

## For Sale

### Property Summary

Prime commercial property adjacent to corner of Airline and Hwy. 73 located in Prairieville. Situated between Sammy's restaurant and RaceTrac. MU (Mixed Use) zoning, with +/- 248.24' frontage on Airline and +/- 150.67' frontage on Old Jefferson Hwy. (Hwy. 73). Paved cross-easement for access between Airline Hwy. and Jefferson in place. Excellent high visibility site for retail, medical, QSR, financial or special purpose like restaurant. Property to be sold "As-Is, Where-Is." Seller has installed water including private fire hydrant, and private sewage treatment plant. Sale includes minor use, building setback and signage restrictions.

Call agent for additional information.

### Property Highlights

- 1.78 Acres
- Fronts both Airline Highway & Old Jefferson
- MU (Mixed Use Zoning)
- Between RaceTrac & Sammy's Restaurant
- Paved cross-easement from Airline To Old Jefferson
- Some Use, Building Setback & Signage Restrictions
- Sold "As Is - Where Is"
- Great site for Bank, Full Service Restaurant/QSR, Special Purpose or other retail use!

### Sale Price

- \$1,395,000

### Lot Size

- 1.78 Acres

### Traffic Counts (ADT 2016)

- Airline Highway (north of site): 46,749
- Highway 73 (rear of site): 21,326
- Old Jefferson Highway (near I-10): 23,993



### 2019 Demographics

	1 mi.	3 mi.	5 mi.
Population	3,198	37,789	80,282
Avg. HH Income	\$103,037	\$96,791	\$95,162

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