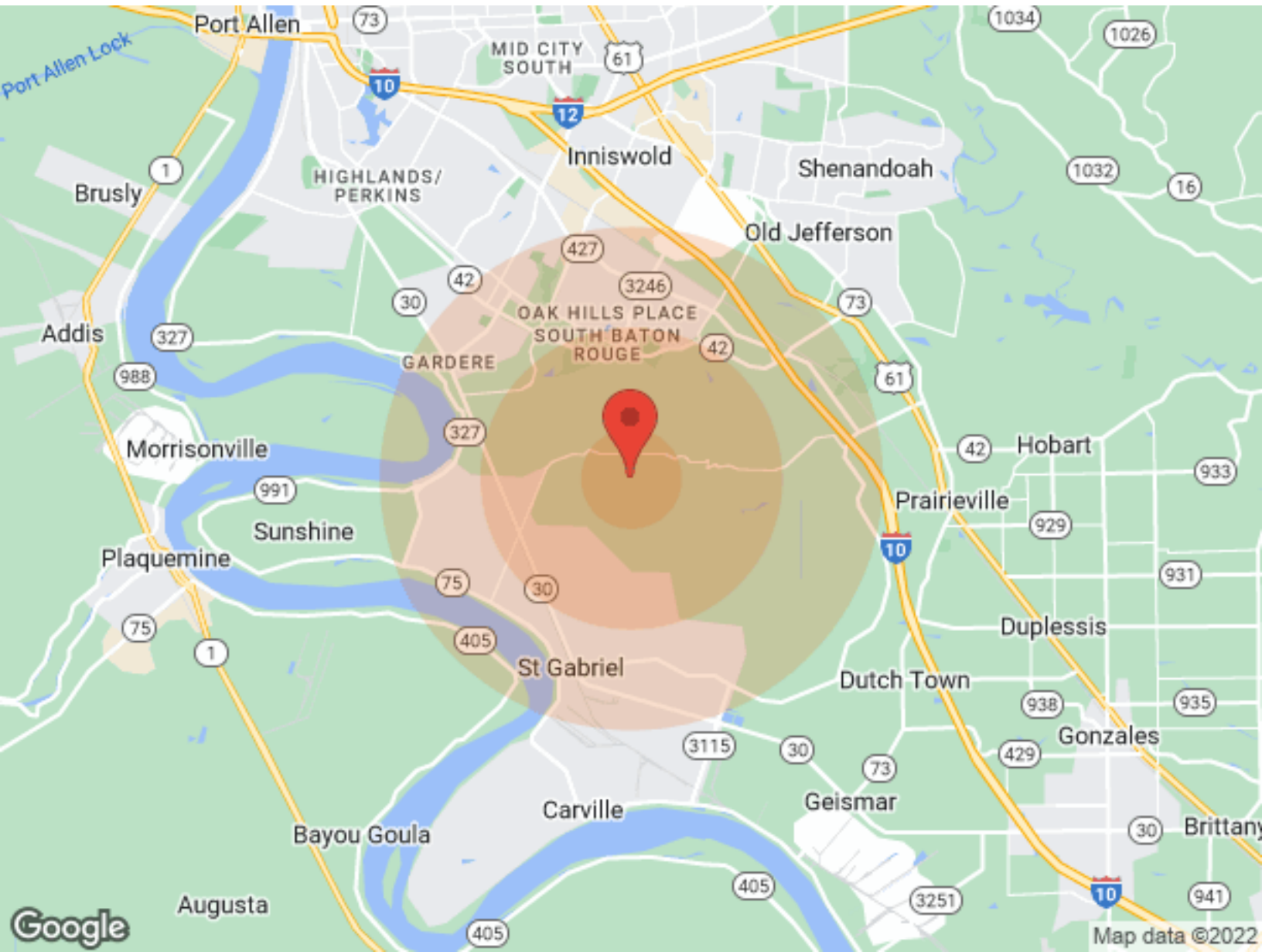
FLOOD MAP

7299 BAYOU PAUL ROAD



DEMOGRAPHICS

7299 BAYOU PAUL ROAD



Population	1 Mile	3 Miles	5 Miles
Male	N/A	6,761	29,127
Female	N/A	6,411	29,124
Total Population	N/A	13,172	58,251

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	1,864	10,821
Ages 15-24	N/A	1,441	8,019
Ages 55-64	N/A	1,811	7,163
Ages 65+	N/A	1,952	6,784

Race	1 Mile	3 Miles	5 Miles
White	N/A	9,201	35,415
Black	N/A	3,344	19,253
Am In/AK Nat	N/A	N/A	18
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	289	3,591
Multi-Racial	N/A	192	3,558

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$109,827	\$76,840
< \$15,000	N/A	144	1,994
\$15,000-\$24,999	N/A	79	1,629
\$25,000-\$34,999	N/A	103	1,533
\$35,000-\$49,999	N/A	413	2,787
\$50,000-\$74,999	N/A	405	3,111
\$75,000-\$99,999	N/A	522	2,589
\$10,000-\$149,999	N/A	824	3,908
\$150,000-\$199,999	N/A	305	1,488
> \$200,000	N/A	828	1,997

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	3,987	22,732
Occupied	N/A	3,772	20,785
Owner Occupied	N/A	3,425	14,031
Renter Occupied	N/A	347	6,754
Vacant	N/A	215	1,947