

Land For Sale or Lease

14061 Hwy 73
Prairieville, LA 70769



SUBJECT PROPERTY

Presented by:

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14061 Hwy 73, Prairieville, LA

The Offering – NAI/Latter & Blum is pleased to present the opportunity to purchase or lease the 100 percent fee simple interest in the Subject Property, a 2.68 Acre tract of land located to the south of the heart Prairieville, LA.

Solid Location – The Property is located on the intersection of Interstate 10 and Hwy 73 in Prairieville, LA. The site is located minutes from Dutchtown High School and the Geismar petrochemical corridor.

Opportunity – The Property represents the opportunity for an owner or tenant to acquire build ready land in an up and coming development with interstate frontage. Much of the infrastructure including sewers, utilities, and some roadways are already in place. Wetlands have been mitigated.

MU – This district is characterized by the most intensive residential and commercial development. Residential includes apartments and townhomes. Commercial should be concentrated or clustered at strategic sites in relation to population centers, other commercial sites, and adequate roads.

MU2 – The district is characterized by the allowance of limited commercial, retail and service establishments in areas where the surrounding neighborhood is predominantly residential and the character and operation of which are compatible with the character of the surrounding area.



Offering Summary

Property Location:	14061 Hwy 73, Prairieville, LA
Rentable Area:	±2.68 Acres
Flood Zone:	X
Zoning:	MU and MU2
Lease Rate:	\$9,000/mo
Sales Price	\$1,750,000

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Location Map



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Metro Map



SUBJECT PROPERTY

**Hwy 30
Industrial
Corridor**

Tanger Outlets

**Cabela's
Parkway**

**Ochsner
Health
Center**

**Heritage
Crossing**

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Property **Aerial**



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Property Images

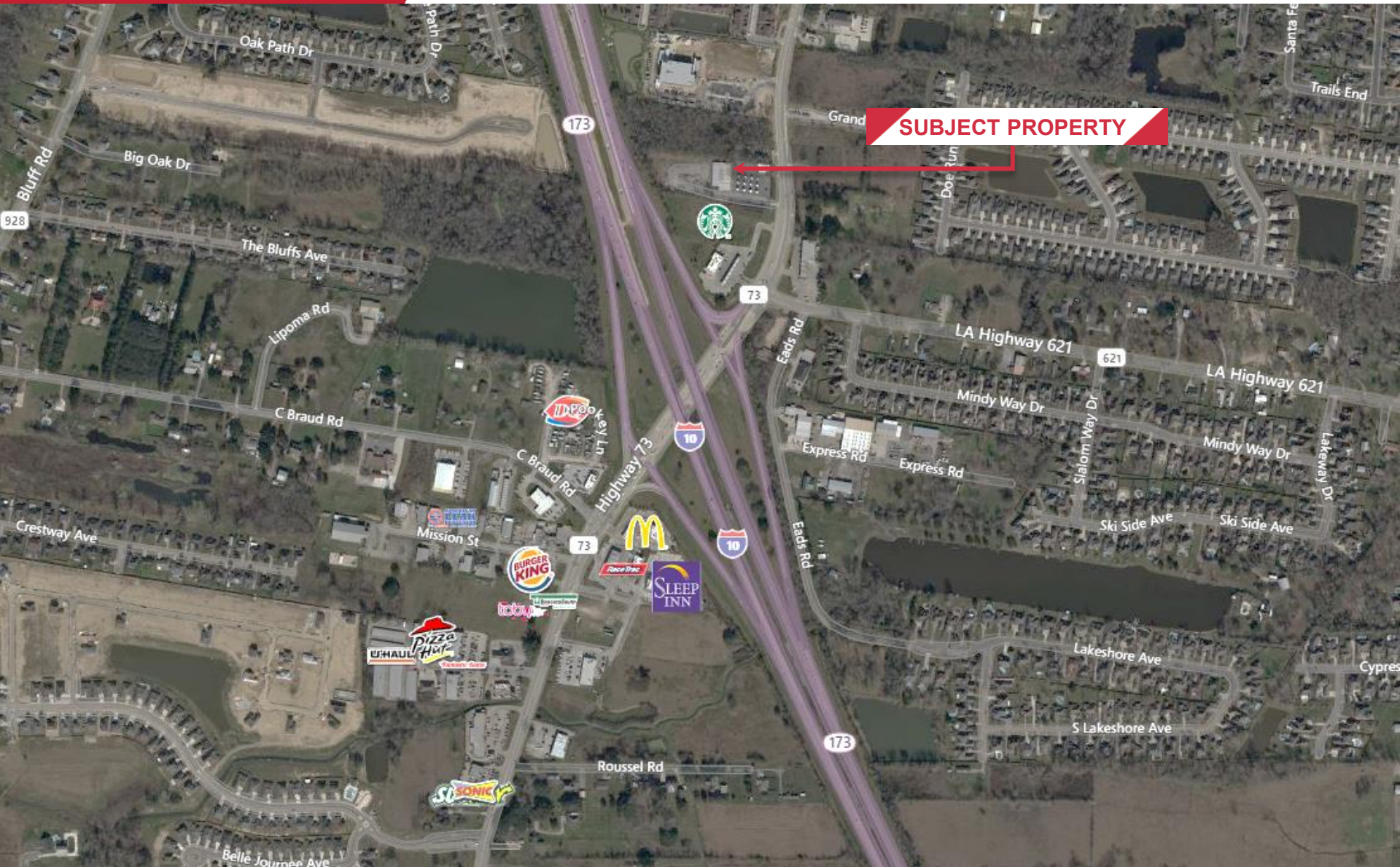


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Neighborhood Map

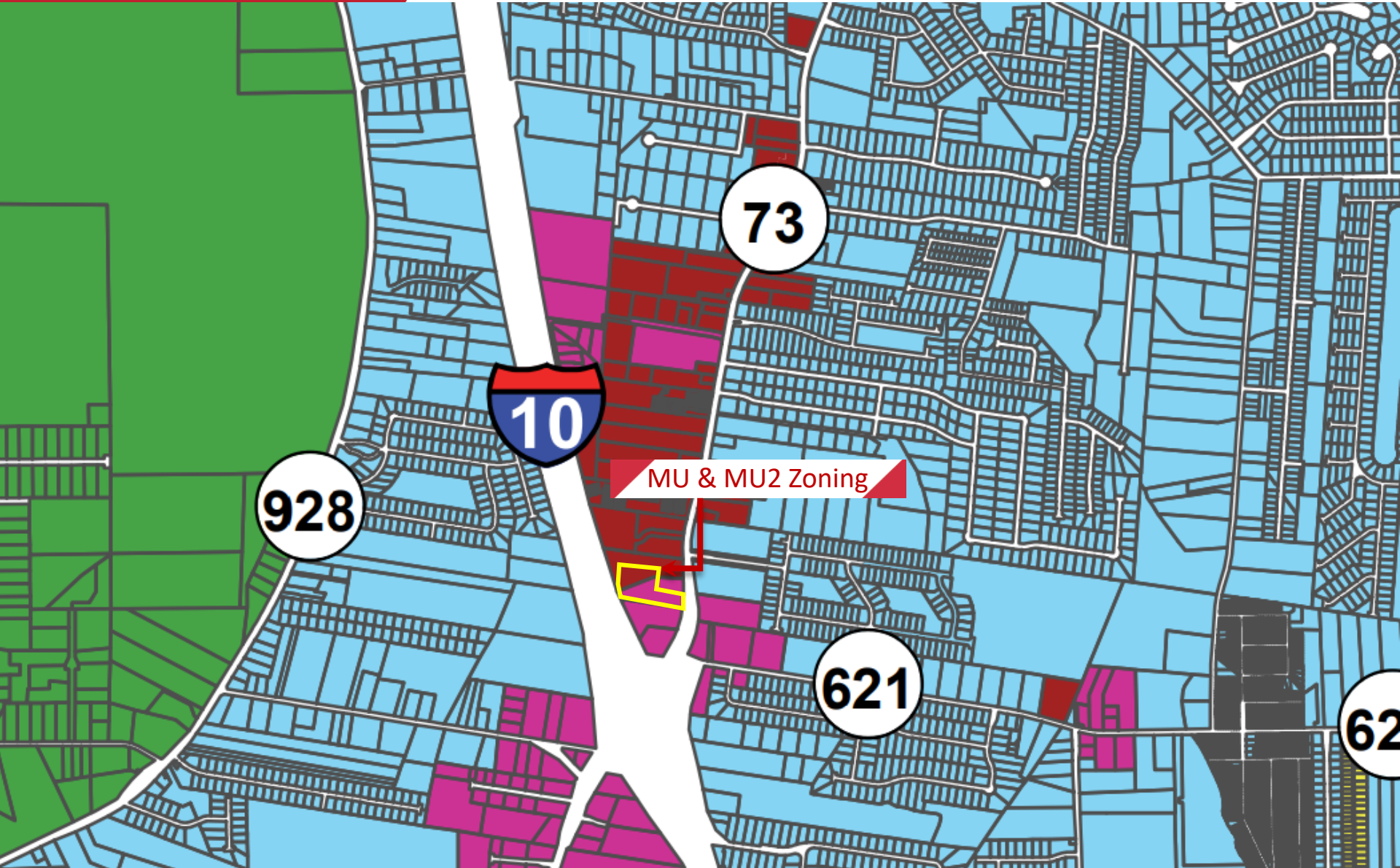


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Zoning Map



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Flood Map



Flood Zone X

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Wetlands Map



Ascension Parish

Quick Facts



NATIONAL
 LOUISIANA
 BATON ROUGE MSA
 ASCENSION PARISH
 CITY OF PRAIRIEVILLE
 15 MIN DRIVE TIME
 10 MIN DRIVE TIME
 5 MIN DRIVE TIME



- Baton Rouge MSA
- Ascension Parish
- City of Prairieville
- 14061 Hwy 73



Population

333,793,107
 4,792,816
 156,335
 133,077
 33,558
 157,172
 57,869
 13,165



Household

126,083,849
 1,835,428
 58,617
 50,708
 11,388
 59,318
 20,309
 4,427



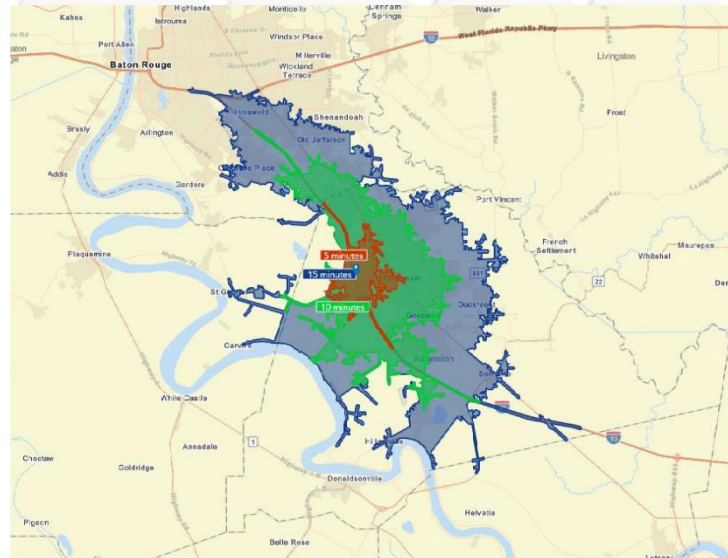
Median HH Income

\$62,203
 \$47,980
 \$47,364
 \$49,115
 \$105,326
 \$86,135
 \$99,978
 \$109,391



Population Growth Year-over-Year

0.72%
 0.29%
 -0.23%
 -0.27%
 1.81%
 1.28%
 1.67%
 1.69%





Thank You

NAI Latter & Blum would like to thank you for the opportunity to present this asset for your consideration.

For additional information, please contact:

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