Danny L. Watts

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Donato Mucciacciaro

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High Visibility Retail Site

16338 Airline Highway, Prairieville, LA

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 crosseasement 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

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
- 1.78 Acres

Lot Size



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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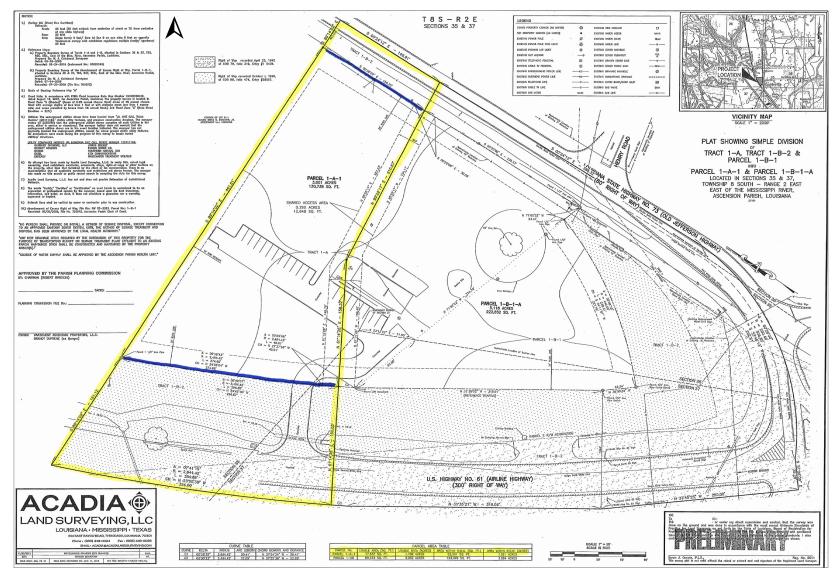
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