

# HWY 30 FRONTAGE LOT IN I-10 RETAIL CORRIDOR

## OFFERING SUMMARY

Sale Price:	\$1,175,000   \$17.63/SF
Lot Size:	1.53 Acres
Zoning:	C1
Flood Zone	X

## PROPERTY OVERVIEW

This ±1.53 acre tract of vacant land is located on Hwy 30 east of Interstate 10. It has ±250 feet of frontage on Hwy 30 (24,091 VPD) and is bordered by S Roth Ave and Our Lady of the Lake Ascension Blvd.

This area along Hwy 30 is a heavily trafficked corridor for residents and travelers. The Hwy 30 exit off of Interstate 10 features many large retail developments including Cabela's, Tanger Outlets, and the Lamar Dixon Expo Center. Many other local and national retailers are congregated around this exit to take advantage of the 79,141 vehicles traveling I-10 per day.

The property is ±0.95 miles from Interstate 10 and adjacent to the Our Lady of the Lake Ascension Hospital.

It is the only remaining tract that borders OLOL Campus and has

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Mark Segalla (C) 225.505.4349 Will Chadwick, MBA (C) 225.368.7667



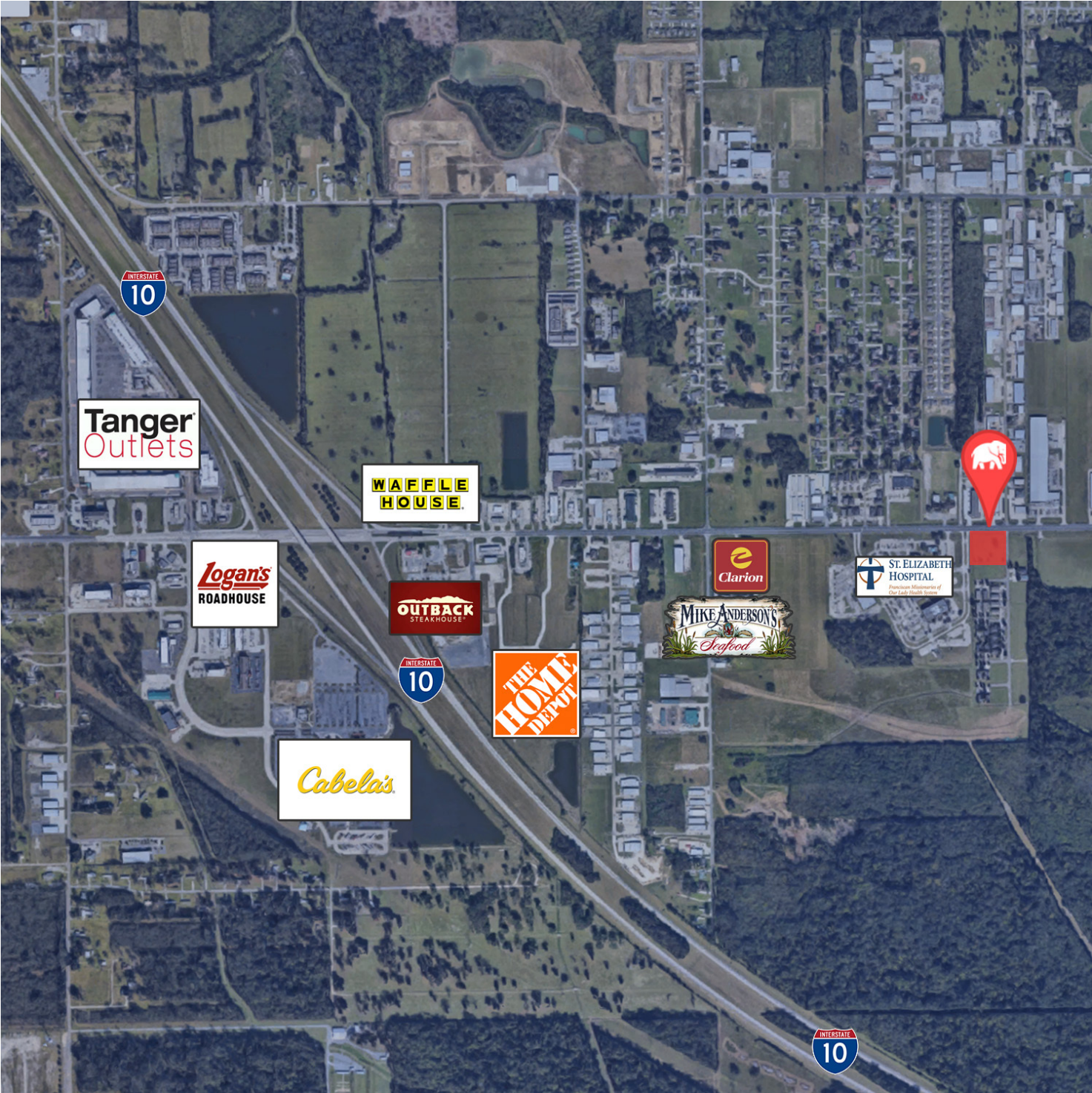
**ELIFIN**

225.505.4349 | <https://elifinrealty.com>  
640 Main St, Suite A, Baton Rouge, LA 70801

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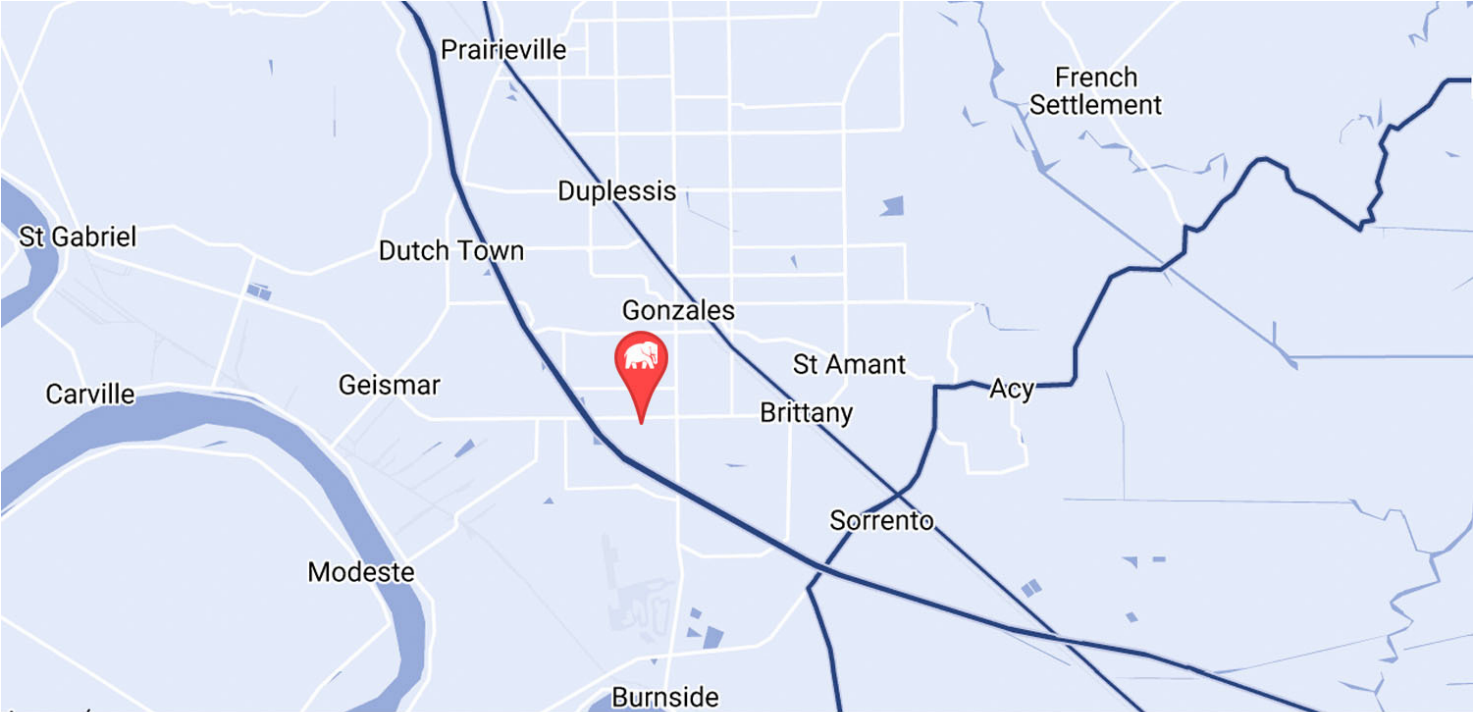
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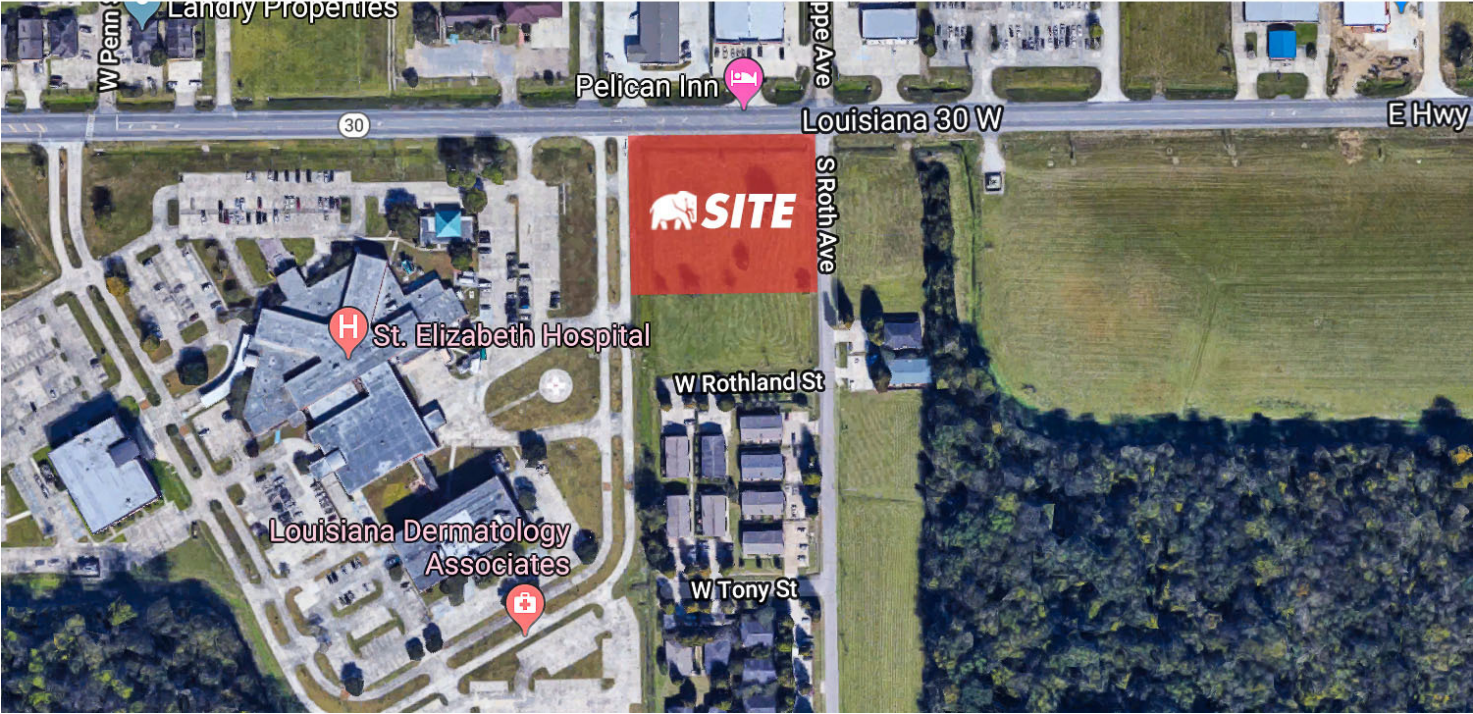
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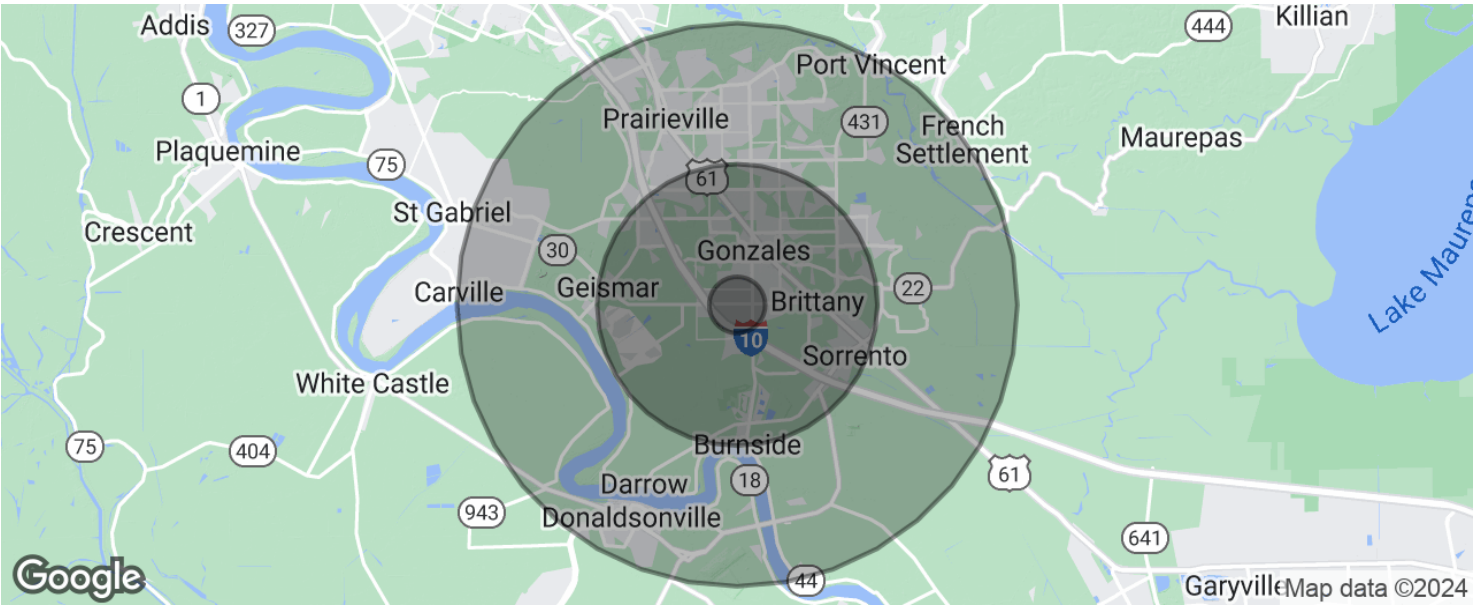


MAP DATA ©2018 GOOGLE



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# HWY 30 FRONTAGE LOT IN I-10 RETAIL CORRIDOR



POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,501	35,322	110,078
Median age	30.8	34.0	34.3
Median age (Male)	29.0	32.3	33.2
Median age (Female)	36.4	36.1	35.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	896	12,683	38,377
# of persons per HH	2.8	2.8	2.9
Average HH income	\$62,667	\$68,732	\$76,575
Average house value	\$152,434	\$157,355	\$156,805

\* Demographic data derived from 2020 ACS - US Census