

For Sale

# Vacant Land

\$305,000



## TBD Hwy 343

Maurice, Louisiana  
70555

### Property Highlights

- 29+ acres
- Level Topography
- Farmland (Sugarcane currently)
- Potential Residential Subdivision
- \$10,500/acre
- Frontage on two streets

### Sale Price

\$305,000

For more information

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## Executive Summary



### Property Overview

Available and prime for development, this 29+ acre tract is perfect for a Residential development or large home site and is located less than a mile from North Vermillion High School and 3 miles from Hwy 167. This property will fit many needs including farming, rec land, subdivision development, or single family residential with excess land.

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SALE PRICE: **\$305,000**

LOT SIZE: **29.23 Acres**

ZONING: **Commercial**

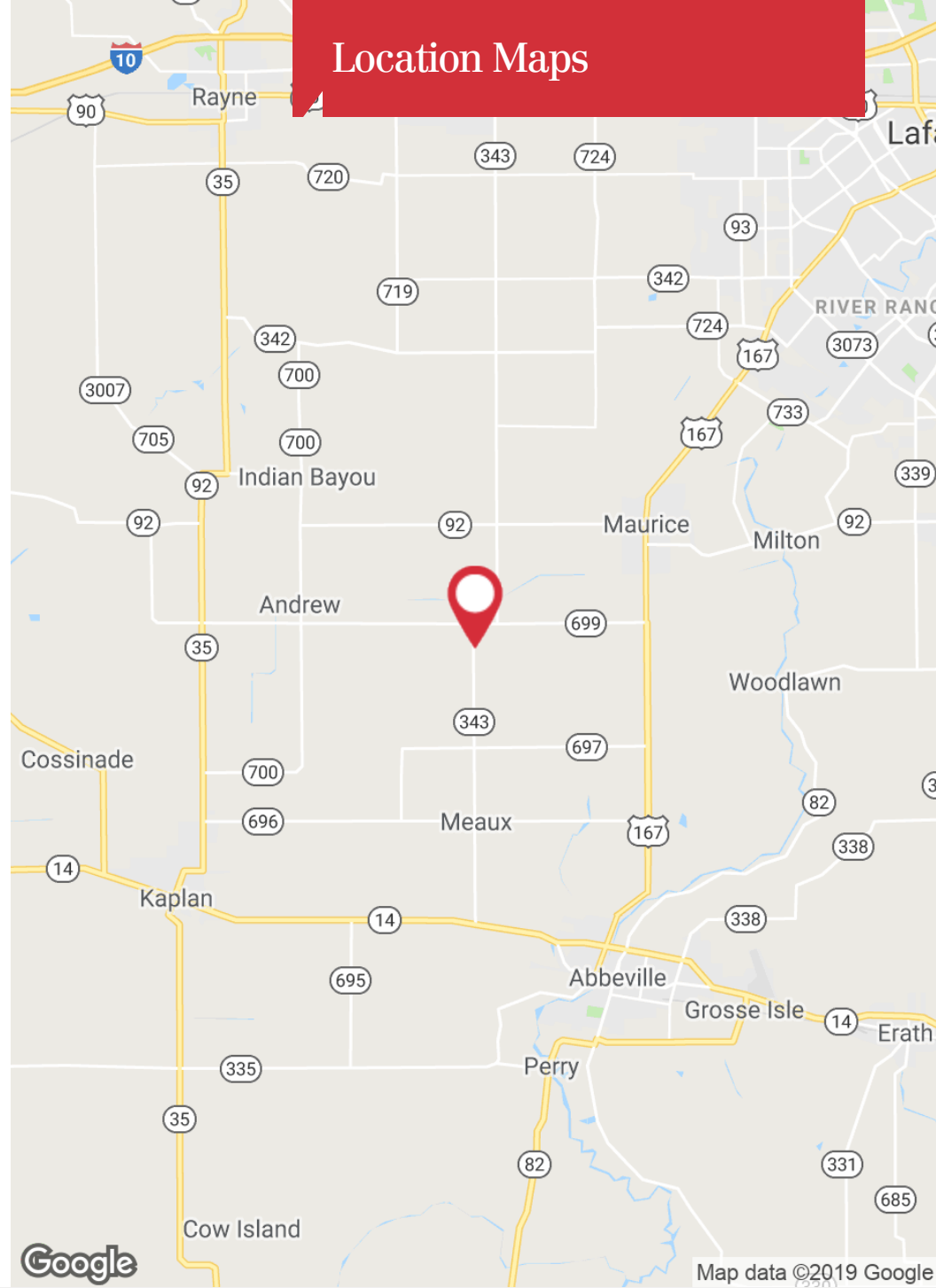
MARKET: **Maurice**

For Sale

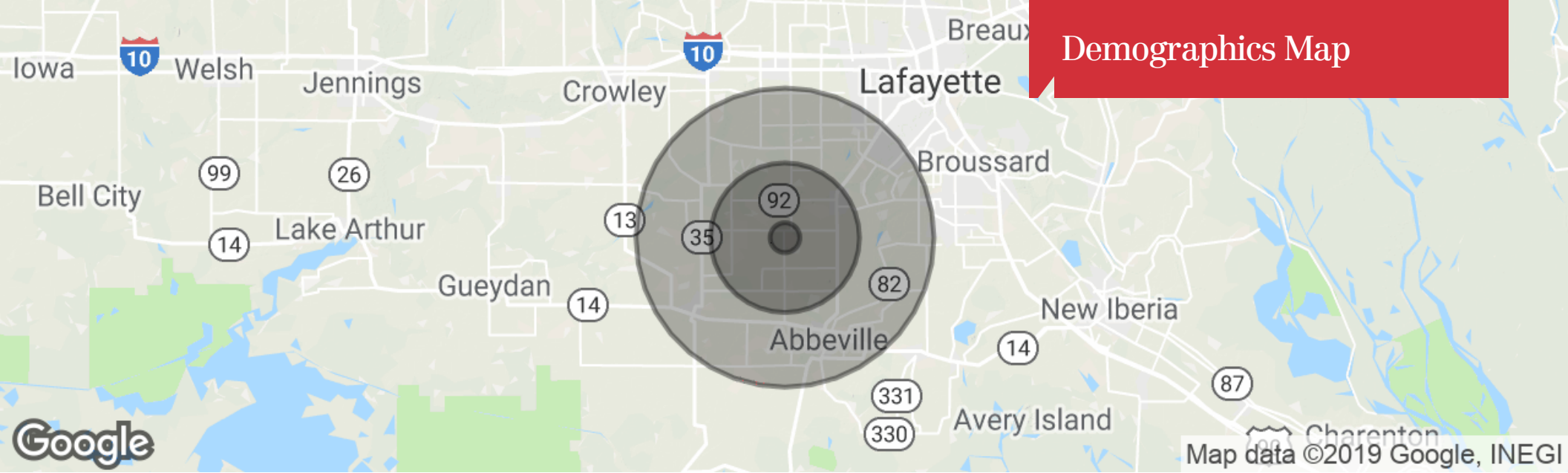
# Vacant Land

29.23 Acres | \$10,434 / AC





# Demographics Map



	1 Mile	5 Miles	10 Miles
<b>Population</b>			
Total Population	258	9,838	97,016
Median Age	33.3	34.5	34.5
Median Age (Male)	32.5	33.2	33.5
Median Age (Female)	34.8	35.9	35.6
<b>Households &amp; Income</b>			
Total Households	96	3,646	36,791
# of Persons Per HH	2.7	2.7	2.6
Average HH Income	\$75,016	\$74,081	\$72,536
Average House Value	\$162,108	\$150,042	\$165,210
<b>Race</b>			
% White	92.6%	90.7%	82.8%
% Black	3.9%	6.3%	12.8%
% Asian	0.8%	1.0%	2.2%
% Hawaiian	0.0%	0.0%	0.1%
% Indian	0.0%	0.2%	0.3%
% Other	0.8%	0.6%	0.6%
<b>Ethnicity</b>			
% Hispanic	2.3%	2.3%	3.9%

\* Demographic data derived from 2010 US Census

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**NAI** Latter & Blum

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