

For Sale

Property Summary

Up to ±2.23 acres zoned C-2 available on Highway 1 South next to new RaceTrac. Site has ±358' of frontage along Highway 1 and ±56' of frontage along First Street. Traffic counts are ±33,134 (LADOTD 2016) on Highway 1 just north of the site. Seller may subdivide. Sold "As Is - Where Is." Seller to retain mineral rights.

Property Highlights

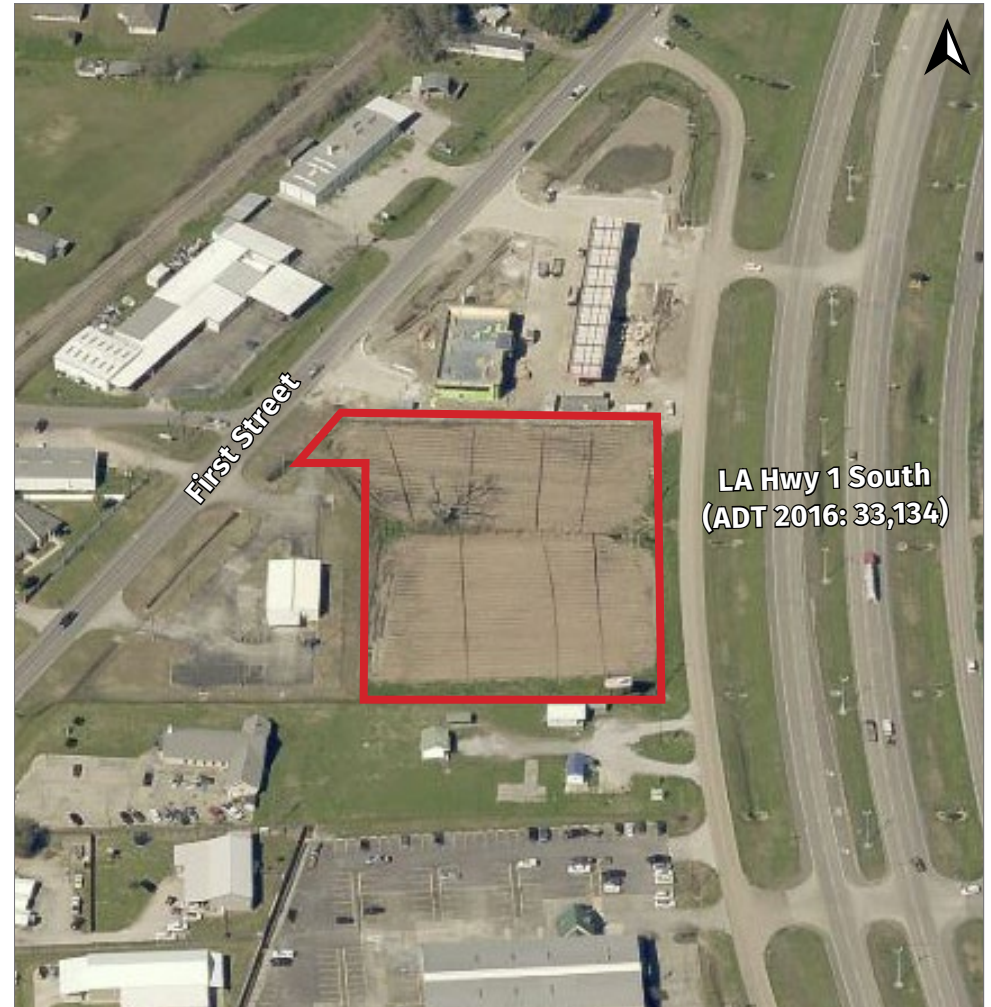
- ±2.23 Acres Total Available
- ±358' Frontage Highway 1
- ±56' Frontage along First Street
- ±33,134 Average Daily Traffic on Highway 1
- Zoned C-2
- \$7.50/sq.ft.
- Sold "As Is - Where Is"/Seller to retain mineral rights

Area Highlights

- New apartment complex development with 250+ units
- New subdivisions under construction including across the highway
- New RaceTrac adjacent to parcel

2019 Demographics

	1 mi.	3 mi.	5 mi.
Population	10,853	20,588	64,849
Avg. HH Income	\$79,149	\$80,419	\$57,509



Survey

