

## LAND FOR SALE

# PLAQUEMINE RETAIL LAND

58300 Bellview, Plaquemine, LA 70764



SALE PRICE:	\$525,000
PRICE PER ACRE:	\$271,565
LOT SIZE:	1.93 Acres

## PROPERTY OVERVIEW

Retail site located between Auto Zone and Family Dollar. Curb and Gutter with utilities available for easy tie in. Contact agent for additional details.

## PROPERTY FEATURES

- Great retail location
- Curb & Gutter
- Access to utilities
- Level and cleared
- No Flood / Flood Zone X
- Near Industry
- Stable work force
- Improved concrete drive in place

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8686 Bluebonnet Boulevard,  
Suite A  
Baton Rouge, LA 70810

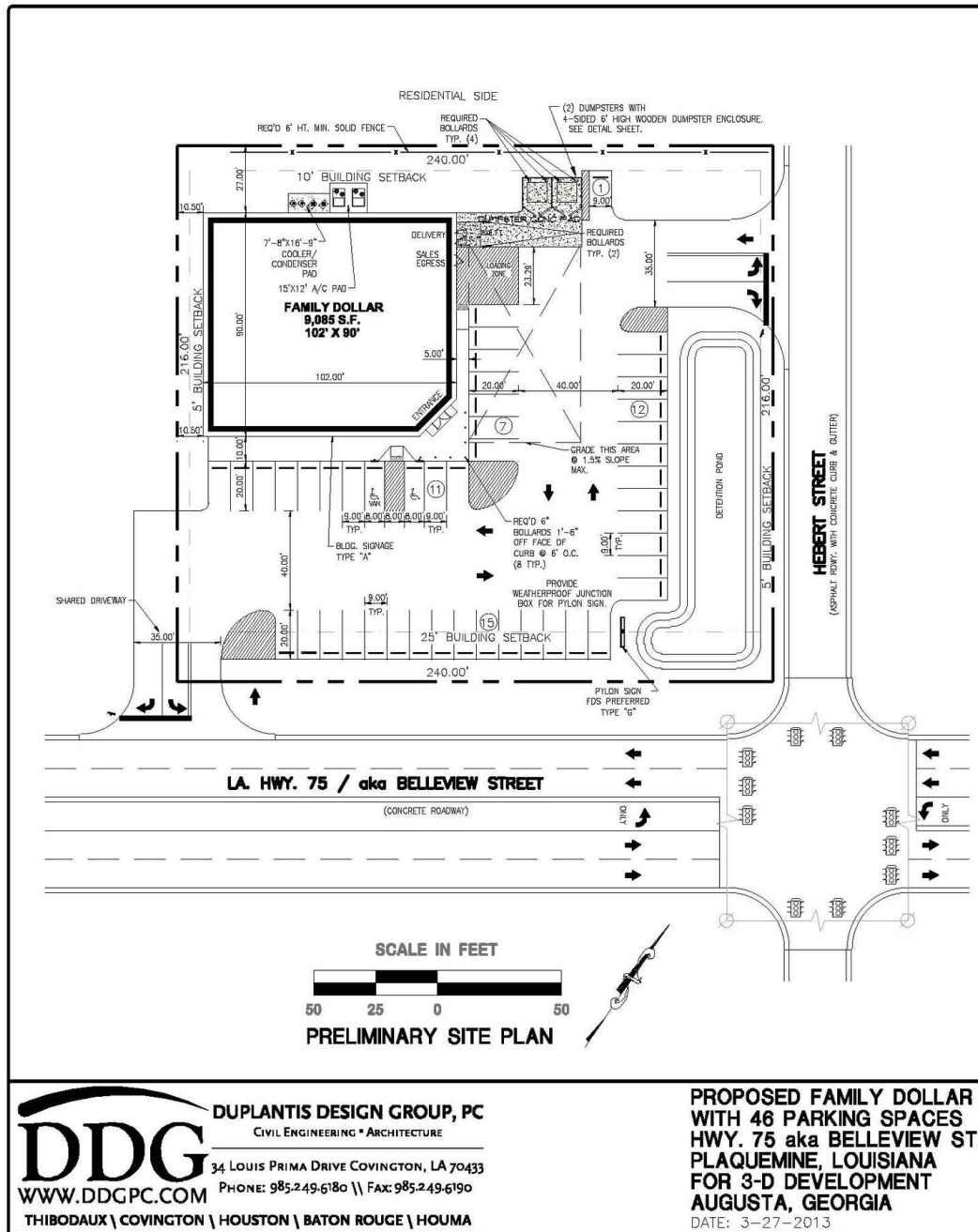
**DAVID VERCHER**  
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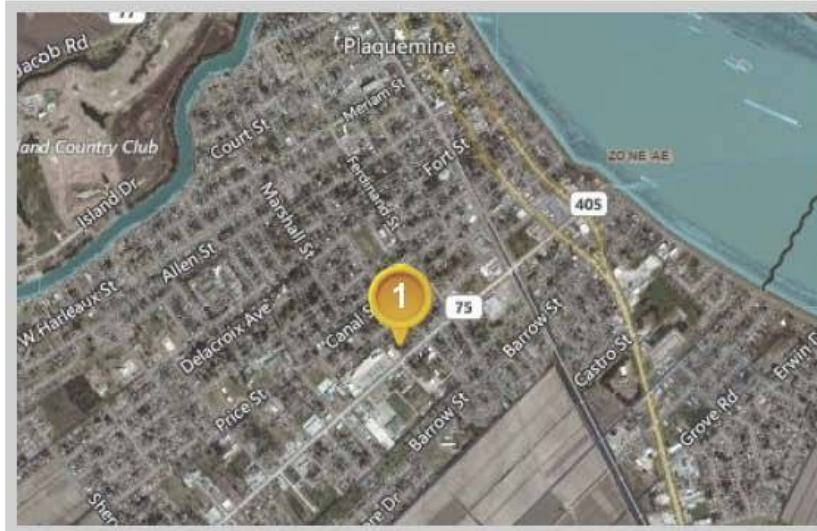
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## Louisiana Flood Map 58300 bellview 70764, LA



### Visible Layers

Effective FIRM (11/06/2013)

Bing Hybrid

### Point Coordinates

Point#	Lat., Long.
1	30.2765, -91.2351

Flood information in this table is from the: Effective FIRM (11/06/2013)

Point	Panel ID	Flood Zone	BFE	Ground Elevation	BWS("13)*
1	22047C0215D 11/6/2013	X PROTECTED BY LEVEE	out	23.8	100-109 mph

1. **Ground Elevation** is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).
2. **BWS** is provided by the LSU AgCenter's basic wind speed web service developed for the 2012 IRC building codes.

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

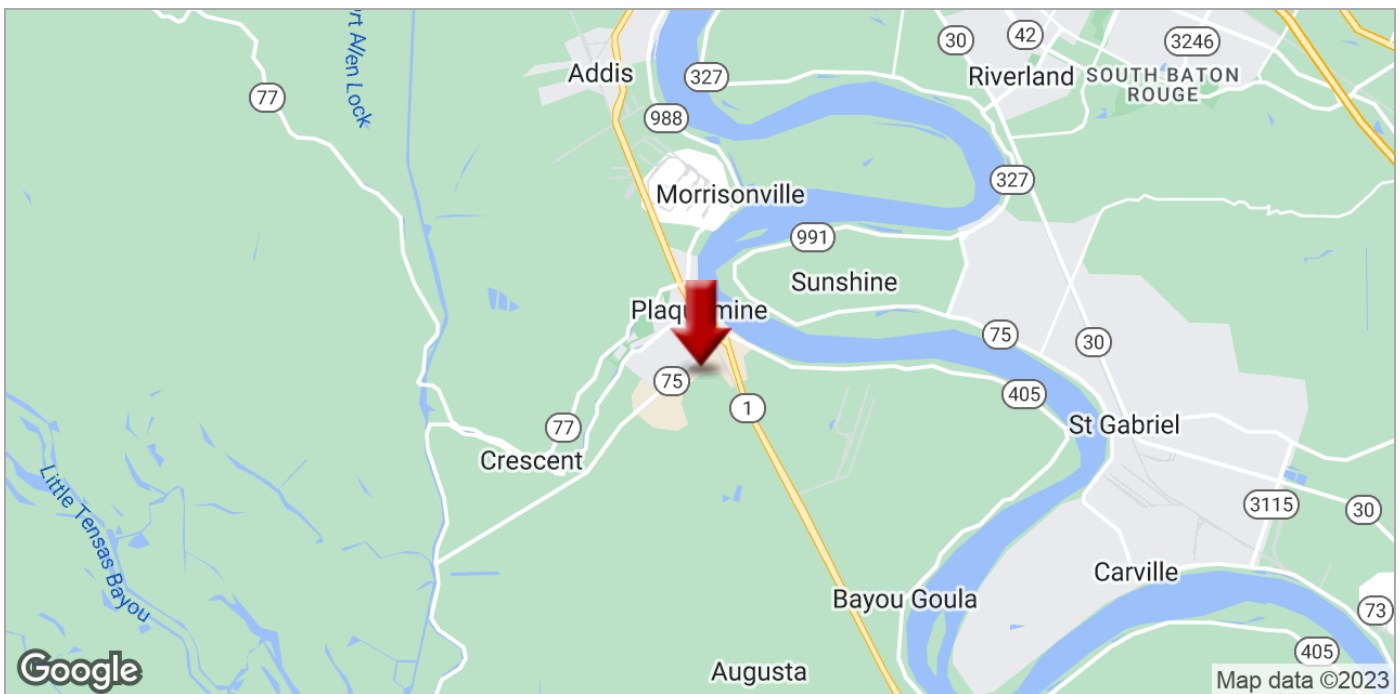
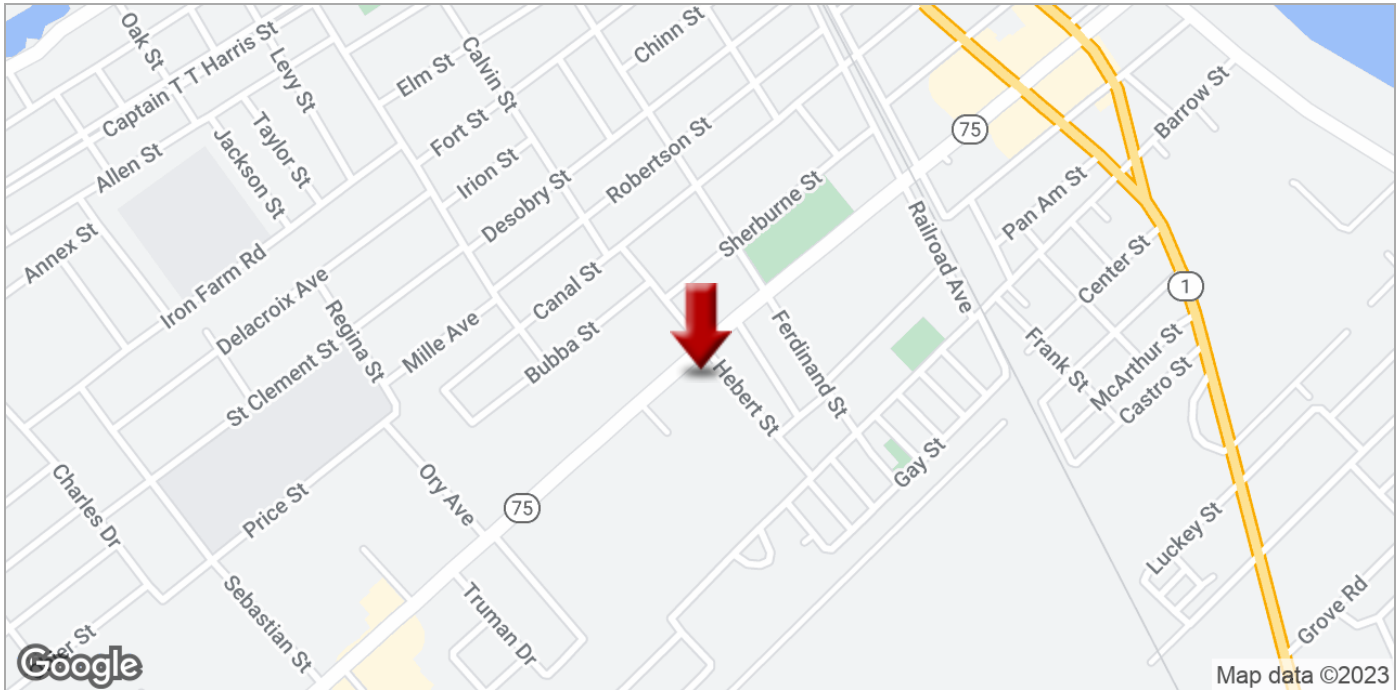
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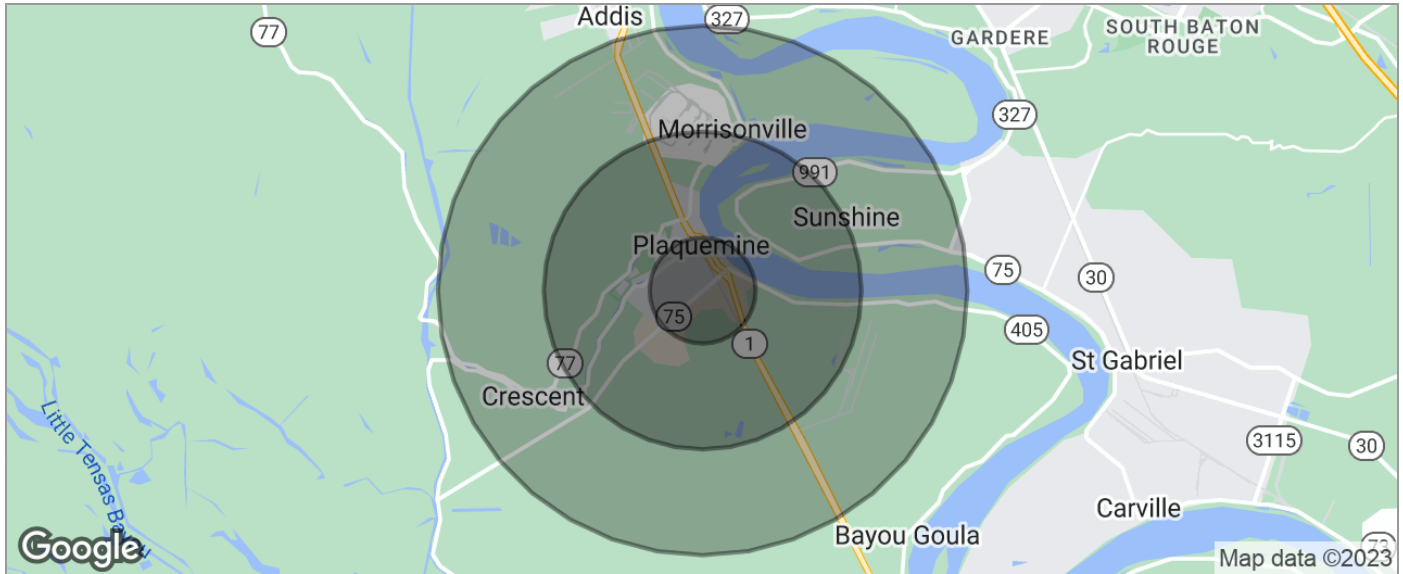
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,952	9,272	14,435
MEDIAN AGE	36.9	37.2	36.4
MEDIAN AGE (MALE)	36.0	35.6	34.3
MEDIAN AGE (FEMALE)	40.5	40.6	39.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,584	3,551	5,286
# OF PERSONS PER HH	2.5	2.6	2.7
AVERAGE HH INCOME	\$48,217	\$49,572	\$52,916
AVERAGE HOUSE VALUE	\$102,643	\$104,099	\$120,285
RACE	1 MILE	3 MILES	5 MILES
% WHITE	41.3%	41.7%	47.0%
% BLACK	56.1%	56.0%	50.5%
% ASIAN	0.9%	0.7%	0.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	1.2%	1.1%	1.0%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	1.2%	1.2%	1.4%

\* Demographic data derived from 2020 ACS - US Census

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