



7700 Blk of Johnston Street

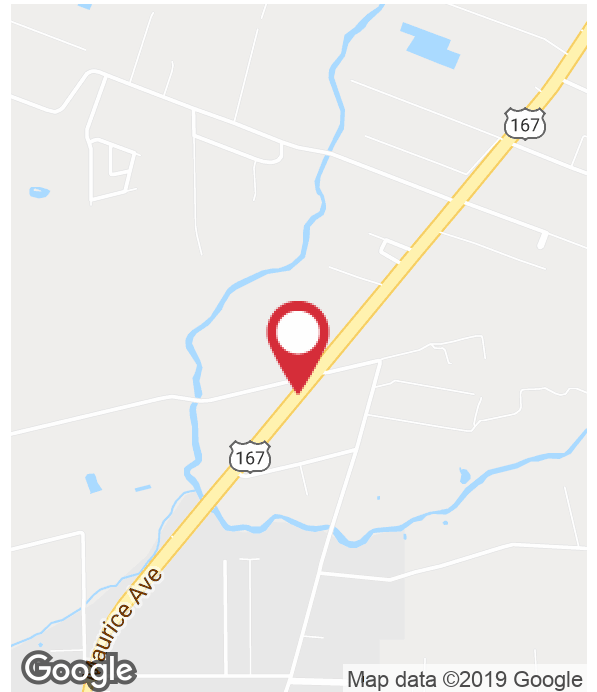
Maurice, Louisiana 70555

Property Highlights

- Land for Sale
- 4.97 acre tract
- 5.75 acre tract
- Self Storage or Boat Storage site
- Industrial Uses
- Great Visibility
- High Traffic Counts

Sale Price

\$219,351 (east side) - \$245,000 (west side)



For more information

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Clinton Shepard

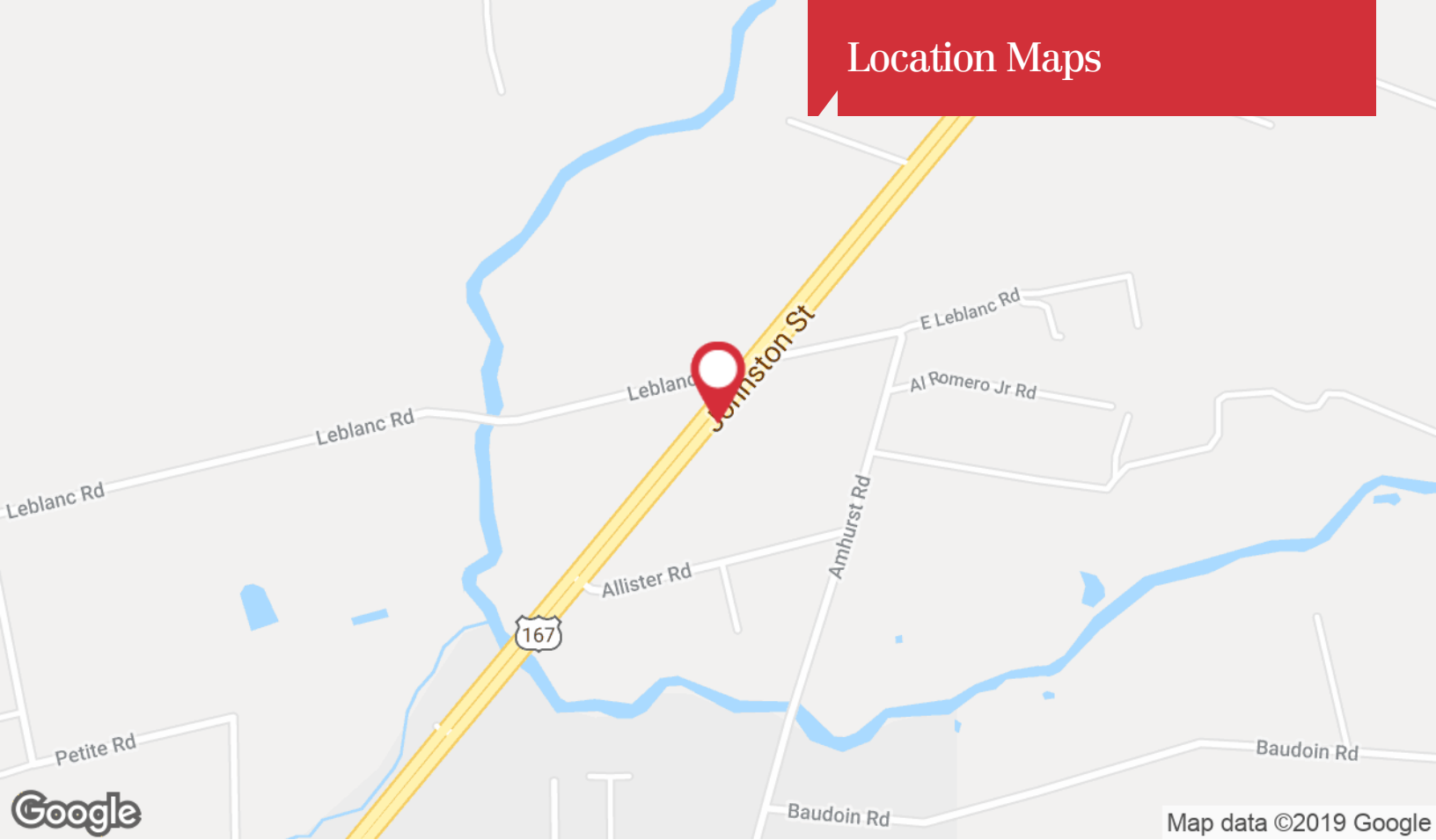
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CALL OR EMAIL FOR MORE INFORMATION

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Location Maps



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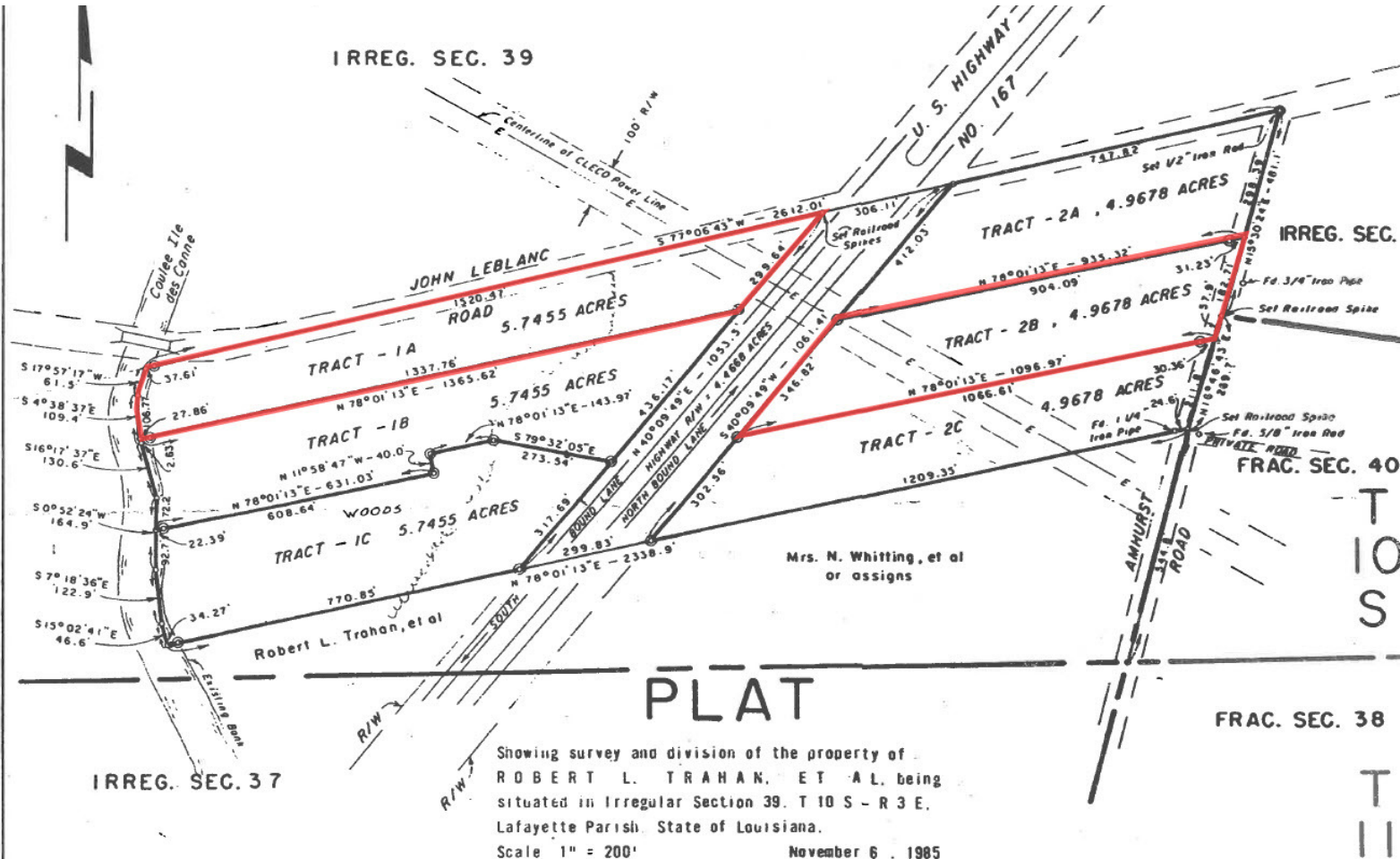
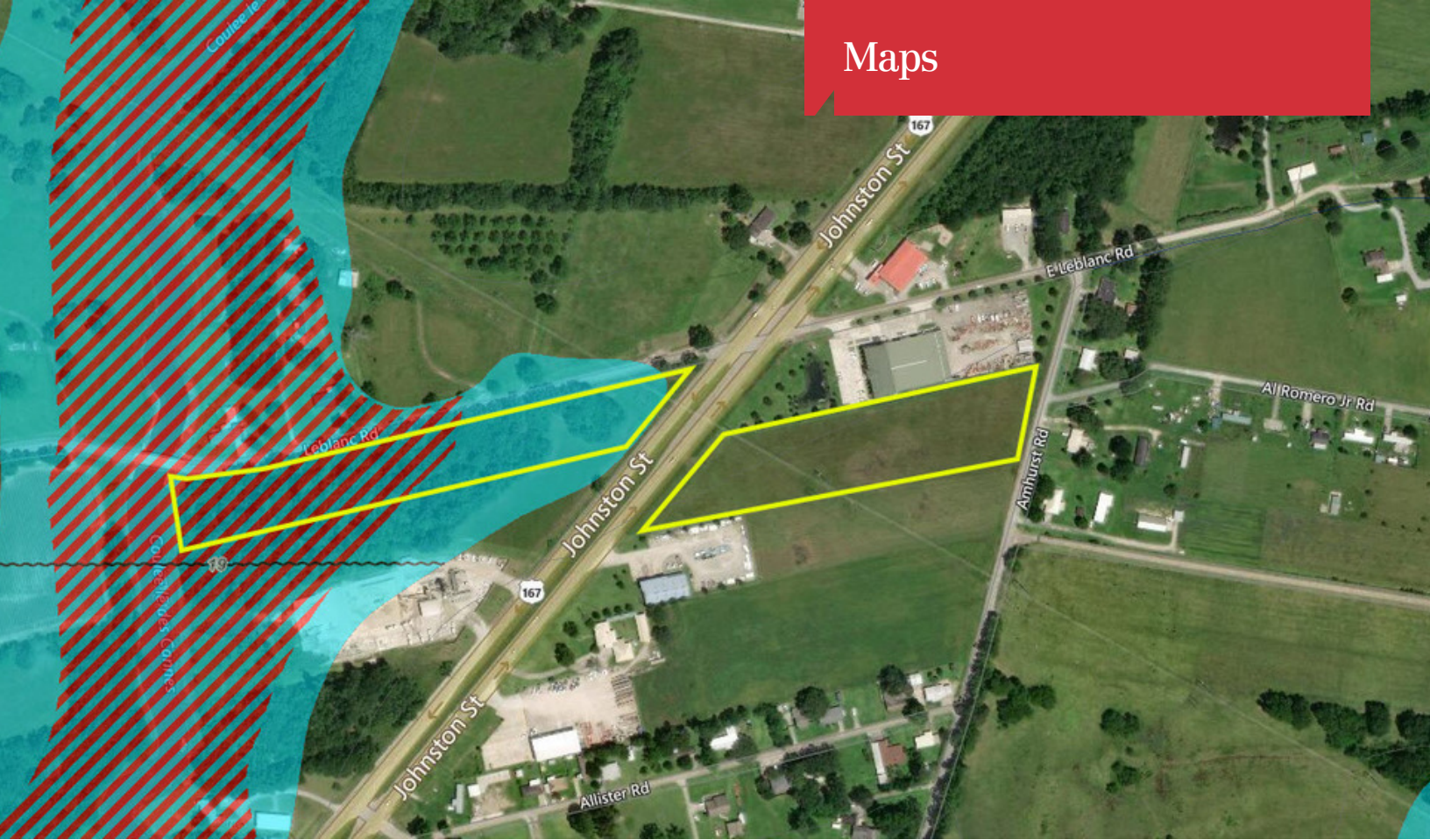
SALE PRICE/AC:	\$43,316
TOTAL LAND AVAILABLE:	10.72 Acres
TRACT 2B:	4.9768 Acres
TRACT 2B APN #:	6069955
TRACT 1A:	5.7455 Acres
TRACT 1A APN #:	6069972
ZONING:	Unzoned

Property Overview

Two tracts of land for sale. One lot is on the east side of US Hwy 167 and the other is at the corner of Leblanc Rd and southbound US Hwy 167. The tract on the east side is pasture land and has a high-line and gas pipe line on-site, but it still prime for industrial use, self storage, or boat storage use. The tract on the west side is wooded and partially located in a flood zone. A corner lot, and could be used for industrial, self storage, or boat storage.

Location Overview

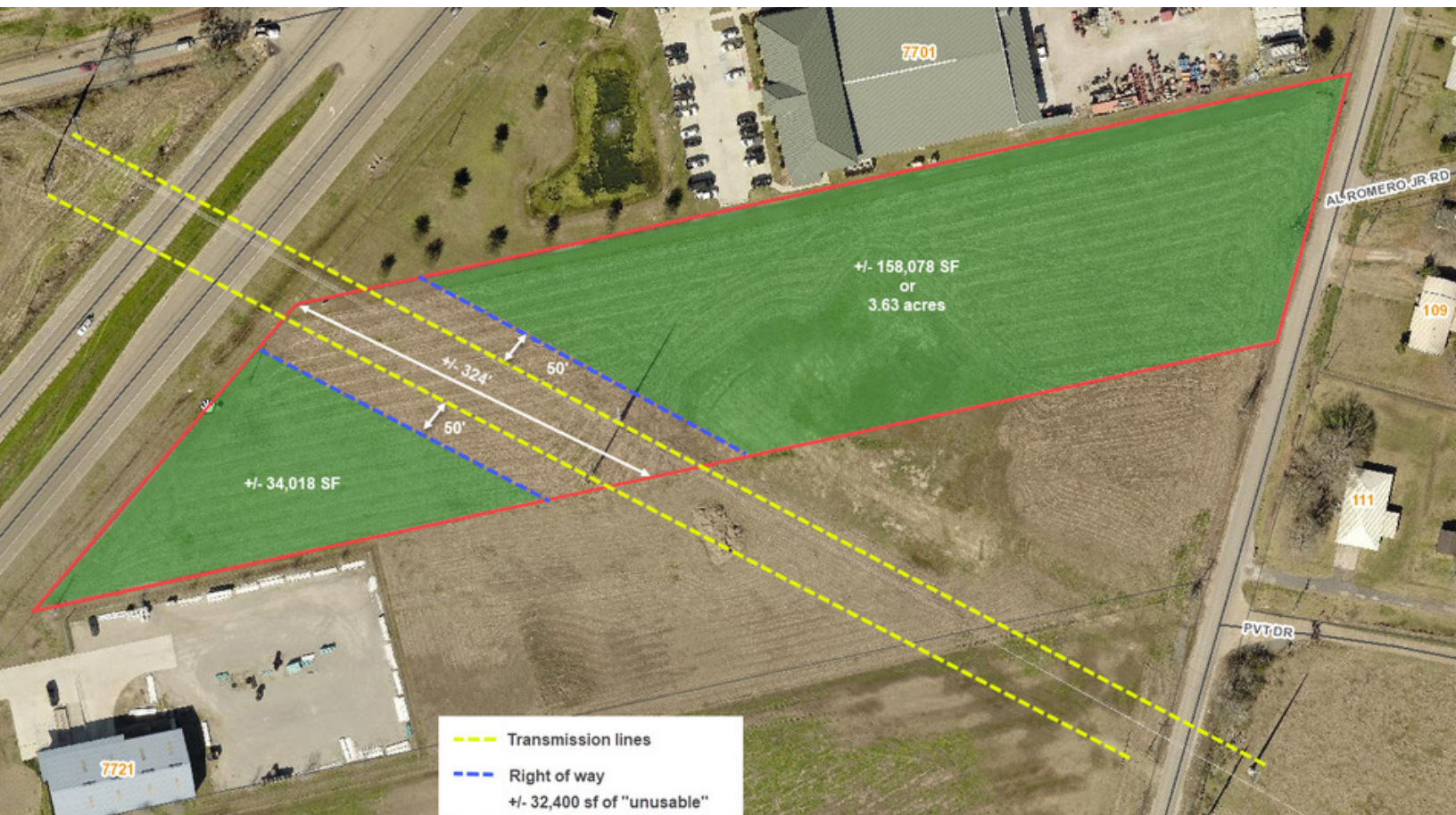
The subject lots are located across the street from one another in the furthest southern portion of Lafayette Parish. The city of Lafayette's growth patterns have traditionally gravitated more to the south due to the Interstate 10 barrier to the north. This immediate area (5 minute drive time) has 8,460 people and 3,092 households, several business (207) and an average household income of \$93,524. Most of the jobs in the area are white collar (65%) and 1/3 of the population has a bachelor's degree or higher.



Tract 2B



Tract 2-B, East side of US-167, approximately 4.98 acres

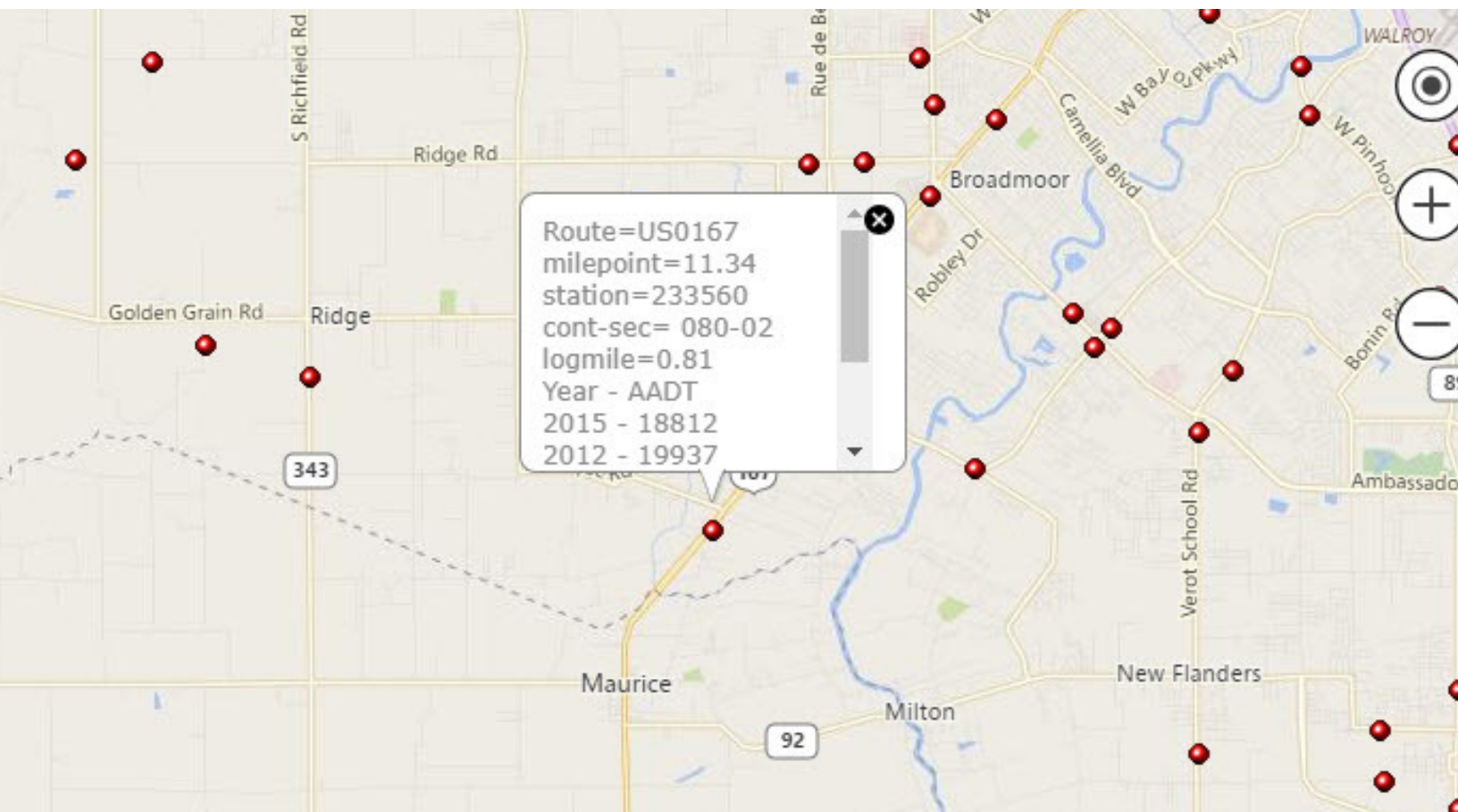


Aerial showing approximate locations of easements

Tract 1A



Tract 1-A, West side of US-167, approximately 5.75 acres



Traffic Counts from Department of Transportation and Development