



Airline Hwy.

Prairieville, Louisiana 70737

Property Highlights

- 1-3 acres of developable land
- Will subdivide
- Additional land available
- Located in the heart of Ascension Parish, at the entrance of a Class A space with 240 units currently at 92% occupancy, and just South of Walk-On's
- Zoned MU (Mixed Use Corridors)
- Flood Zone X
- The traffic count along this stretch of Airline Hwy is 25,847 ADT (DOTD 2013)

Sale Price

\$17.00 - \$25.00 / SF

CALL OR EMAIL FOR MORE INFORMATION



For more information

Ty Gose, SIOR, CCIM

O: 225 295 0800 | C: 225 297 7808
ty@latterblum.com

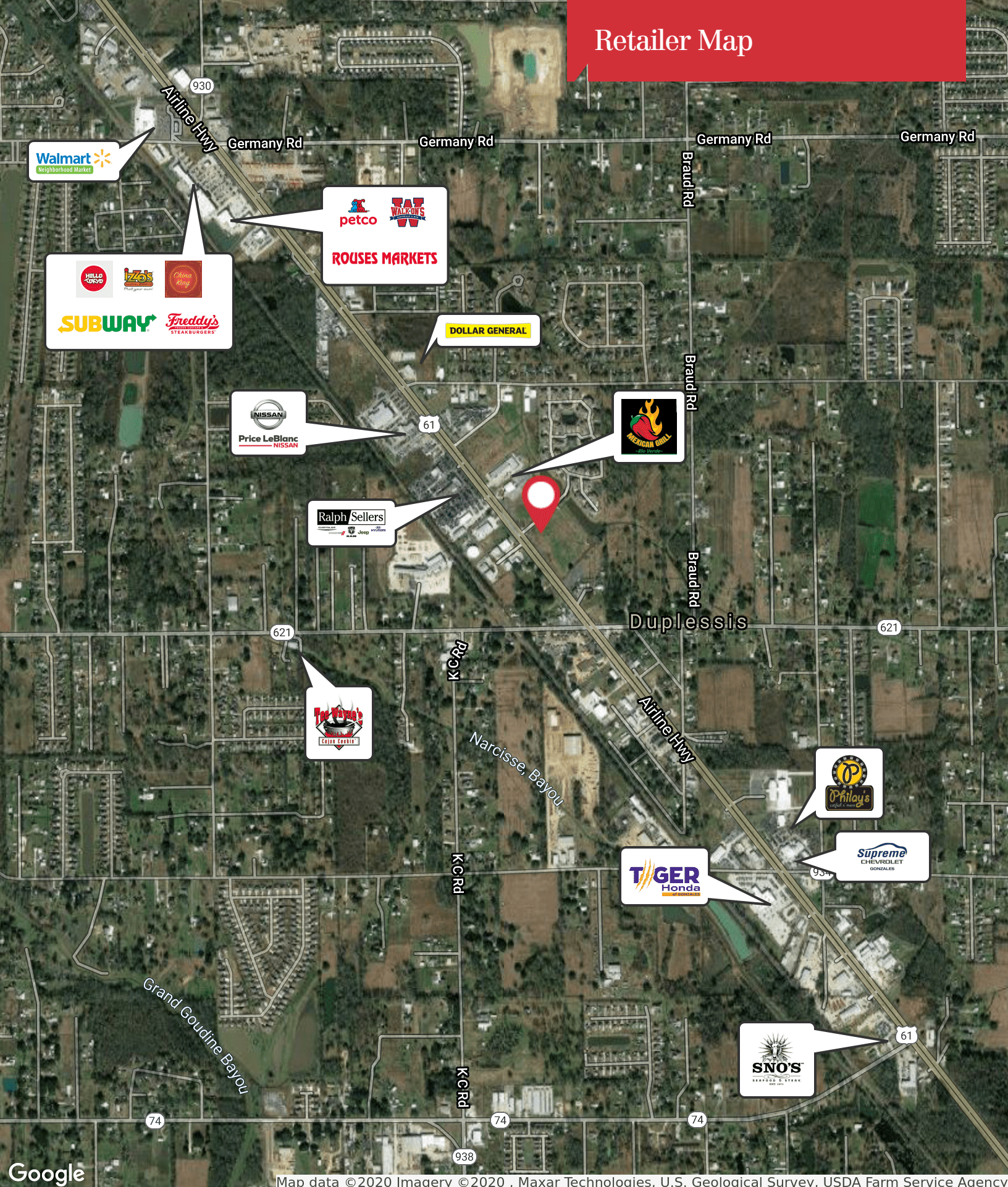
Michael Cashio, CCIM

O: 225 295 0800 | C: 225 247 9812
mcashio@latterblum.com

1700 City Farm Drive
Baton Rouge, LA 70806
225 295 0800 tel
latterblum.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED. LICENSED IN LOUISIANA.

Retailer Map



Walmart
Neighborhood Market

petco
WALMART
ROUSES MARKETS

DOLLAR GENERAL

AMERICAN GRILL
-200 Brands-

NISSAN
Price LeBlanc
NISSAN

Ralph Sellers

Fox Valley's
Steak & Grill
SEASON GRILL

Philay's

Supreme
CHEVROLET
DONCALLES

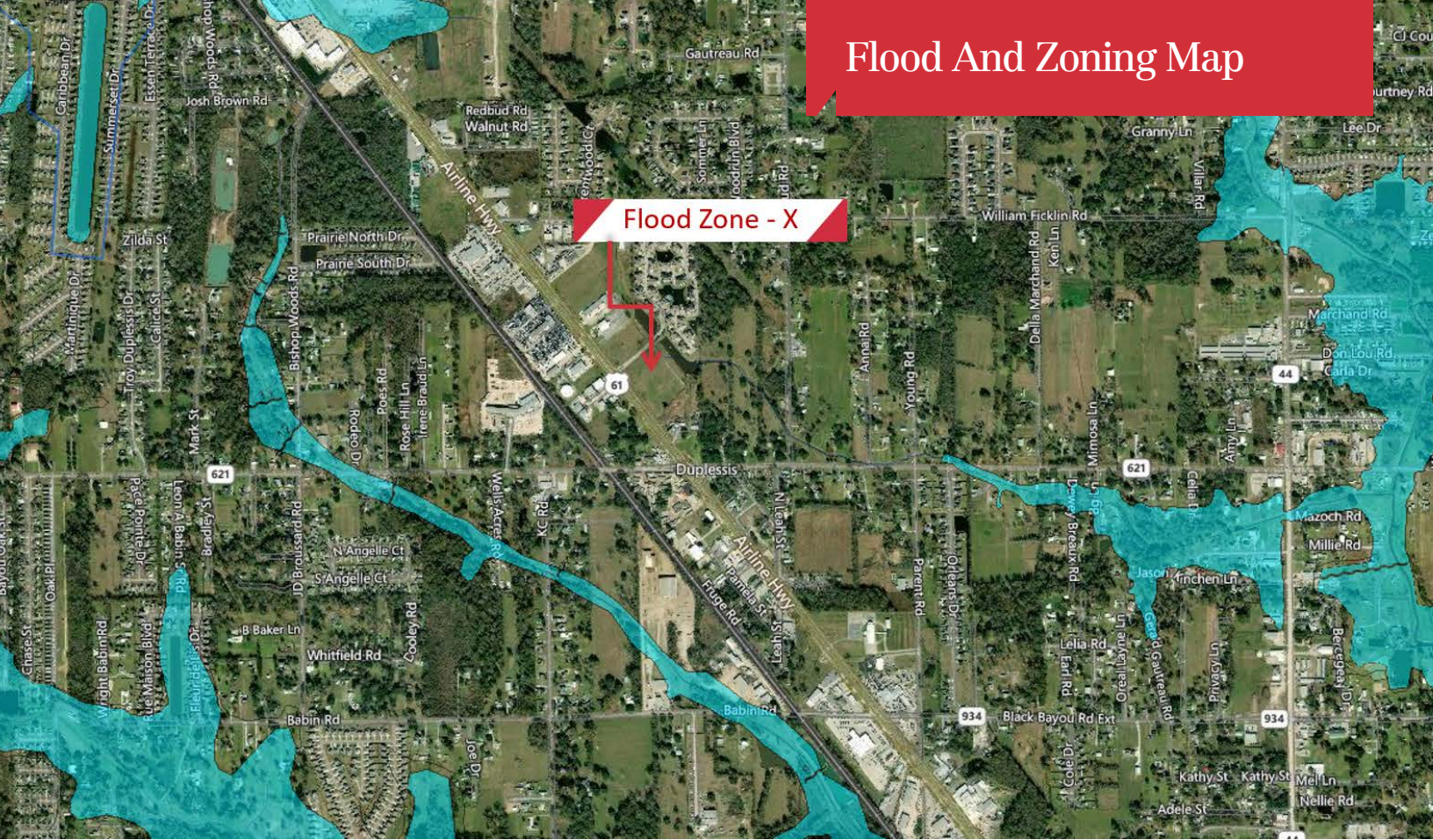
TIGER
Honda

SNO'S
SEAFOOD & STEAK
HOUSE

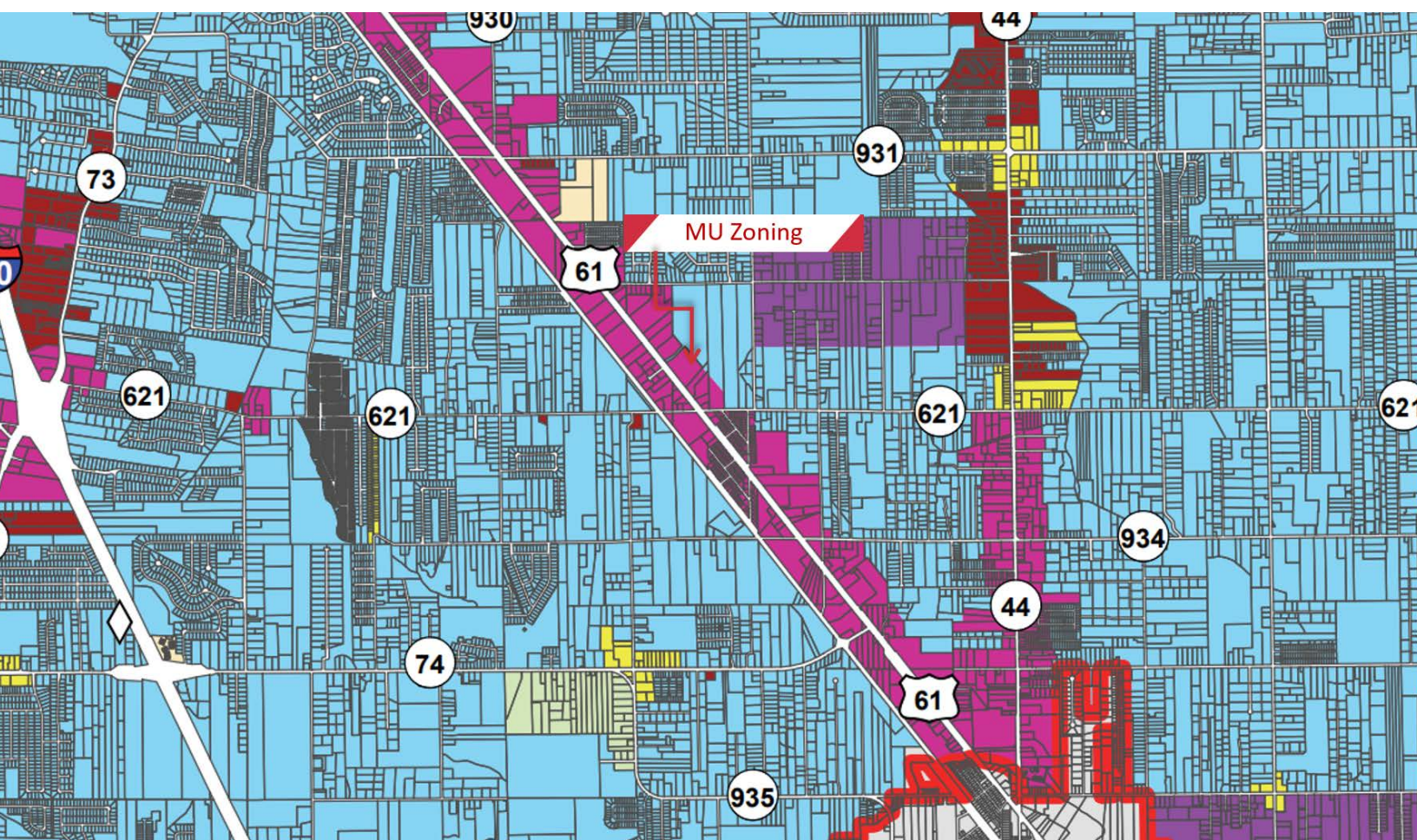
Google

Map data ©2020 Imagery ©2020 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

Flood And Zoning Map



Flood Zone - X



MU Zoning

KEY FACTS



108,755

Population

35.9

Median Age



38,680

Total Households

Demographics 15 Minute Drive-time

Plaquemine

St Gabriel

Gonzales

Donaldsonville

BUSINESS



3,868

Total Businesses



40,020

Total Employees

INCOME



\$144,688

Median Net Worth



\$95,392

Average Household
Income

EDUCATION



9%

No High School Diploma



31%

High School Graduate



28%

Some College



31%

Bachelor's/Grad/Prof
Degree

EMPLOYMENT



65%

White Collar



22%

Blue Collar



13%

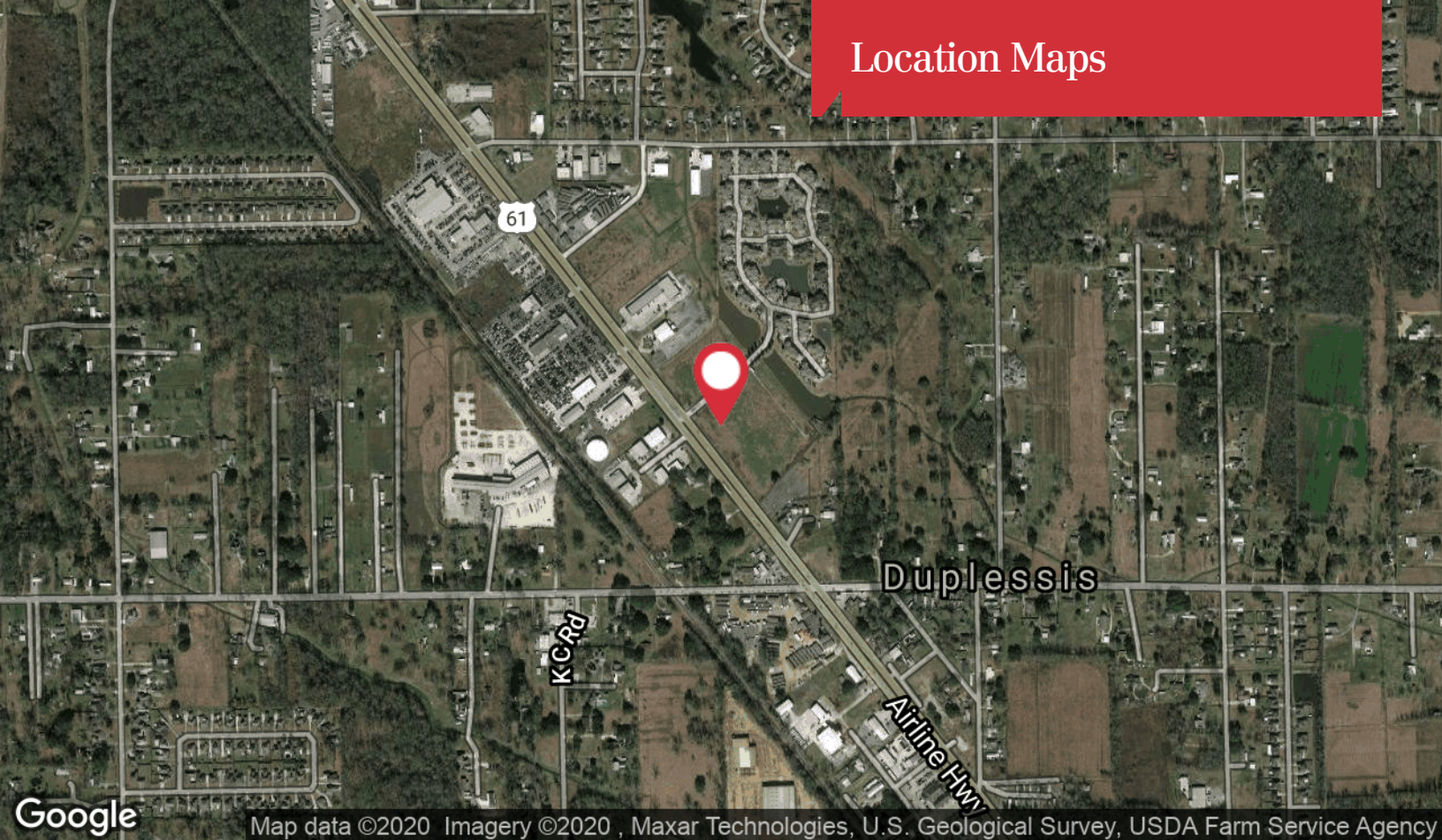
Services



4.7%

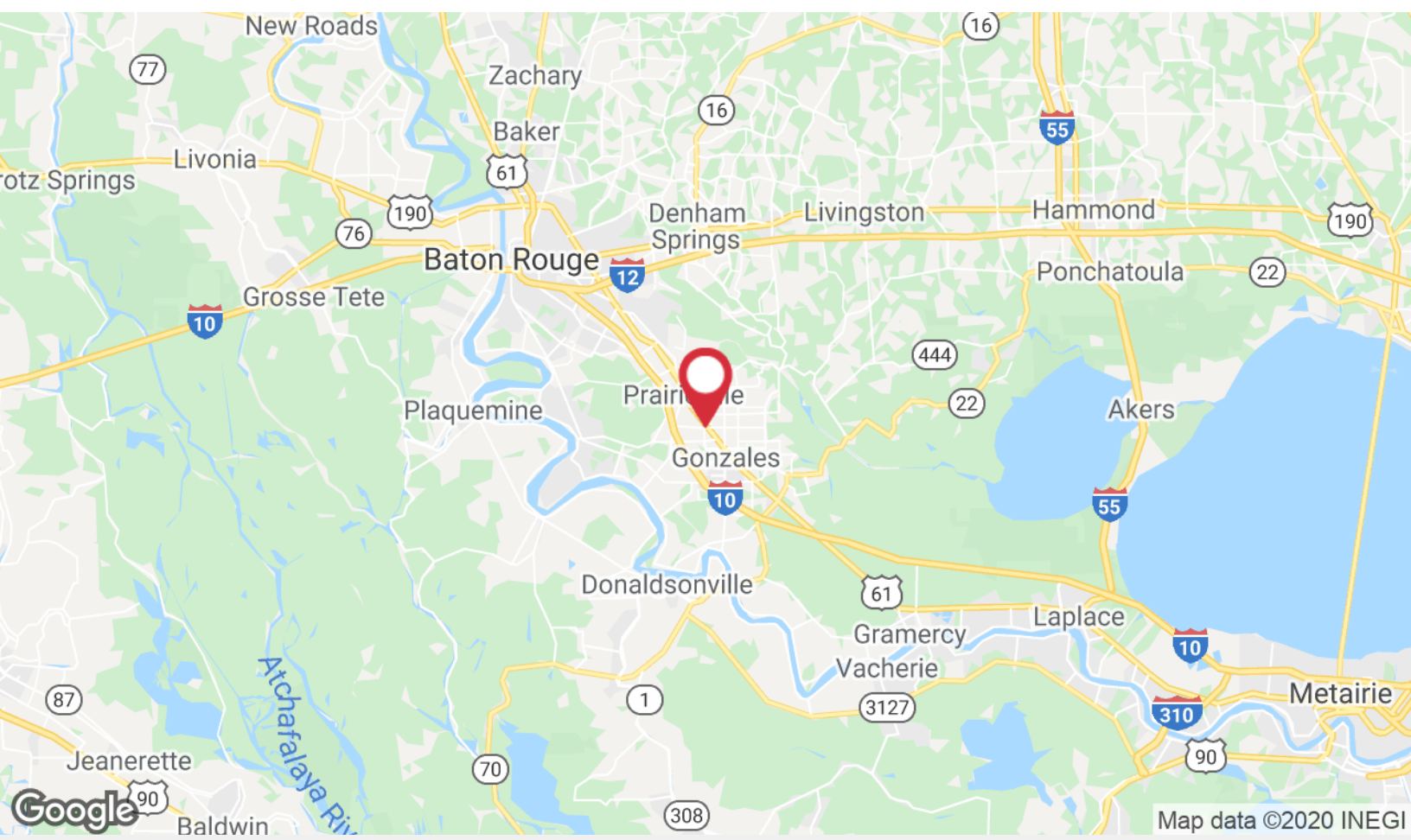
Unemployment Rate

Location Maps



Google

Map data ©2020 Imagery ©2020, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



Google

Map data ©2020 INEGI