

Lacombe I-12 Acreage

Hwy 434 Lacombe, LA 70445

PROPERTY SUMMARY



Property Highlights

- Located at the intersection of SWQ of Interstate 12 & Hwy 434
- This large land tract is suitable for development of a distribution hub industrial park hospitality medical multi-family etc.
- Surrounding landmarks include the recently completed Ochsner Northshore Medical Complex Smuckers Distribution Center Northshore Technical College.
- Zoned HC3 – Highway Commercial & I-2
- Can be subdivided
- Aerial Flyover Footage: <https://vimeo.com/444861599/1caba2166b>

Matthew Pittman, CCIM

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Offering Summary

Sale Price:	\$1,750,000 (\$3.02/SF)
Lot Size:	13.3 Acres

Demographics

	1 Mile	5 Miles	10 Miles
Total Households	234	4,513	22,489
Total Population	611	11,873	63,223
Average HH Income	\$57,516	\$59,968	\$73,759



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AERIAL PHOTO



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ADDITIONAL PHOTOS



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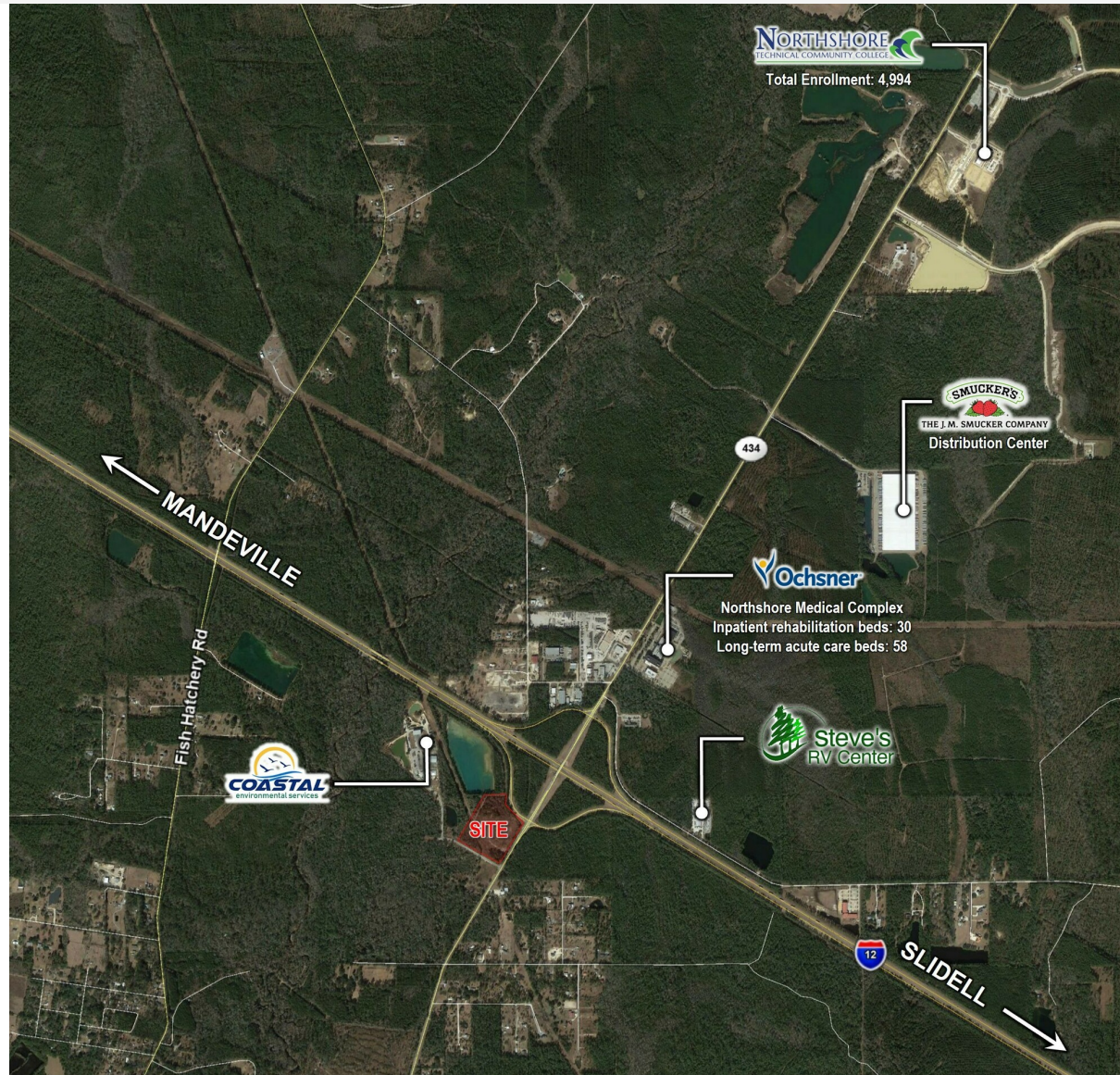
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LOCATION MAPS



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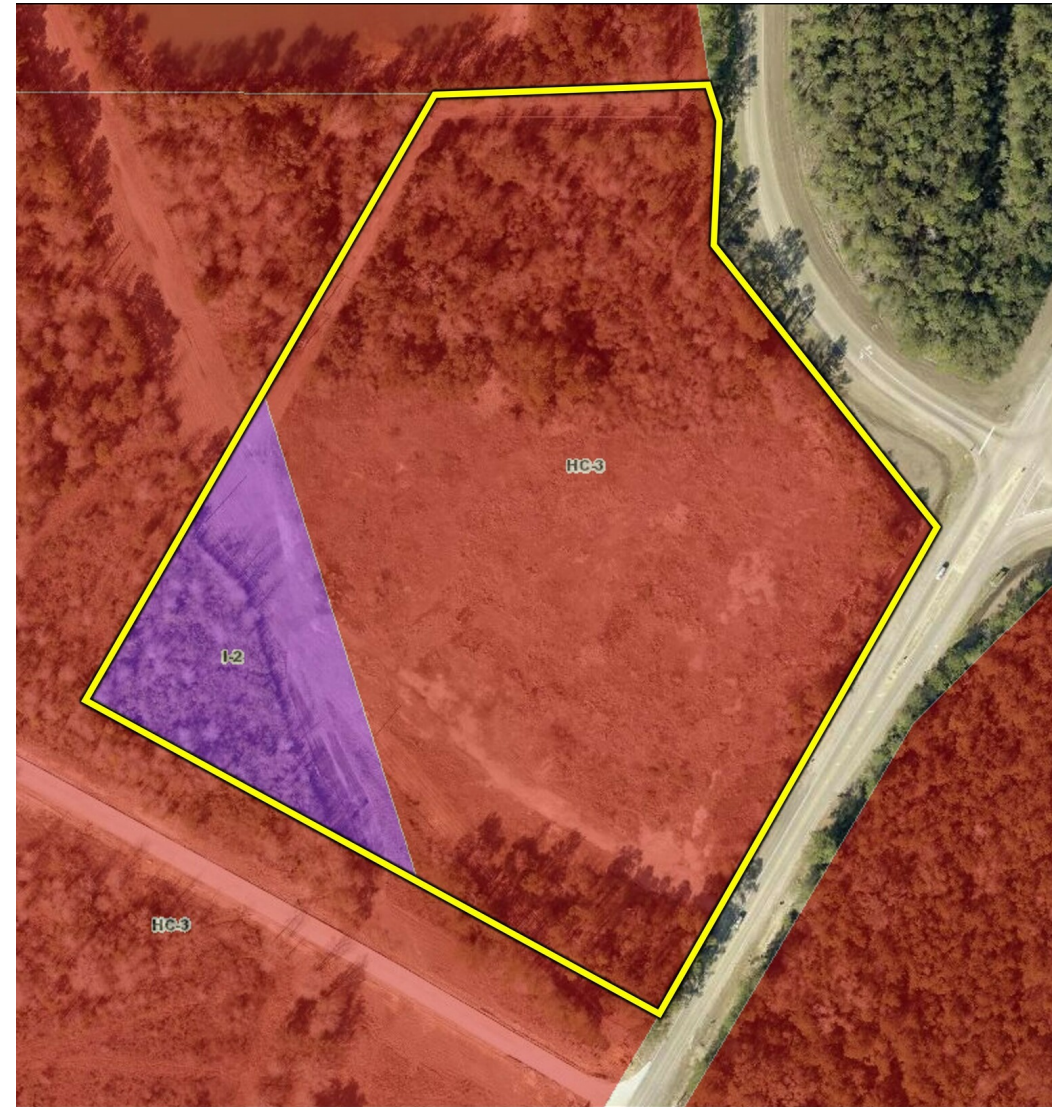
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CONCEPTUAL PLAN / ZONING



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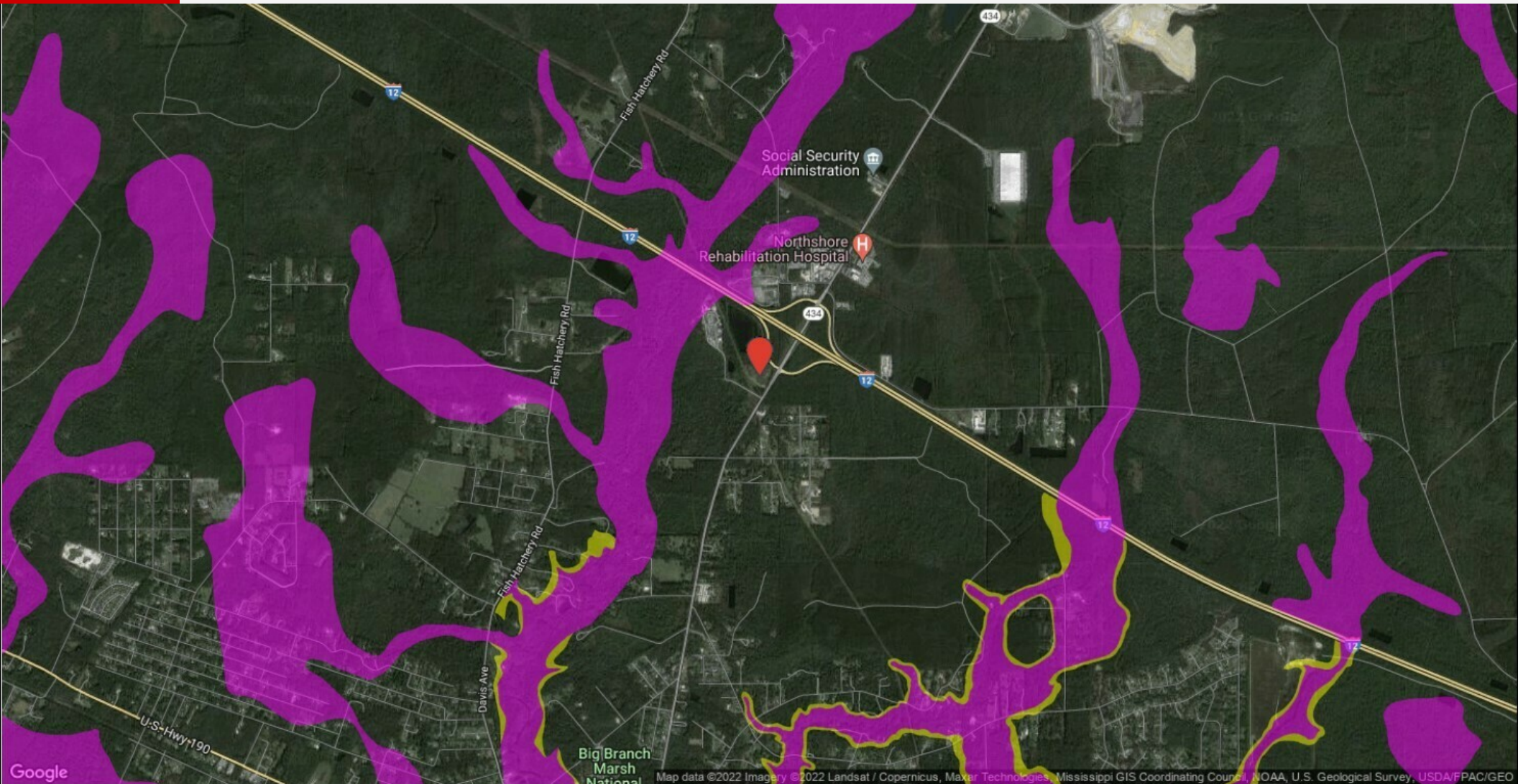
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FLOOD MAP



Flood Zones: X500 or B Zone A Zone V Zone D Zone Floodway CBRA

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