

## Fieldspan Road Acreage

2171 S Fieldspan Rd, Duson, Louisiana 70529

### Property Highlights

- Residential Subdivision Opportunity
- 32 acres
- Perfect size and shape for development
- Level Topography
- Not in a Flood Zone (X)
- \$15,000 per acre
- 1,800 sqft home included but not part of valuation

### Sale Price

\$480,000



For more information

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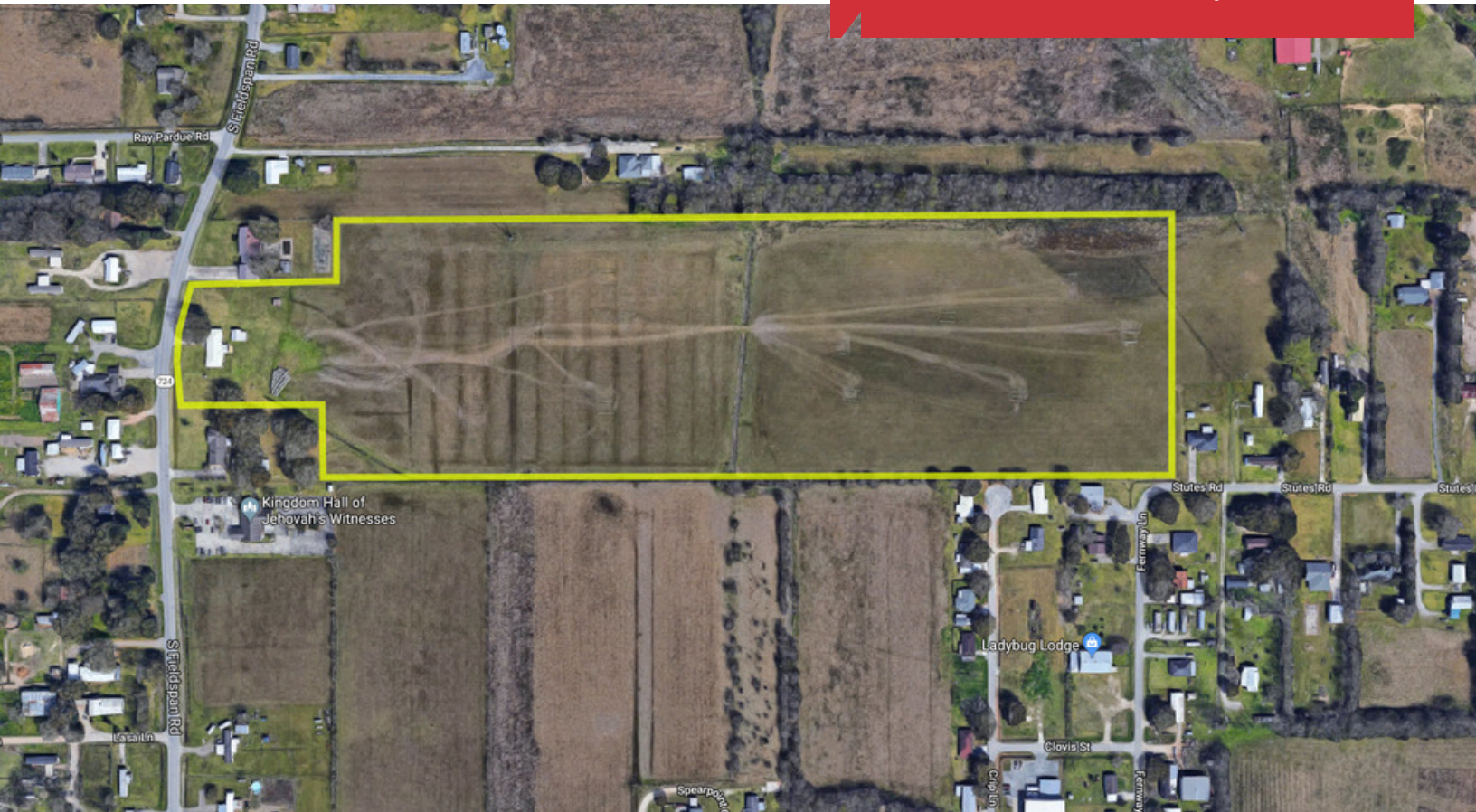
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**CALL OR EMAIL FOR MORE INFORMATION**

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Lafayette, LA 70508  
337 233 9541 tel  
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March 15, 2021



SALE PRICE: \$480,000

BEST USE: Residential Subdivision

PROPERTY SIZE: 32 Acres

APN #: 6065802

ZONING: None

MARKET: Duson

## Property Overview

This is a great opportunity to buy 30 plus acres at a great price. The subject lot is located west of Lafayette on one of the main parish roads connecting north of I-10 to Maurice. The land has an excellent configuration, topography and size for a maximizing lot numbers and thus return for a residential subdivision development. Additional uses are for an individual looking to purchase land to build their forever home with acreage for recreation, farming, or animals. There is an existing 1,800 square foot home at the front of the property.

## Location Overview

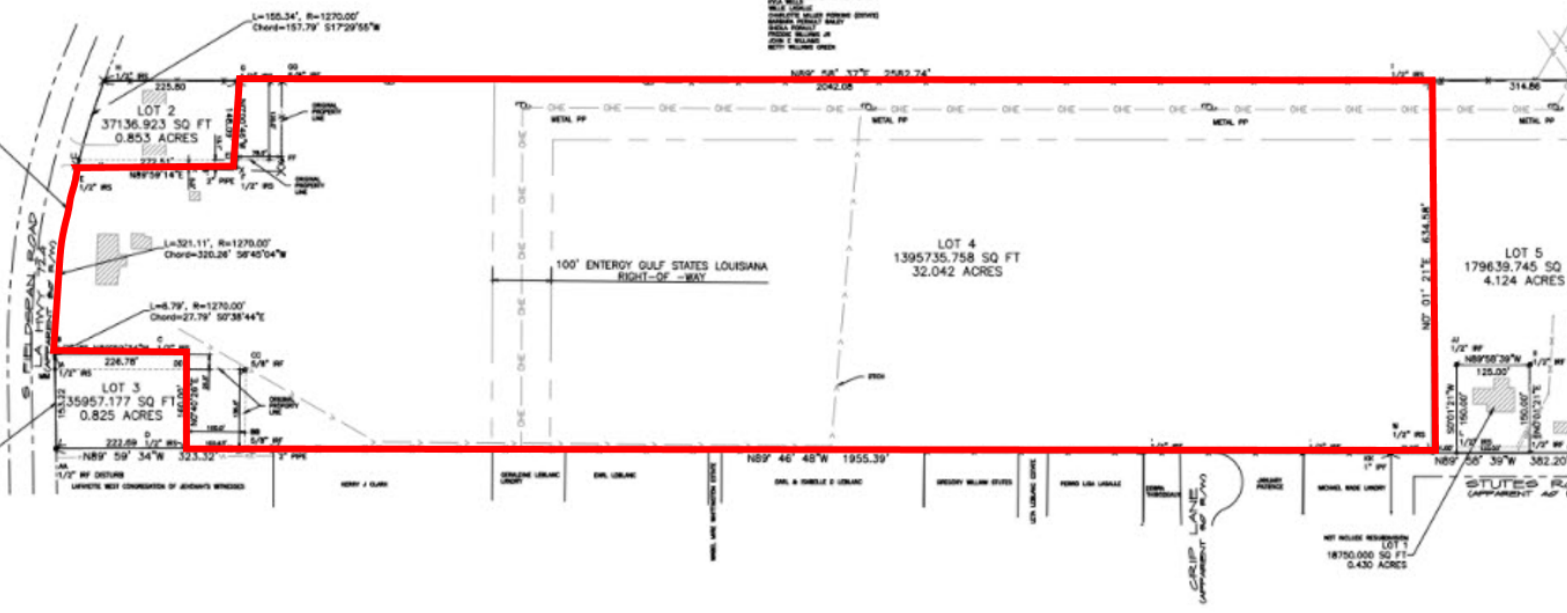
Located just west of Lafayette and south of I-10. Over half of this area is made up of a socioeconomic group known as Middleburgs. Residents are conservative, family-oriented consumers. Still more country than rock and roll, they are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the US. This market is younger but growing in size and assets. This is primarily a residential area, there are only 660 total jobs within a 5 min drive time of the site.

# Additional Photos



# Property Boundaries

COMMENCING AT THE INTERSECTION OF S FIELDSPAN AND RAY PARDUE RD  
THENCE SOUTHERLY  $\frac{1}{2}$ " - 200'  
TO THE POINT OF BEGINNING SET 1/2" IRON ROD  
THENCE N89°58'33"E A DISTANCE OF 2583.74' TO A SET 1/2" IRON ROD  
THENCE S00°26'10"W A DISTANCE OF 634.84' TO A SET 1/2" IRON ROD  
THENCE N89°58'39"W A DISTANCE OF 144.28' TO A FND 1/2" IRON ROD  
THENCE N00°01'21"E A DISTANCE OF 150.00' TO A FND 1/2" IRON ROD  
THENCE S00°01'21"W A DISTANCE OF 150.00' TO A SET 1/2" IRON ROD  
THENCE N89°58'39"W A DISTANCE OF 112.80' TO A FND 1" IRON ROD  
THENCE N89°46'48"W A DISTANCE OF 1955.39' TO A FND 5/8" IRON ROD  
THENCE N89°58'34"W A DISTANCE OF 323.22' TO A FND 1/2" IRON ROD  
THENCE N00°47'50"W A DISTANCE OF 153.20' TO A SET 5/8" IRON ROD  
THENCE ALONG CURVE TO THE RIGHT HAVING A ARC LENGTH OF 483.24'  
RADIUS OF 1270.00' A CHORD BEARING OF N10°06'07"E A CHORD DISTANCE  
OF 486.33' TO A SET 1/2" IRON ROD,  
BEING THE POINT OF BEGINNING.

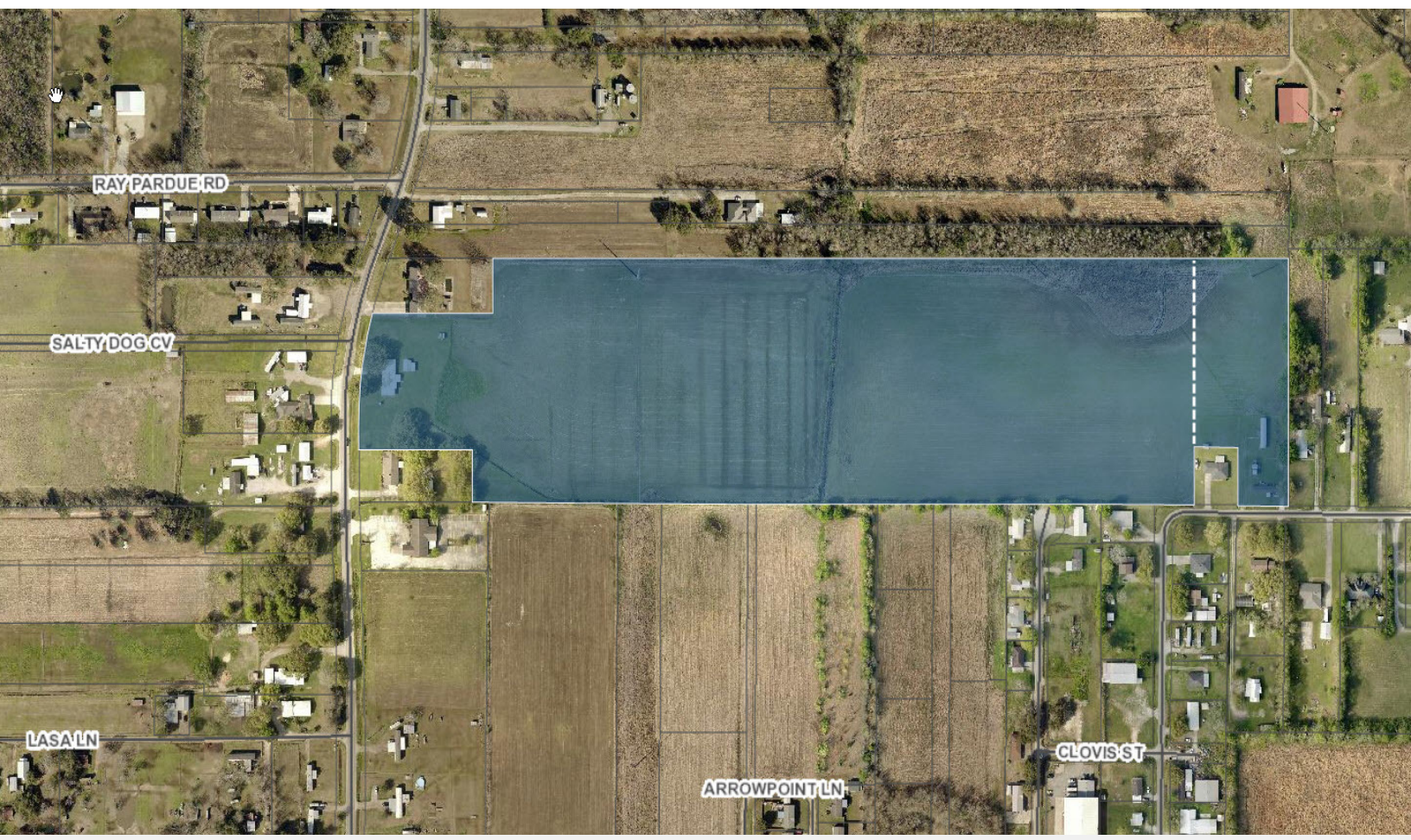


**GENERAL NOTES**

1. ALL EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATION ONLY. THEY ARE NOT  
TO BE ACCURATELY LOCATED. CALL LOCATIONS ARE ONLY AS SHOWN.  
2. PROPERTY BOUNDARIES ARE NOT NECESSARILY EXCLUSIVE. SURVEYORS OF RECORD ARE SHOWN ON  
THIS PLAN. ALL AREAS NOT SHOWN ARE RESERVED FOR FUTURE DEVELOPMENT AND NOT  
TO BE ASSUMED.

**LEGEND**

- - MONUMENT FOUND
- - MONUMENT SET
- N/E - NEW OR FORMERLY
- AAA - ALSO KNOWN AS



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# Location Maps



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LifeMode Group: Family Landscapes  
**Middleburg**

**Area Profile**

**Households:** 3,511,200  
**Average Household Size:** 2.75  
**Median Age:** 36.1  
**Median Household Income:** \$59,800

**WHO ARE WE?**

Middleburg neighborhoods transformed from the easy pace of country living to semirural subdivisions in the last decade, when the housing boom reached out. Residents are conservative, family-oriented consumers. Still more country than rock and roll, they are thrifty but willing to carry some debt and are already investing in their futures. They rely on their smartphones and mobile devices to stay in touch and pride themselves on their expertise. They prefer to buy American and travel in the US. This market is younger but growing in size and assets.

**OUR NEIGHBORHOOD**

- Semirural locales within metropolitan areas.
- Neighborhoods changed rapidly in the previous decade with the addition of new single-family homes.
- Include a number of mobile homes (Index 150).
- Affordable housing, median value of \$175,000 (Index 84) with a low vacancy rate.
- Young couples, many with children; average household size is 2.75.

**SOCIOECONOMIC TRAITS**

- Education: 65% with a high school diploma or some college.
- Unemployment rate lower at 4.7% (Index 86).
- Labor force participation typical of a younger population at 66.7% (Index 107).
- Traditional values are the norm here—faith, country, and family.
- Prefer to buy American and for a good price.
- Comfortable with the latest in technology, for convenience (online banking or saving money on landlines) and entertainment.



Note: The Index represents the ratio of the segment rate to the US rate multiplied by 100. Consumer preferences are estimated from data by GfK MRI.

**4C** LifeMode Group: Family Landscapes  
**Middleburg**



**MARKET PROFILE** (Consumer preferences are estimated from data by GfK MRI)

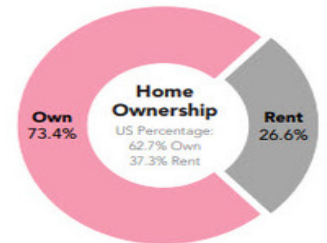
- Residents are partial to domestic vehicles; they like to drive trucks, SUVs, or motorcycles.
- Entertainment is primarily family-oriented, TV and movie rentals or theme parks and family restaurants.
- Spending priorities also focus on family (children's toys and apparel) or home DIY projects.
- Sports include hunting, fishing, bowling, and baseball.
- TV and magazines provide entertainment and information.
- Media preferences include country and Christian channels.

**HOUSING**

Median home value is displayed for markets that are primarily owner occupied; average rent is shown for renter-occupied markets. Tenure and home value are estimated by Esri. Housing type and average rent are from the Census Bureau's American Community Survey.



**Typical Housing:**  
 Single Family  
**Median Value:**  
 \$175,000  
 US Median: \$207,300



**POPULATION CHARACTERISTICS**

Total population, average annual population change since Census 2010, and average density (population per square mile) are displayed for the market relative to the size and change among all Tapestry markets. Data estimated by Esri.



**ESRI INDEXES**

Esri developed three indexes to display average household wealth, socioeconomic status, and housing affordability for the market relative to US standards.

