



Corner Lot At Hwy 16 And Pete's Hwy

LAND FOR SALE

25818 Poirrier Lane Denham Springs, LA 70726

Brent Garrett | 225.978.2071 | bgarrett@beaubox.com



Corner Lot at Hwy 16 and Pete's Hwy 25818 Poirrier Lane Denham Springs, LA 70726

PROPERTY SUMMARY



Property Description

Vacant Lot on the corner of Hwy 16/Vincent Rd, and Pete's Hwy, approximately 0.817 Acres For Sale

Location Description

Located at the intersection of Hwy 16, Vincent Road, and Pete's Hwy

Property Highlights

- +/- 0.817 Acres
- Corner Lot
- Flood Zone X
- 10,497 AADT

Offering Summary

Sale Price:	\$310,000
Lot Size:	0.871 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,704	9,765	32,649
Total Population	4,222	23,634	82,362
Average HH Income	\$66,835	\$71,725	\$79,280

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ADDITIONAL PHOTOS



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LOCATION MAP



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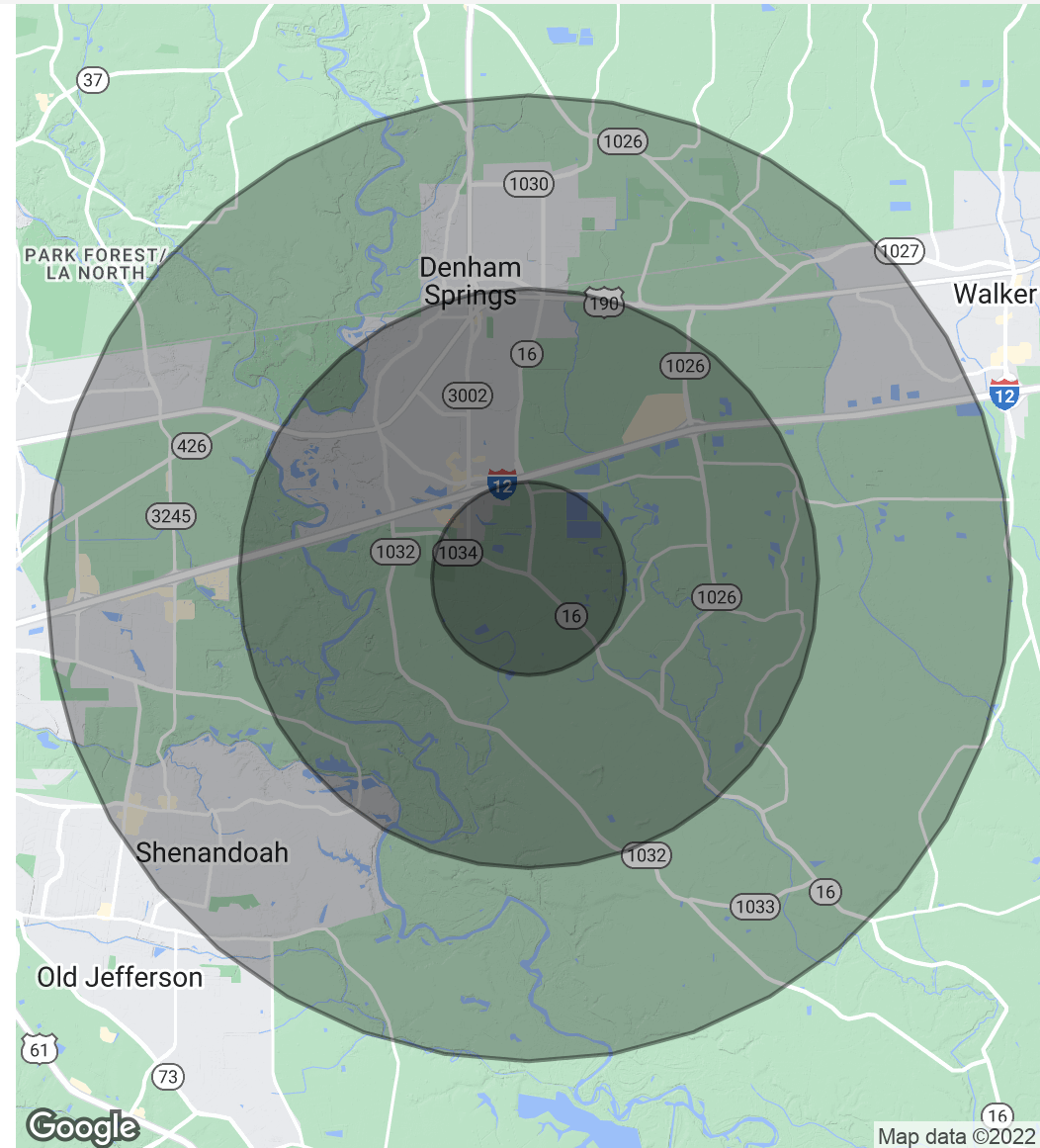
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	4,222	23,634	82,362
Average Age	35.4	37.2	37.4
Average Age (Male)	38.2	35.9	35.6
Average Age (Female)	31.0	36.8	37.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,704	9,765	32,649
# Of Persons Per HH	2.5	2.4	2.5
Average HH Income	\$66,835	\$71,725	\$79,280
Average House Value	\$365,415	\$281,389	\$255,820

* Demographic data derived from 2020 ACS - US Census



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