



PRICE IMPROVEMENT Highway 42 Land

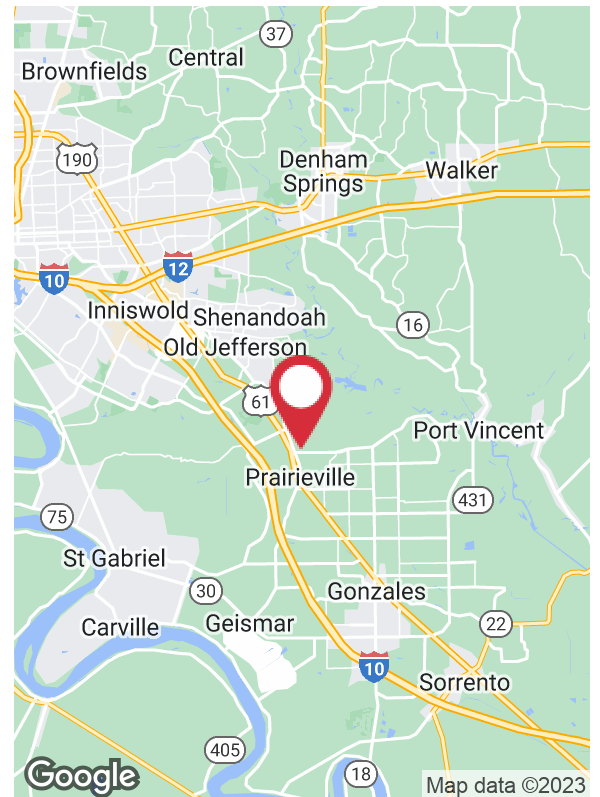
38141 Highway 42, Prairieville, Louisiana 70769

Property Highlights

- Excellent Location on Hwy 42
- Located in Rapidly Growing Ascension Parish
- High Traffic Counts of 24,000 - 27,000 VPD
- New Retail and Residential Development Surrounding Subject Property
- All Utilities on Site
- Flood Zone X - Did not flood in 2016 or 2021
- No Value Assigned on House on any structure currently on Property
- Zoned MU-2 which allows for a multitude of different commercial and residential developments.
- Owner-Financing Available (Please Contact for Terms)

Sale Price

\$6.69/SF



For more information

Dex Shill

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1700 City Farm Drive
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225 295 0800 tel
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Executive Summary



| | |
|----------------|---------------------------|
| PRICE PER SF: | \$6.69/SF |
| SALES PRICE: | \$996,599 |
| LOT SIZE: | 3.42 Acres |
| APN #: | 5824001 |
| ZONING: | MU-2 (Mixed Use Corridor) |
| MARKET: | Baton Rouge MSA |
| SUB MARKET: | Prairieville |
| CROSS STREETS: | N Lake Drive & Ronald Rd |
| TRAFFIC COUNT: | 27,000 |



| DEMOGRAPHICS | | |
|--------------|------------|----------------|
| STATS | POPULATION | AVG. HH INCOME |
| 0.5 MILES | 1,387 | \$103,289 |
| 1 MILE | 5,314 | \$107,724 |
| 1.5 MILES | 10,943 | \$108,165 |

* Figures shown represent estimates

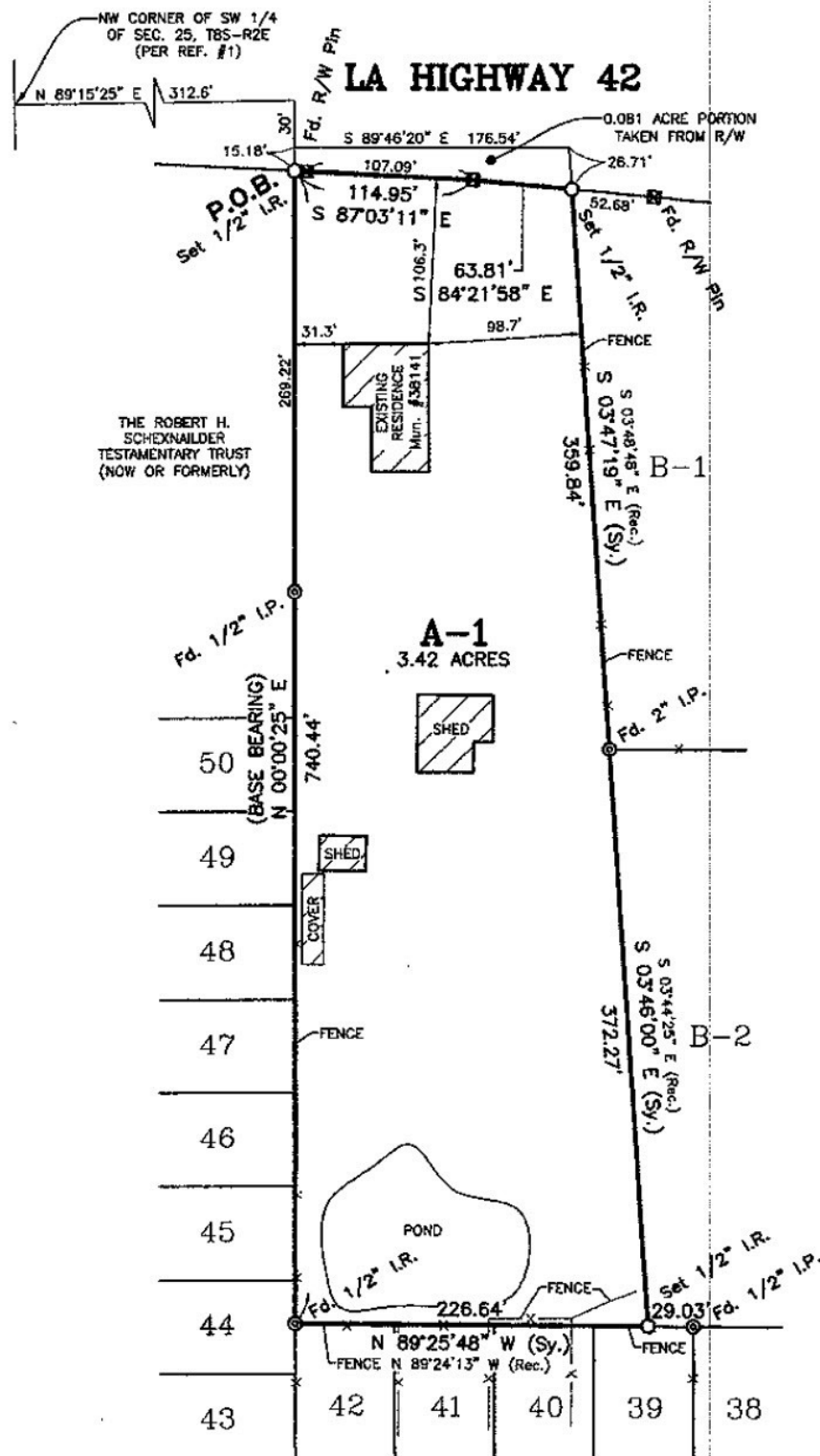
Additional Photos



REFERENCE:

1. SURVEY MAP SHOWING A CERTAIN TRACT OF LAND,
BY WILFRED J. FONTENOT, P.L.S., DATED 12/13/1989.

Property Survey



NOTE: BUILDING LINE SETBACKS SHOWN HEREON WERE TAKEN FROM THE RECORDED SUBDIVISION PLAT AND THE PARISH REQUIREMENTS FOR MU2 ZONING USE. OWNER SHOULD VERIFY THESE RESTRICTIONS WITH HIS ARCHITECT/BUILDER AND THE SUBDIVISION RESTRICTIONS.

MAP SHOWING SURVEY
OF
LOT A-1
LOCATED IN SECTION 25, T8S-R2E
SOUTHEASTERN LAND DISTRICT

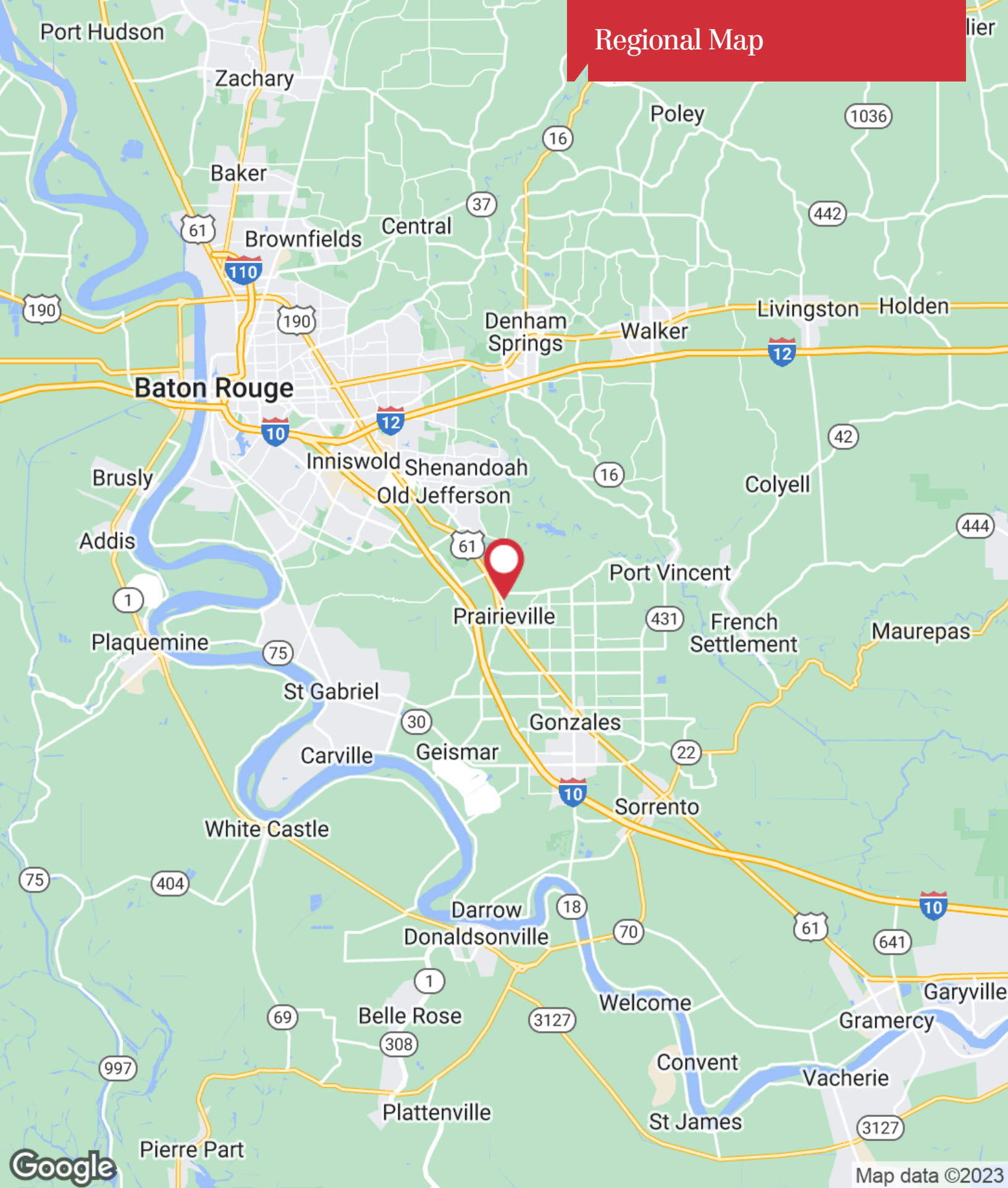
Retailer Map



Google

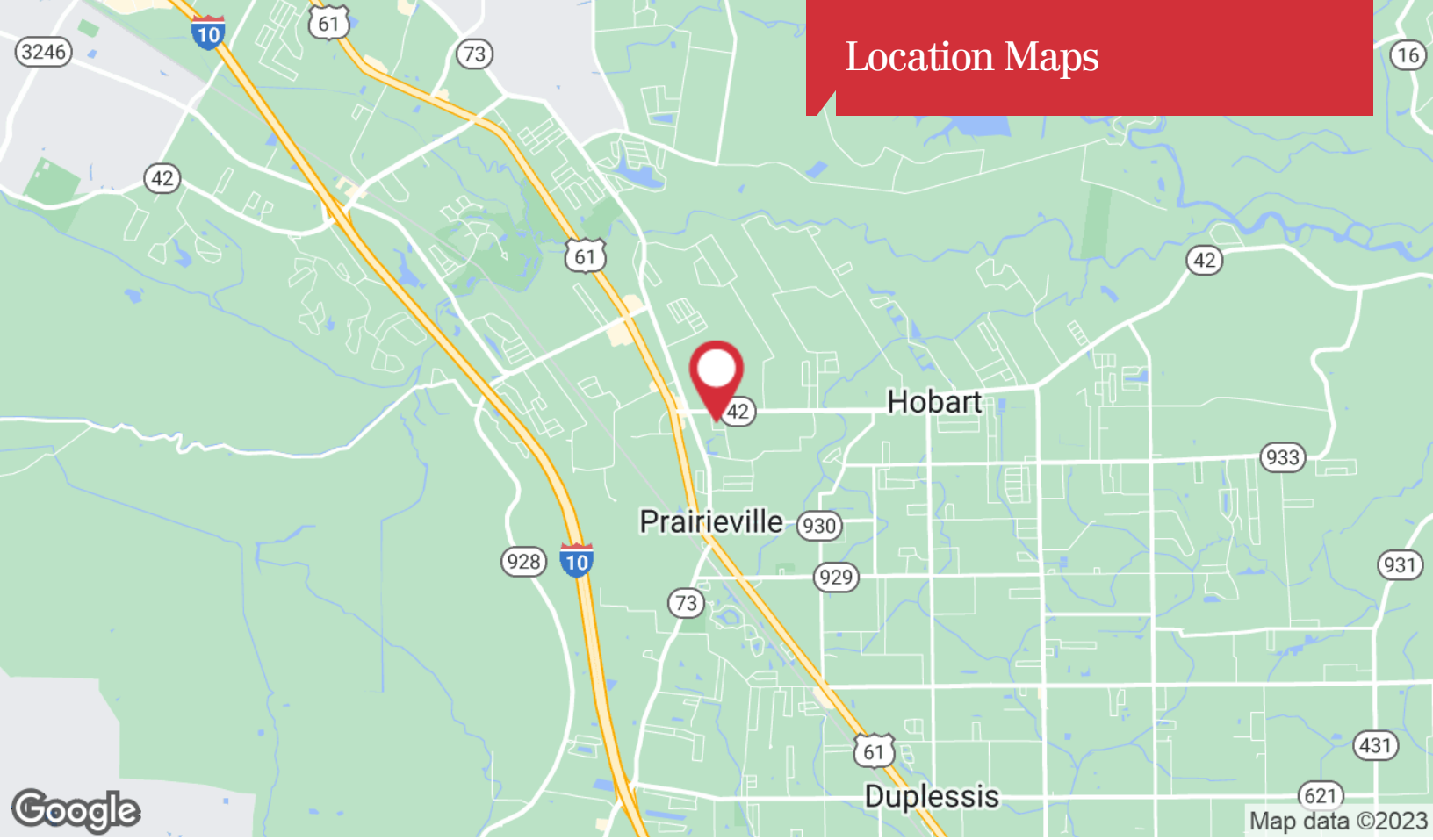
Map data ©2022 Imagery ©2022, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

Regional Map



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Location Maps



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Aerial Map

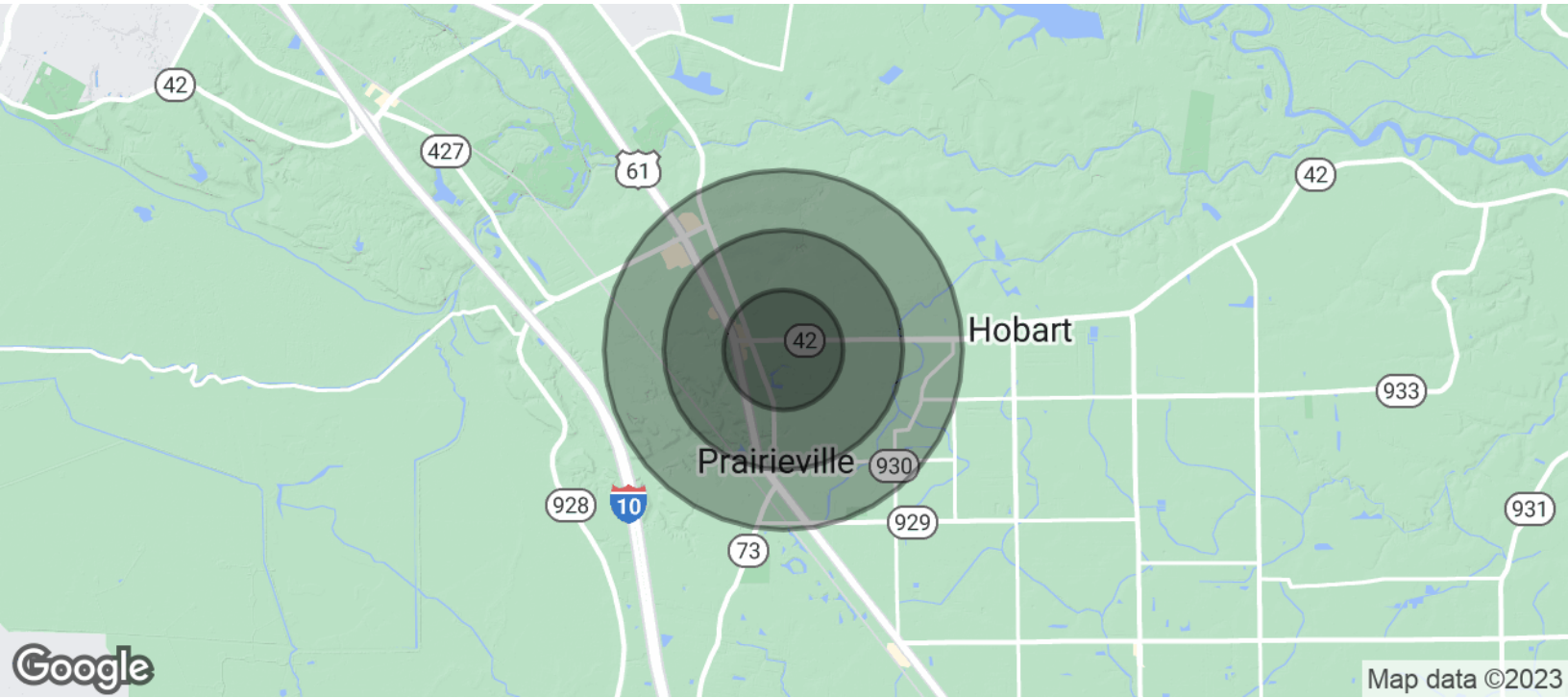


Google

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POPULATION

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population | 1,387 | 5,314 | 10,943 |
| Average Age | 39.5 | 36.6 | 36.0 |
| Average Age (Male) | 36.0 | 35.9 | 36.4 |
| Average Age (Female) | 40.6 | 37.2 | 36.0 |

HOUSEHOLDS & INCOME

| | 0.5 MILES | 1 MILE | 1.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 472 | 1,825 | 3,850 |
| # of Persons per HH | 2.9 | 2.9 | 2.8 |
| Average HH Income | \$103,289 | \$107,724 | \$108,165 |
| Average House Value | \$304,346 | \$297,757 | \$294,144 |

* Demographic data derived from 2020 ACS - US Census