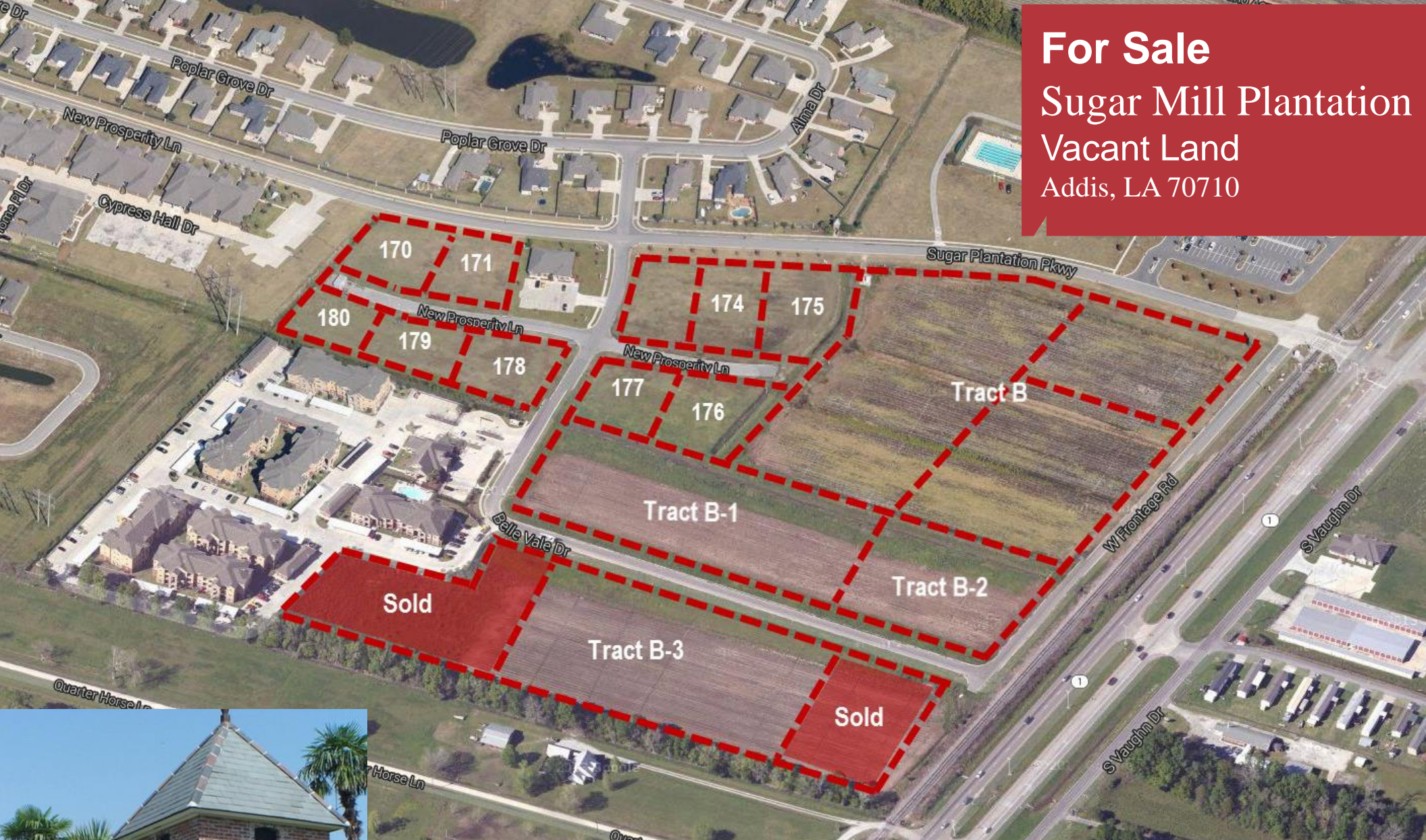


For Sale
Sugar Mill Plantation
Vacant Land
Addis, LA 70710



Evan Scroggs
225.297.7415 • evanscroggs@latterblum.com

Kim Blanchard
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225.295.0800

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For Sale

Sugar Mill Plantation

Vacant Land

Addis, LA 70710

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	13.50'	20.43'	18.54'	S41°24'55"E 86°42'51"
C2	475.00'	152.83'	152.18'	S11°02'34"W 18°28'07"
C3	13.50'	21.21'	19.09'	S48°09'47"W 80°00'00"
C4	525.00'	152.56'	152.02'	S12°28'15"W 16°38'57"
C5	675.00'	304.31'	301.74'	S70°24'44"E 25°48'51"
C6	725.00'	329.53'	326.70'	S70°18'23"E 25°32'33"
C7	525.00'	132.10'	131.75'	S78°30'10"E 14°24'26"
C8	475.00'	118.58'	118.29'	S78°15'47"E 14°03'46"
C9	13.50'	21.38'	19.22'	N85°44'58"E 80°44'42"
C10	13.50'	20.46'	18.56'	S22°28'53"E 86°26'53"
C11	675.00'	97.66'	97.58'	S70°10'31"E 81°17'23"
C12	13.50'	21.94'	19.60'	N22°46'28"W 83°06'52"
C13	13.50'	21.21'	19.09'	S68°33'21"W 80°00'47"
C14	725.00'	281.14'	278.36'	S77°17'48"E 24°13'05"
C15	75.00'	116.80'	105.48'	S20°48'02"E 89°22'00"
C16	13.50'	23.22'	20.46'	N18°12'06"W 88°33'51"
C17	25.00'	38.99'	35.16'	S20°48'02"E 89°22'00"
C18	13.50'	18.19'	17.61'	N73°47'54"E 87°28'09"
C19	13.50'	23.37'	20.56'	N18°31'02"W 89°11'51"
C20	1915.00'	372.43'	371.49'	S77°43'46"E 14°05'06"
C21	13.50'	12.10'	11.70'	S58°08'09"E 51°20'23"
C22	675.00'	195.88'	195.17'	S62°38'18"E 16°37'31"

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.62'	S48°09'47"W
L2	45.98'	S52°21'31"W
L3	55.80'	S22°00'00"W
L4	35.36'	S67°00'00"W
L5	21.97'	S83°52'45"W
L6	66.65'	S85°30'17"W

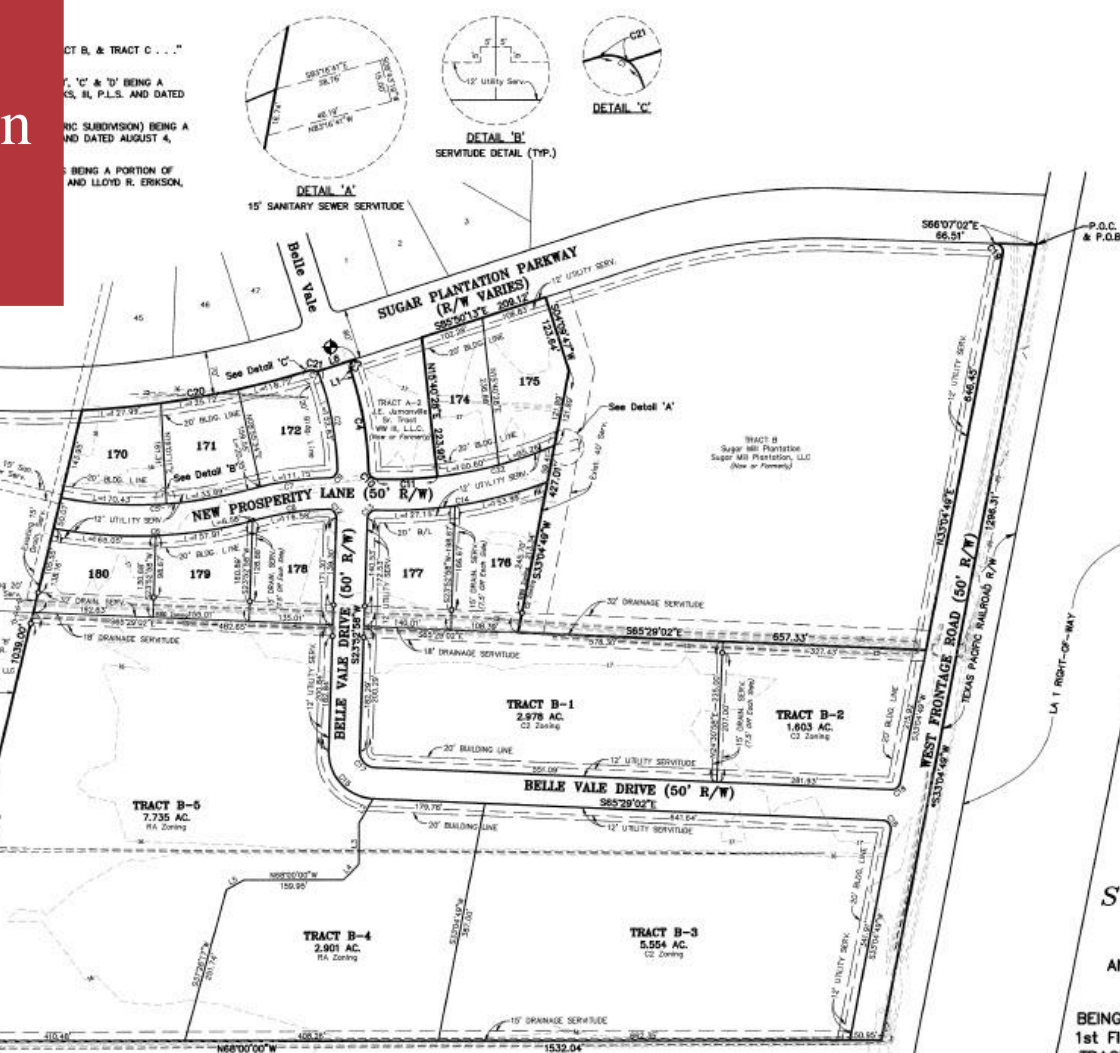
VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED COMPACTED FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY EVANS-GRAVES ENGINEERS, INC. AFTER THE PLACEMENT OF FILL. EACH BUILDER/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO COMMENCING CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION/SLAB DESIGN. THE DEVELOPER AND/OR ENGINEER DOES NOT WARRANT SOIL CONDITIONS.

ALL LOTS ARE SUBJECT TO DECLARATION OF RESTRICTIVE COVENANTS RECORDED AS AN ADJUNCT HERETO.

DEDICATION. THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

SEWAGE DISPOSAL. NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL IS APPROVED BY THE HEALTH UNIT OF WEST

12/07/07



THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY EVANS-GRAVES ENGINEERS, INC. IN JANUARY, 2004. ALTERATIONS TO THE TOPOGRAPHIC FEATURES AFTER CONSTRUCTION ARE NOT REFLECTED HEREON.

CERTIFICATION.
THIS IS TO CERTIFY THAT THIS PLAT CONFORMS TO LA REVISED STATUTES 33:5051 ET SEQ. AND CONFORMS TO ALL TOWN OF ADDIS ORDINANCES CONCERNING THE SUBDIVISION OF LAND. THIS PLAT CONFORMS TO THE APPLICABLE MINIMUM STANDARDS OF THE STATE OF LOUISIANA FOR A CLASS "C" SURVEY.

12-04-07
12/04/07



NO ATTEMPT HAS BEEN MADE BY EVANS-GRAVES ENGINEERS, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

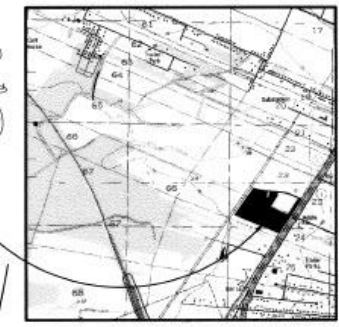
APPROVED:
PLANNING COMMISSION
TOWN OF ADDIS

12/6/07

APPROVED:
MAYOR
TOWN OF ADDIS

12/6/07

SITE



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES:
ZONING: R80, C2 & RA (AS SHOWN)
ELECTRIC: ENTERTY
GAS: WEST BATON ROUGE PARISH NATURAL GAS
WATER: WEST BATON ROUGE PARISH WATER DISTRICT NO. 2
TELEPHONE: BELLSOUTH
SEWAGE DISPOSAL: PUBLIC SEWER SYSTEM
CABLE TELEVISION: COX COMMUNICATIONS
ACREAGE: 30.434 ACRES

BUILDING LINES:
R80 ZONING: FRONT - 20', SIDE - 5', REAR - 20'
C2 ZONING: FRONT - 20', SIDE - 0', REAR - 0'
RA ZONING: FRONT - 20', SIDE - 0', REAR - 0'

SET 1/2" IRON PIPE ALL LOT CORNERS UNLESS NOTED OTHERWISE

ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 22212 C0087 C DATED SEPT. 7, 2000, THIS PROPERTY IS LOCATED IN FLOOD ZONE X.

BENCHMARK: ELEV. 17.52
TOP OF 1/2" IRON PIPE SET IN CONCRETE

REFERENCE BENCHMARK: ELEV. 26.28
NOS L-283
NAVD 88

*BASIS OF BEARING: S33°04'49"W
PER REFERENCE MAP NO. 2

FINAL PLAT
OF
SUGAR MILL PLANTATION
THIRD FILING
LOTS 170-172, 174-180
AND TRACTS B-1, B-2, B-3, B-4 & B-5
(THERE IS NO LOT 173)

BEING TRACT 'D' OF THE SUGAR MILL PLANTATION
1st FILING AND A PORTION OF THE REMAINDER OF
TRACT 'A' & A PORTION OF TRACTS 'B' & 'C' OF
THE J.E. JUMONVILLE, SR. TRACT AND LOTS 12-16
& A PORTION OF LOT 17, GARIC SUBDIVISION

AND
**DEDICATION OF A 15' SANITARY
SEWER SERVITUDE & AN ADDITIONAL
12' DRAINAGE SERVITUDE ON TRACT B,**
SUGAR MILL PLANTATION, FIRST FILING

LOCATED IN SECTIONS 23 & 24 T8S-R12E,
SOUTHEASTERN LAND DISTRICT,
WEST OF THE MISSISSIPPI RIVER,
WEST BATON ROUGE PARISH, LOUISIANA

Exclusively Offered By

SUGAR MILL PLANTATION, LLC

DESIGNED: LRE CADFILE: 090808P1
DETAILED: RHB DATE: 12-04-07
CHECKED: RHB N.O.#: 08-016



EVANS-GRAVES ENGINEERS, INC.
ENGINEERING CONSULTANTS 8000 AIRLINE HWY. BATON ROUGE, LA 70809 (225) 699-1820

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For Sale

Sugar Mill Plantation

Vacant Land

Addis, LA 70710

Property Features

- Sugar Mill Plantation is a 580 acre Mixed Use Development in Addis, LA located along LA HWY 1.
- Commercial tracts and office lots are available.
- Land is zoned C-1 and allows for multiple uses including: multifamily, retail, office, light industrial or restaurant
- Approximately 18 acres of Commercial Land
- 9 Office lots ranging from 22,000 – 27,000 square feet
- Option to own or lease. Seller will consider build-to-suit opportunities for office, retail or light industrial/ business park tenants.

Location Advantages

- Located within 25 minutes of most major job providers in the Baton Rouge MSA.
- Just six miles south of Interstate 10 along LA Highway 1
- Convenient to Dow Chemical and Shintech.
- Not in a flood zone and all wetlands have been mitigated.

For Sale: \$3.00 - \$12.00 PSF

Evan Scroggs

225.297.7415 • evanscroggs@latterblum.com

Kim Blanchard

225.769.1500 • kblanchard@cjbrown.com

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Baton Rouge, LA 70809 USA

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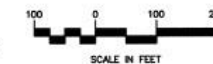
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Commercial Tract Pricing

THE J.E. JUMONVILLE, SR. TRACT INTO TRACT A, TRACT B, & TRACT C...
AND DATED OCTOBER 8, 2003.
LOCATION FIRST FILING, LOTS 1-82 & TRACTS 'A', 'B', 'C' & 'D' BEING A
JUMONVILLE, SR. TRACT... BY ROBERT H. BROOKS, II, P.L.S. AND DATED
'B', TRACT 'C' AND TRACT 'D' (LOTS 12 - 37 GARIC SUBDIVISION) BEING A
TRACT... BY ROBERT H. BROOKS, II, P.L.S. AND DATED AUGUST 4,

- 4) "FINAL PLAT OF SUGAR MILL PLANTATION SECOND FILING, LOTS 83-169 & TRACT PS BEING A PORTION OF TRACT 'A' OF THE J.E. JUMONVILLE, SR. TRACT... BY ROBERT H. BROOKS, II, P.L.S. AND LLOYD R. ERSKIN, P.E. DATED FEBRUARY 8, 2007 AND LAST REVISED MARCH 19, 2007.
- 5) ORIGINAL ACT OF SALE RECORDED COB 11 PG 682
- 6) ORIGINAL ACT OF SALE RECORDED COB 11 PG 687
- 7) AFFIDAVIT OF NON-USE RECORDED COB 977 PG 147



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	13.50'	20.43'	18.54'	S41°24'30"E 86°42'51"
C2	475.00'	192.83'	152.18'	S11°08'34"W 18°28'07"
C3	13.50'	21.21'	19.08'	S49°08'47"W 90°00'00"
C4	525.00'	152.58'	152.02'	S12°28'15"W 16°38'57"
C5	875.00'	304.31'	301.74'	S70°22'44"E 25°49'31"
C6	725.00'	339.63'	336.70'	S70°16'27"E 28°04'33"
C7	525.00'	132.10'	131.75'	S70°05'10"W 14°24'59"
C8	475.00'	116.58'	116.28'	S78°15'47"E 14°03'46"
C9	13.50'	21.38'	19.22'	N60°44'56"E 90°44'42"
C10	13.50'	20.46'	18.56'	S22°38'15"E 86°30'53"
C11	875.00'	97.66'	97.58'	S70°10'51"E 81°23'25"
C12	13.50'	21.84'	19.80'	N22°40'28"W 93°06'52"
C13	13.50'	21.21'	19.08'	S88°33'21"W 90°00'47"
C14	725.00'	289.14'	278.30'	N72°17'46"E 72°13'08"
C15	75.00'	116.98'	105.48'	S20°48'02"E 89°22'00"
C16	13.50'	23.22'	20.46'	N15°17'08"W 98°33'51"
C17	25.00'	38.99'	35.15'	S20°48'02"E 89°22'00"
C18	13.50'	19.19'	17.61'	N72°47'54"E 81°26'08"
C19	13.50'	23.37'	20.56'	N15°17'08"W 98°33'51"
C20	1515.00'	372.43'	371.49'	S77°43'48"E 14°08'06"
C21	13.50'	12.10'	11.70'	S88°06'09"E 51°20'23"
C22	875.00'	195.88'	195.17'	S82°38'18"E 16°37'31"

LINE TABLE		
LINE	LENGTH	BEARING
L1	12.62'	S04°08'47"W
L2	45.26'	S52°21'31"W
L3	65.90'	S22°00'00"W
L4	35.36'	S87°00'00"W
L5	31.87'	S83°25'45"W
L6	66.65'	S85°50'13"E

VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED COMPACTED FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY EVANS-GRAVES ENGINEERS, INC. AFTER THE PLACEMENT OF FILL. EACH BUILDING/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO COMMENCING CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION/SLAB DESIGN. THE DEVELOPER AND/OR ENGINEER DOES NOT WARRANT SOIL CONDITIONS.

GARIC SUBDIVISION	
19	18

ALL LOTS ARE SUBJECT TO DECLARATION OF RESTRICTIVE COVENANTS RECORDED AS AN ADJUNCT HERETO.

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SEWERAGE DISPOSAL: NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE MAYOR, TOWN OF ADDIS.

WATER SUPPLY: THE METHOD OF WATER SUPPLY SHALL BE APPROVED BY THE HEALTH UNIT OF WEST BATON ROUGE PARISH, LOUISIANA.

SUGAR MILL PLANTATION, LLC
12/07/07
CALVIN L. BLUM

THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY EVANS-GRAVES ENGINEERS, INC. IN JANUARY, 2004. ALTERATIONS TO THE TOPOGRAPHIC FEATURES AFTER CONSTRUCTION ARE NOT REFLECTED HEREON.

CERTIFICATION:
THIS IS TO CERTIFY THAT THIS PLAT CONFORMS TO LA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL TOWN OF ADDIS ORDINANCES CONCERNING THE SUBDIVISION OF LAND. THIS PLAT CONFORMS TO THE APPLICABLE MINIMUM STANDARDS OF THE STATE OF LOUISIANA FOR A CLASS "C" SURVEY.

12/04/07
LLOYD R. ERSKIN, P.E.
12/04/07
ROBERT H. BROOKS, II, P.L.S.



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APPROVED:
PLANNING COMMISSION
TOWN OF ADDIS
12/6/07

APPROVED:
MAYOR
TOWN OF ADDIS
12/6/07

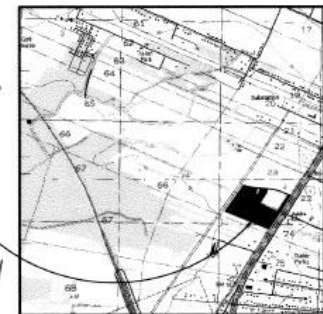
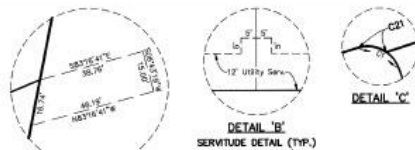
Exclusively Offered By

DESIGNED: LBL	CAD/PLOT: 08/07/07		EVANS-GRAVES ENGINEERS, INC.
DETAILED: ARB	DATE: 12-04-07		ENGINEERING CONSULTANTS 8800 AIRLINE HWY. BATON ROUGE, LA 70809 (225) 838-1800
CHECKED: RHB	X.O.# 06-016		

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Baton Rouge, LA 70809 USA
225.295.0800
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VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES:
ZONING: R80, C2 & RA (AS SHOWN)
ELECTRIC: ENTENGY
GAS: WEST BATON ROUGE PARISH NATURAL GAS
WATER: WEST BATON ROUGE PARISH WATER DISTRICT NO. 2
TELEPHONE: BELLSOUTH
SEWAGE DISPOSAL: PUBLIC SEWER SYSTEM
CABLE TELEVISION: COX COMMUNICATIONS
ACREAGE: 30.434 ACRES
BUILDING LINES:
R80 ZONING: FRONT - 20', SIDE - 5', REAR - 20'
C2 ZONING: FRONT - 20', SIDE - 0', REAR - 0'
RA ZONING: FRONT - 20', SIDE - 0', REAR - 0'
SET 1/2" IRON PIPE ALL LOT CORNERS UNLESS NOTED OTHERWISE
ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 22121 C0087 C DATED SEPT. 7, 2000, THIS PROPERTY IS LOCATED IN FLOOD ZONE X.

BENCHMARK: ELEV. 17.52
TOP OF 1/2" IRON PIPE SET IN CONCRETE
REFERENCE BENCHMARK: ELEV. 26.28
NGS L-283
NAVD 88

*BASIS OF BEARING: S33°04'49"W
PER REFERENCE MAP NO. 2

FINAL PLAT

SUGAR MILL PLANTATION

THIRD FILING
LOTS 170-172, 174-180
AND TRACTS B-1, B-2, B-3, B-4 & B-5
(THERE IS NO LOT 173)

BEING TRACT 'D' OF THE SUGAR MILL PLANTATION
1st FILING AND A PORTION OF THE REMAINDER OF
TRACT 'A' & A PORTION OF TRACTS 'B' & 'C' OF
THE J.E. JUMONVILLE, SR. TRACT AND LOTS 12-16
& A PORTION OF LOT 17, GARIC SUBDIVISION

DEDICATION OF A 15' SANITARY SEWER SERVITUDE & AN ADDITIONAL 12' DRAINAGE SERVITUDE ON TRACT B, SUGAR MILL PLANTATION, FIRST FILING

LOCATED IN SECTIONS 23 & 24 T8S-R12E,
SOUTHEASTERN LAND DISTRICT,
WEST OF THE MISSISSIPPI RIVER,
WEST BATON ROUGE PARISH, LOUISIANA

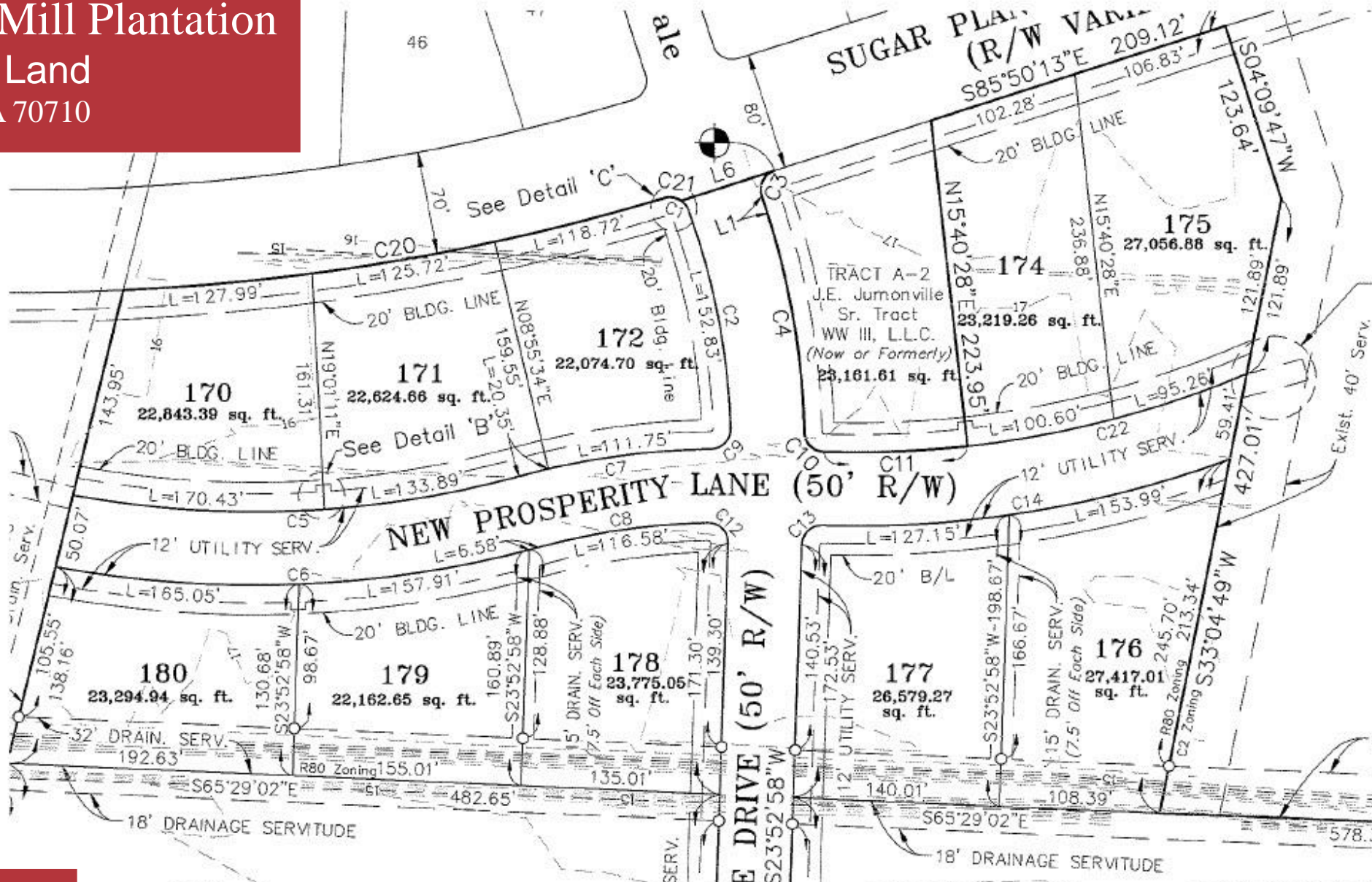
FOR
SUGAR MILL PLANTATION, LLC

For Sale

Sugar Mill Plantation

Vacant Land

Addis, LA 70710



Office Park Plat Map

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For Sale
Sugar Mill Plantation
Vacant Land
 Addis, LA 70710



Office Park Lot Pricing

Lot	Size (SF)	Price
170	22,843	\$91,380.00
171	22,625	\$90,500.00
172	22,074	Sold
173	23,162	Sold
174	23,219	\$92,880.00
175	27,057	\$108,230.00
176	27,417	\$109,670.00
177	26,579	\$106,320.00
178	23,775	\$95,100.00
179	22,163	\$88,660.00
180	23,295	\$93,180.00



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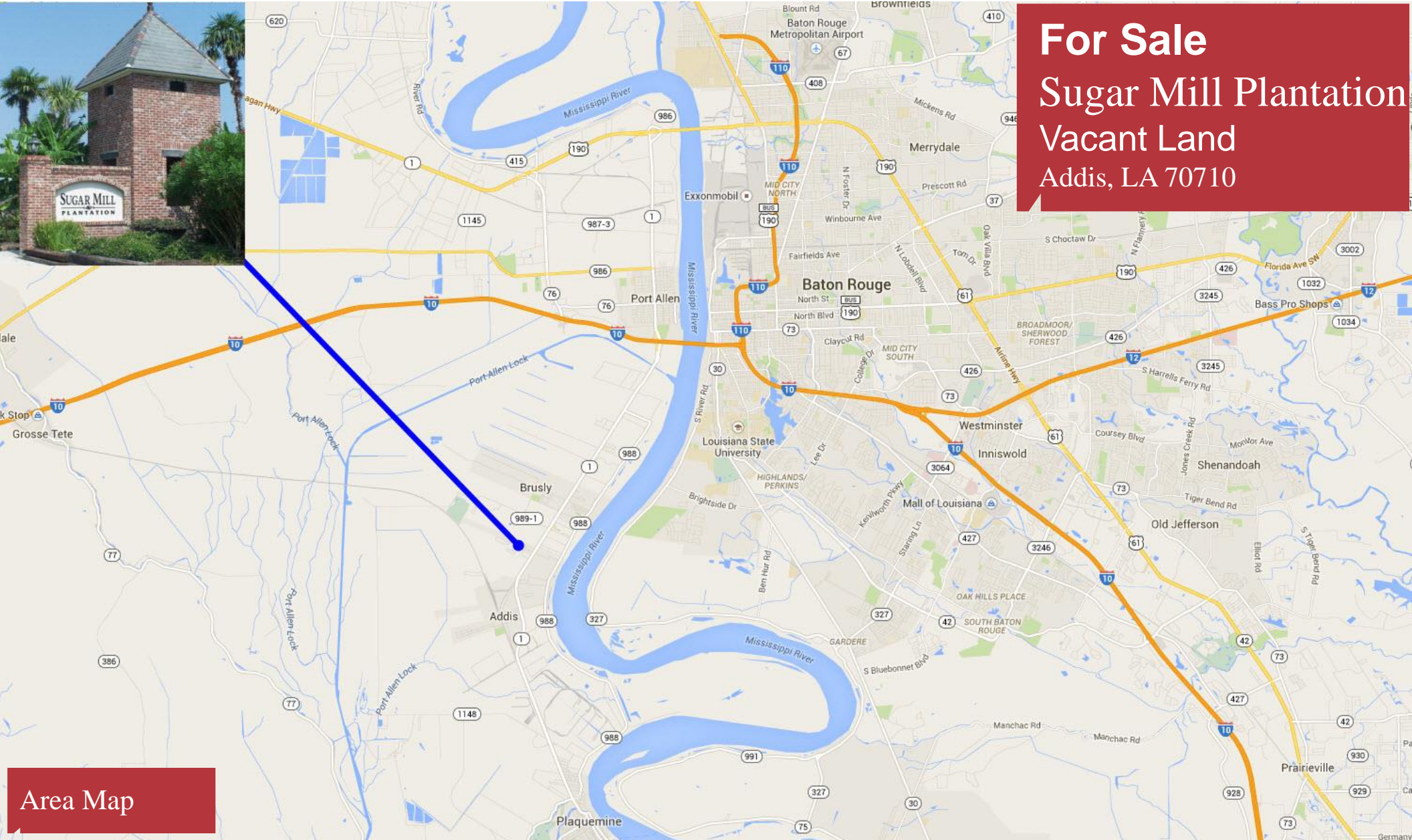
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For Sale
Sugar Mill Plantation
Vacant Land
Addis, LA 70710



Area Map

Exclusively Offered By

NALatter & Blum

Evan Scroggs

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Kim Blanchard

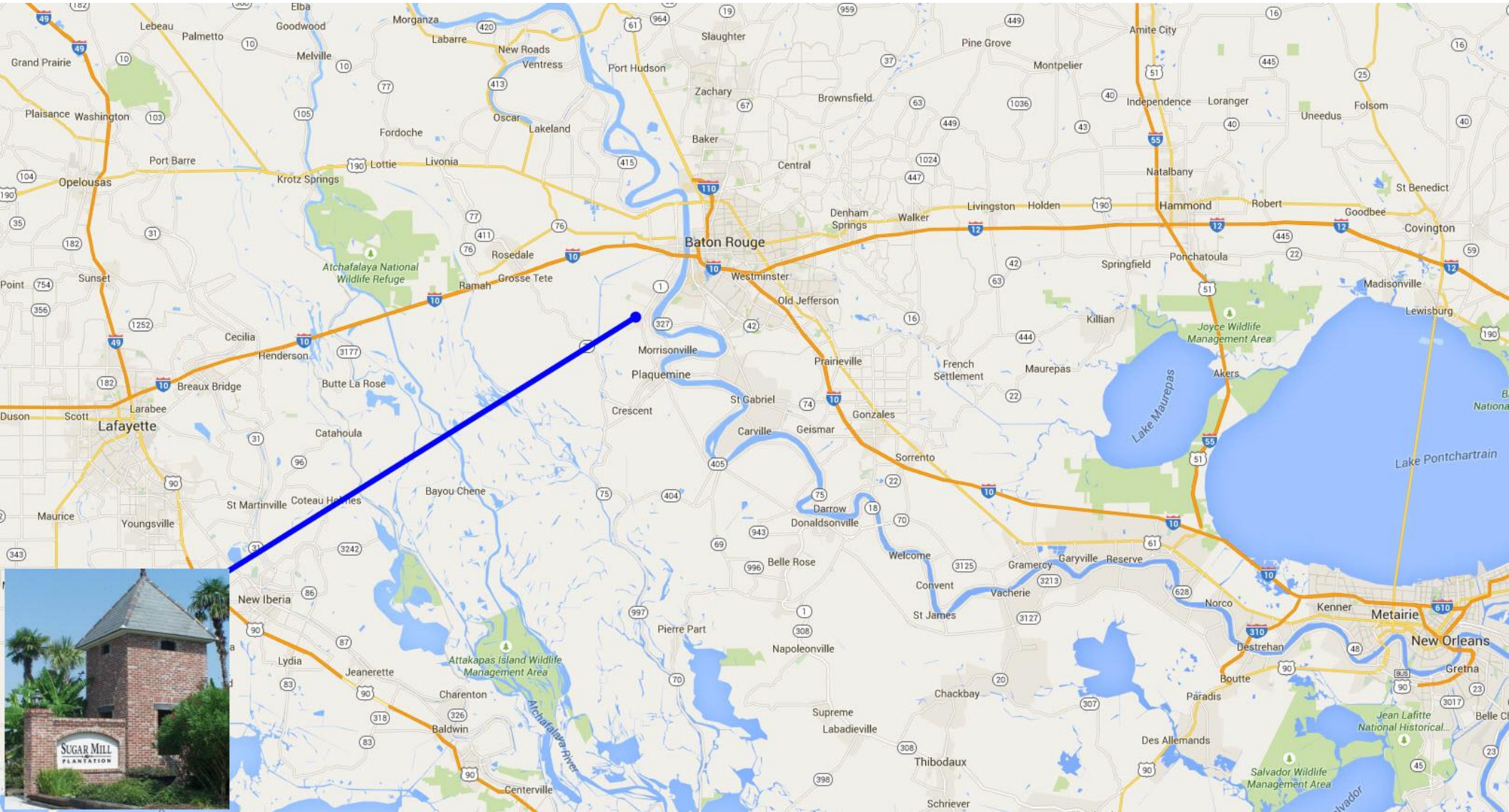
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Baton Rouge, LA 70809 USA

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Area Map

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Exclusively Offered By

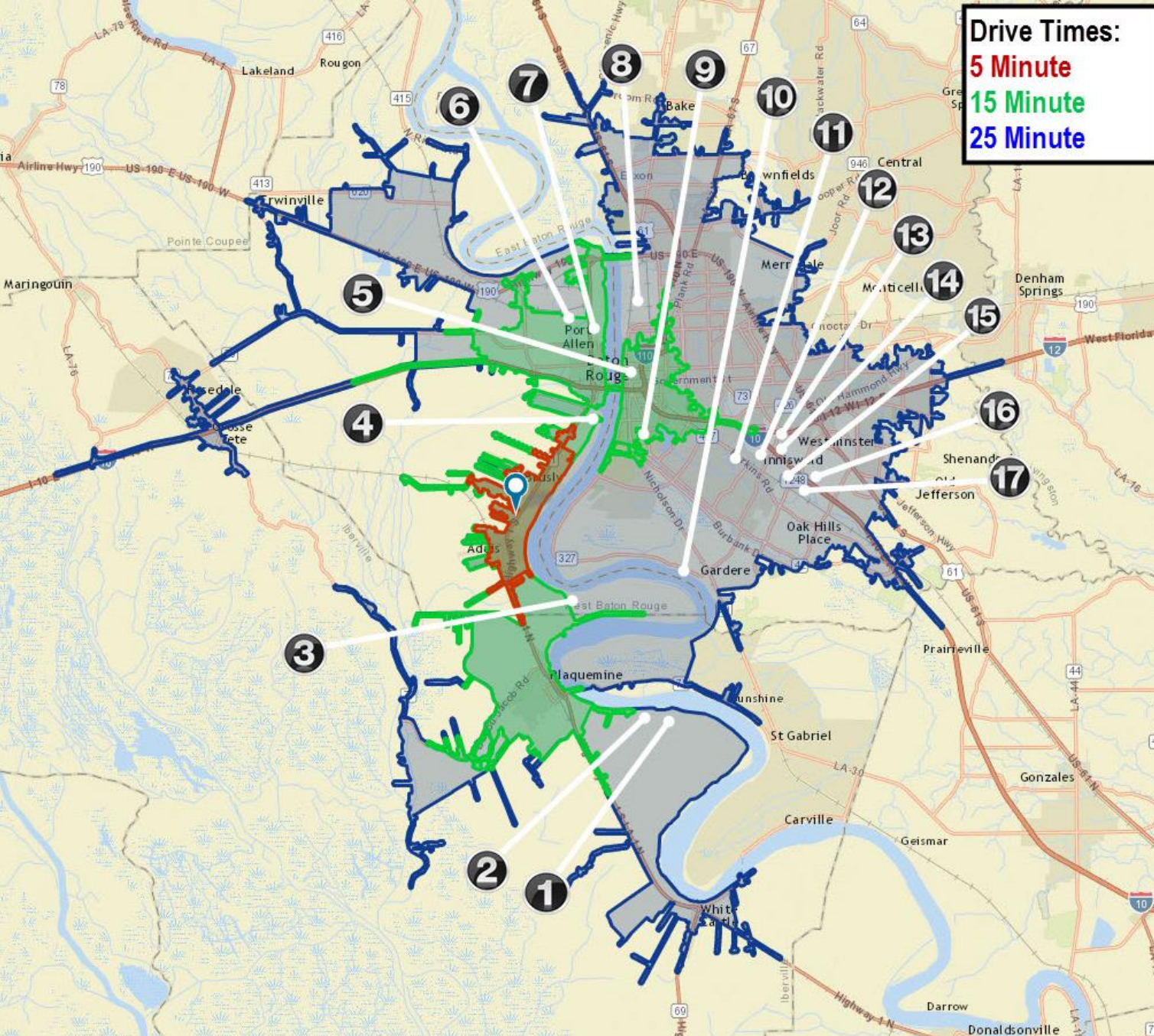
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Drive Times:
5 Minute
15 Minute
25 Minute

For Sale
Sugar Mill Plantation
Vacant Land
 Addis, LA 70710

Major Job Providers

1. **Shintech**
2. **Axial Corporation**
3. **Dow**
4. **Port of Greater Baton Rouge**
5. **Baton Rouge CBD**
6. **USA Rail Terminal**
7. **Placid Refining Company**
8. **Exxon**
9. **LSU**
10. **L'auberge**
11. **Pennington Biomedical Research Center**
12. **Our Lady of the Lake Hospital**
13. **Turner Industries**
14. **CB&I**
15. **The General at Bluebonnet**
16. **Mall of Louisiana**
17. **BlueCross BlueShield of Louisiana**

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Demographic and Income Profile








Sugar Mill Plantation

3609 Sugar Plantation Pky, Addis, Louisiana, 70710

Drive Time: 5 minute radius

Latitude: 30.37392

Longitude: -91.25529

Summary		Census 2010 		2015 		2020	
	Population		6,359		7,430		8,482
	Households		2,246		2,663		3,050
	Families		1,699		1,986		2,251
	Average Household Size		2.83		2.79		2.78
	Owner Occupied Housing Units		1,728		1,957		2,268
	Renter Occupied Housing Units		518		706		782
	Median Age		34.4		35.3		37.2
Trends: 2015 - 2020 Annual Rate		Area		State		National	
	Population		2.68% 		0.84%		0.75%
	Households		2.75% 		0.93%		0.77%
	Families		2.54% 		0.71%		0.69%
	Owner HHs		2.99% 		0.91%		0.70%
	Median Household Income		1.31% 		2.60%		2.66%
Households by Income		2015			2020		
		Number		Percent	Number		Percent
	<\$15,000		239	9.0%		248	8.1%
	\$15,000 - \$24,999		250	9.4%		204	6.7%
	\$25,000 - \$34,999		304	11.4%		309	10.1%
	\$35,000 - \$49,999		318	11.9%		377	12.4%
	\$50,000 - \$74,999		554	20.8%		687	22.5%
	\$75,000 - \$99,999		373	14.0%		520	17.0%
	\$100,000 - \$149,999		484	18.2%		473	15.5%
	\$150,000 - \$199,999		111	4.2%		191	6.3%
	\$200,000+		31	1.2%		42	1.4%
	Median Household Income		\$57,576			\$61,455	
	Average Household Income		\$68,215			\$75,590	
	Per Capita Income		\$24,478			\$27,221	

Executive Summary

Sugar Mill Plantation

3609 Sugar Plantation Pky, Addis, Louisiana, 70710

Drive Times: 5, 15, 25 minute radii

Latitude: 30.37392

Longitude: -91.25529

		5 minutes	15 minutes	25 minutes
Population				
	2000 Population	5,549	58,055	313,013
	2010 Population	6,359	56,353	324,102
	2015 Population	7,430	58,569	330,928
	2020 Population	8,482	61,127	338,693
	2000- 2010 Annual Rate	1.37%	- 0.30%	0.35%
	2010- 2015 Annual Rate	3.01%	0.74%	0.40%
	2015- 2020 Annual Rate	2.68%	0.86%	0.46%
	2015 Male Population	48.9%	49.6%	48.3%
	2015 Female Population	51.1%	50.4%	51.7%
	2015 Median Age	35.3	32.9	32.7
	In the identified area, the current year population is 330,928. In 2010, the Census count in the area was 324,102. The rate of change since 2010 was 0.40% annually. The five- year projection for the population in the area is 338,693 representing a change of 0.46% annually from 2015 to 2020. Currently, the population is 48.3% male and 51.7% female.			
Median Age				
	The median age in this area is 35.3, compared to U.S. median age of 37.9.			
Households				
	2000 Households	1,952	22,327	120,792
	2010 Households	2,246	22,637	129,833
	2015 Total Households	2,663	23,766	133,736
	2020 Total Households	3,050	24,898	137,237
	2000- 2010 Annual Rate	1.41%	0.14%	0.72%
	2010- 2015 Annual Rate	3.30%	0.93%	0.57%
	2015- 2020 Annual Rate	2.75%	0.93%	0.52%
	2015 Average Household Size	2.79	2.38	2.39
	The household count in this area has changed from 129,833 in 2010 to 133,736 in the current year, a change of 0.57% annually. The five- year projection of households is 137,237, a change of 0.52% annually from the current year total. Average household size is currently 2.39, compared to 2.41 in the year 2010. The number of families in the current year is 76,049 in the specified area.			

Executive Summary

Sugar Mill Plantation

3609 Sugar Plantation Pky, Addis, Louisiana, 70710

Latitude: 30.37392

Drive Times: 5, 15, 25 minute radii

Longitude: -91.25529

5 minutes

15 minutes

25 minutes

Median Household Income

2015 Median Household Income

\$57,576

\$35,724

\$42,403

2020 Median Household Income

\$61,455

\$40,421

\$48,216

2015-2020 Annual Rate

1.31%

2.50%

2.60%

Average Household Income

2015 Average Household Income

\$68,215

\$53,999

\$65,634

2020 Average Household Income

\$75,590

\$60,649

\$73,840

2015-2020 Annual Rate

2.07%

2.35%

2.38%

Per Capita Income

2015 Per Capita Income

\$24,478

\$22,243

\$26,869

2020 Per Capita Income

\$27,221

\$25,002

\$30,244

2015-2020 Annual Rate

2.15%

2.37%

2.39%

Households by Income

Current median household income is \$42,403 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$48,216 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$65,634 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$73,840 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$26,869 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$30,244 in five years, compared to \$32,501 for all U.S. households

Housing

2000 Total Housing Units

2,061

24,928

131,904

2000 Owner Occupied Housing Units

1,605

12,235

67,832

2000 Renter Occupied Housing Units

347

10,092

52,960

2000 Vacant Housing Units

109

2,601

11,112

2010 Total Housing Units

2,379

25,330

143,014

2010 Owner Occupied Housing Units

1,728

11,789

69,399

2010 Renter Occupied Housing Units

518

10,848

60,434

2010 Vacant Housing Units

133

2,693

13,181

2015 Total Housing Units

2,849

26,763

148,276

2015 Owner Occupied Housing Units

1,957

11,464

65,911

2015 Renter Occupied Housing Units

706

12,302

67,825

2015 Vacant Housing Units

186

2,997

14,540

2020 Total Housing Units

3,262

28,054

152,611

2020 Owner Occupied Housing Units

2,268

12,087

67,582

2020 Renter Occupied Housing Units

782

12,811

69,655

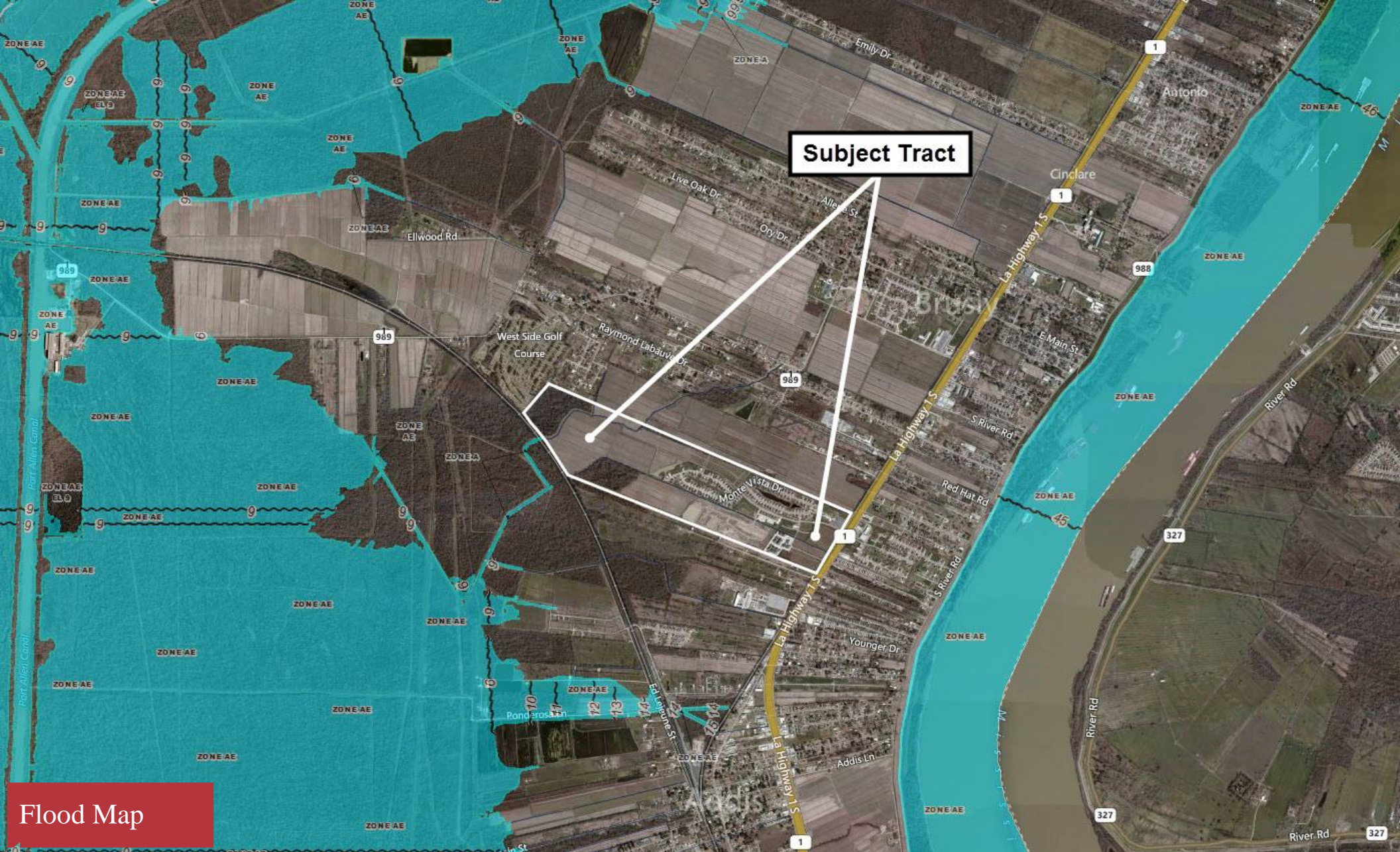
2020 Vacant Housing Units

212

3,156

15,374

Currently, 44.5% of the 148,276 housing units in the area are owner occupied; 45.7%, renter occupied; and 9.8% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 143,014 housing units in the area - 48.5% owner occupied, 42.3% renter occupied, and 9.2% vacant. The annual rate of change in housing units since 2010 is 1.62%. Median home value in the area is \$188,348, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 2.93% annually to \$217,626.



Flood Map

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