

LAND FOR SALE

2+/- ACRE AIRLINE HWY LAND TRACT

17990 Airline Hwy Lot G, Prairieville, LA 70769



SALE PRICE: \$500,000

PRICE PER ACRE: \$250,000

LOT SIZE: 2.0 Acres

STREET FRONTAGE 195'

LOT DEPTH 461'

TRAFFIC COUNT: 32,291

PROPERTY OVERVIEW

One of 3 adjoining commercial tracts on Airline Hwy South of Bayou Manchac. This site is zoned MU with existing 5,000sf metal building in place and was previously engineered for Automobile dealership. This site is compacted and build ready. Drainage engineering and phase I available upon request. Also available for lease at \$5,445 per month.

PROPERTY FEATURES

- 2 +/- Acre Parcel
- 200x438 Lot Dimensions
- Build Ready Site
- One of Three Available Adjacent Tracts
- Compacted & Build Ready
- 2013 DOTD Traffic Count or 32,291 CPD
- CSRS Drainage Plan Engineered 2007
- DOTD Driveway Permit Issued 2007

KW COMMERCIAL
8686 Bluebonnet Boulevard,
Suite A
Baton Rouge, LA 70810

DAVID VERCHER
Director
0: 225.405.3257
yourccim@kw.com

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Parish of Ascension

www.ascensionparish.net

RONNIE HUGHES
ASCENSION PARISH PRESIDENT

December 26, 2007

Mr. Michael N. Dooley
Sigma Consulting Group, Inc.
10305 Airline Highway
Baton Rouge, LA 70816

RE: Duplessis Airline Property Permit Request

Dear Mr. Dooley:

This letter is to give you an update on the status of the Ascension Parish permitting for the property owned by The Duplessis Land Company, located approximately 1000 ft. south of Bayou Manchac, 17949 Airline Highway, Ascension Parish, Louisiana. Here are a few items concerning the permitting process:

- The drainage plan for this site and has been approved by CSRS Engineering dated July 27, 2007. The drainage plan is one of several prerequisites for a Development permit.
- The Driveway permit has been issued by the State of Louisiana Department of Transportation dated May 03, 2007
- An on-site wastewater sewer treatment permit has been issued by the local Board of Health office for the proposed building.
- Although the building plans have been approved by the Louisiana State Fire Marshal's office, the Ascension Parish Building Department has not received a submittal for plan review, only a letter of Review from the State Fire Marshal has been submitted.
- Also two outstanding documents required for permitting which have not been submitted for review are the Fire Hydrant approval by the Ascension Parish Fire District # 3 and the Stamped approved drawings by the Louisiana State Fire Marshal's office.

Sincerely,

Lavern Bourgeois
Lavern Bourgeois
Building Official
Ascension Parish

C: Mr. Ron Duplessis

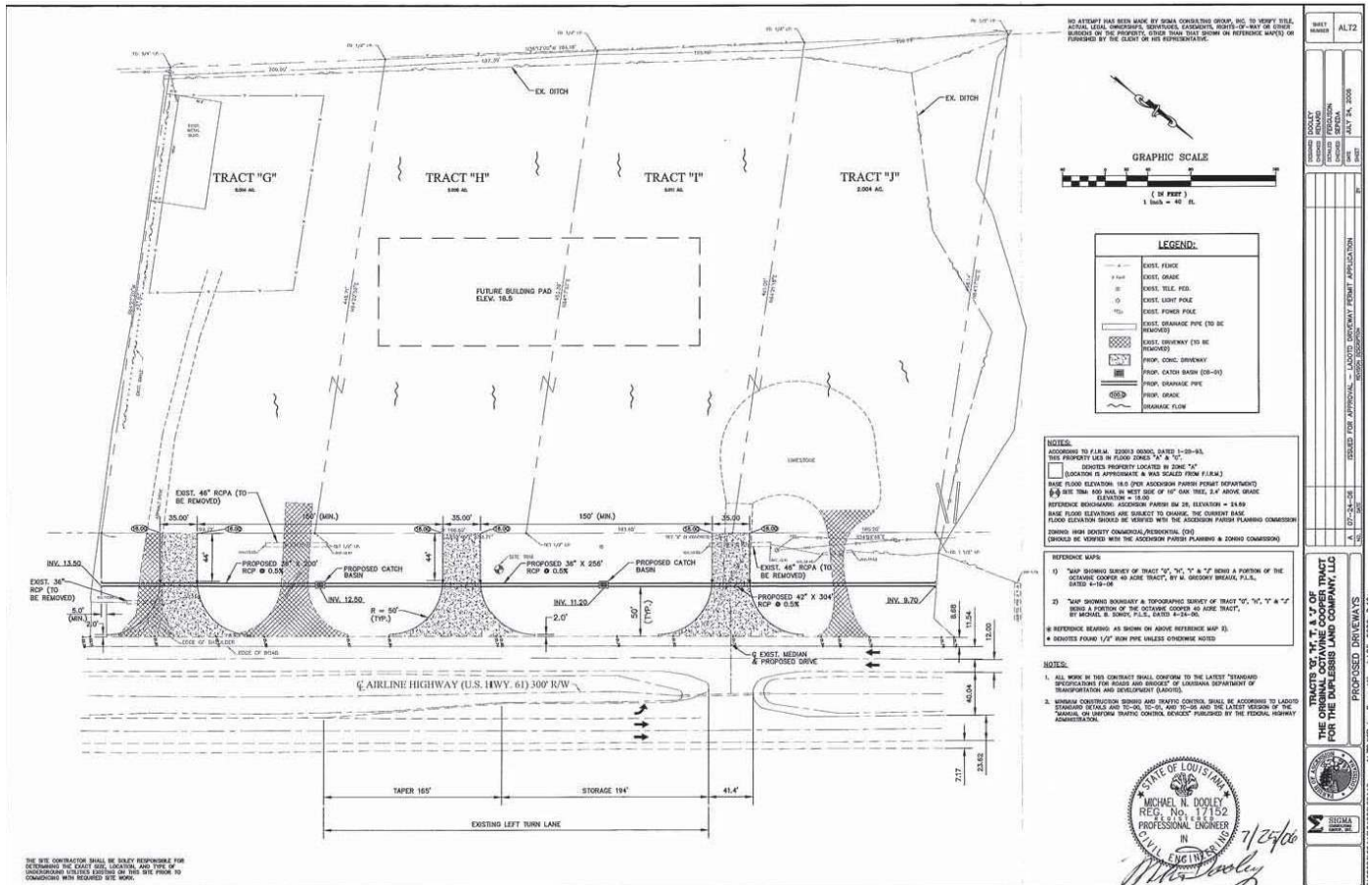
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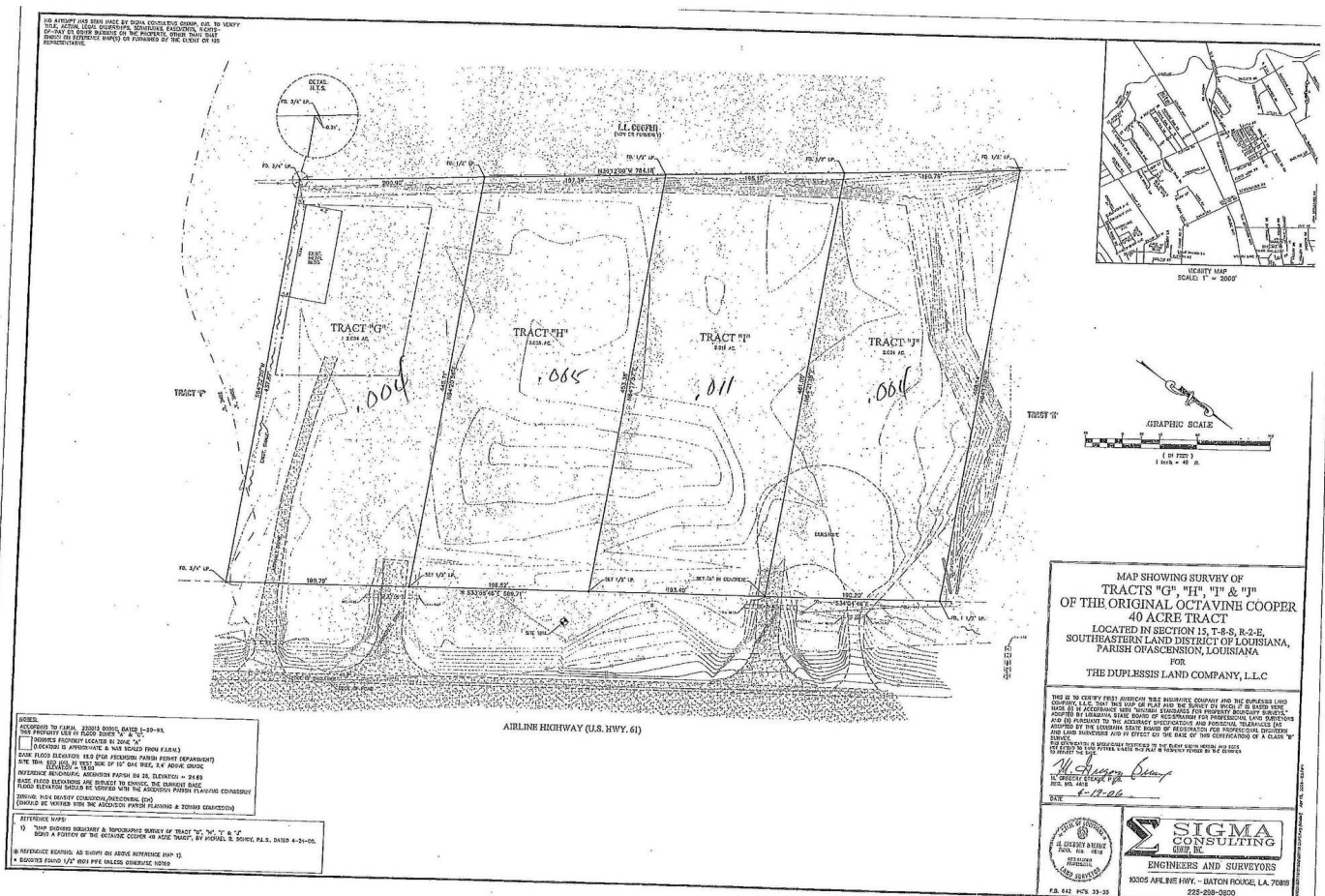
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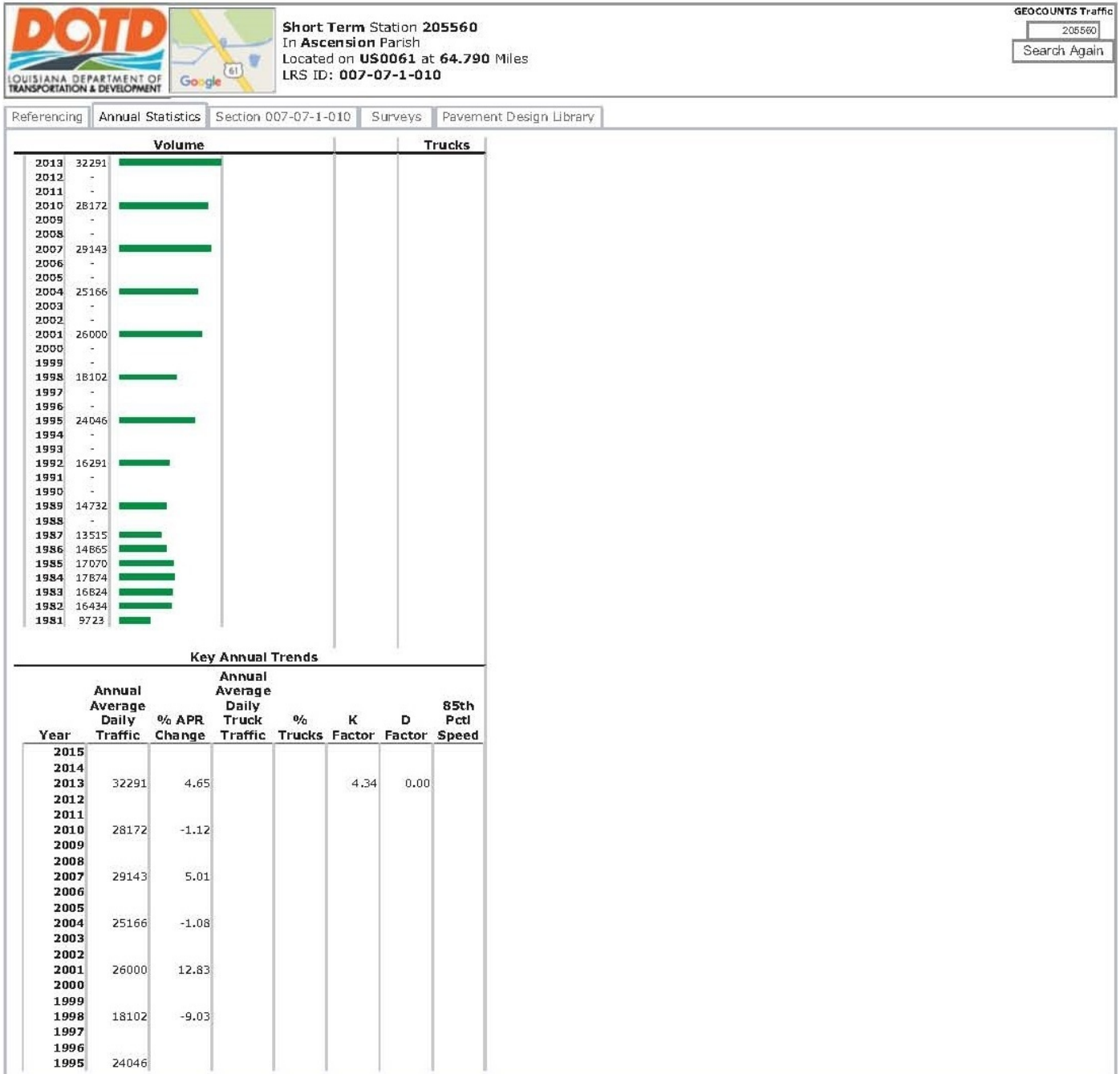
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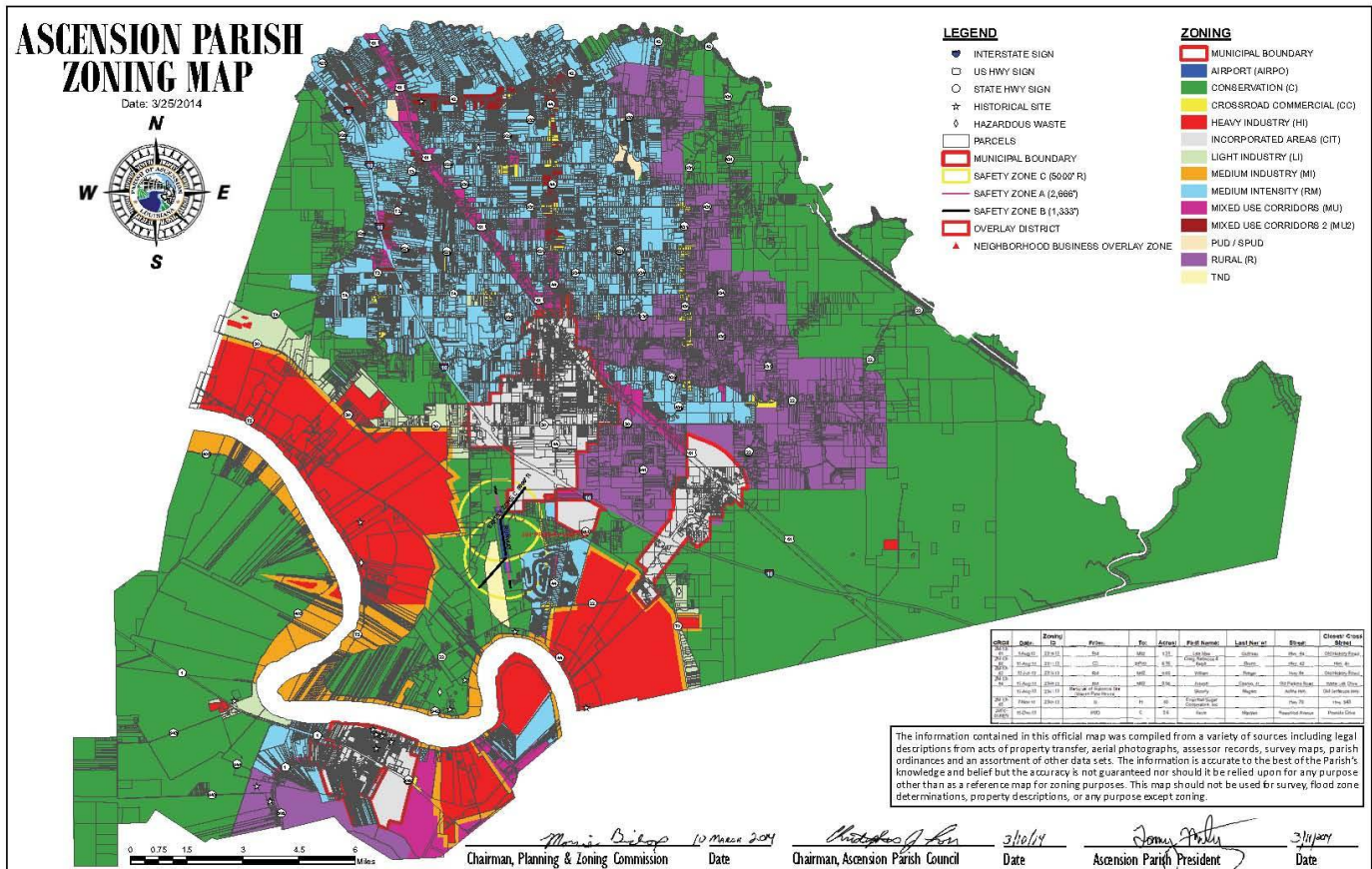
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Louisiana Flood Map 17990 airline hwy



Visible Layers

Effective FIRM (08/16/2007)

Bing Hybrid

Point Coordinates

Point#	Lat., Long.
1	30.3394, -90.9916

Flood information in this table is from the: Effective FIRM (08/16/2007)

Point	Panel ID	Flood Zone	BFE	Ground Elevation	BWS('13)*
1	22005C0030E 8/16/2007	A	dne	11.8	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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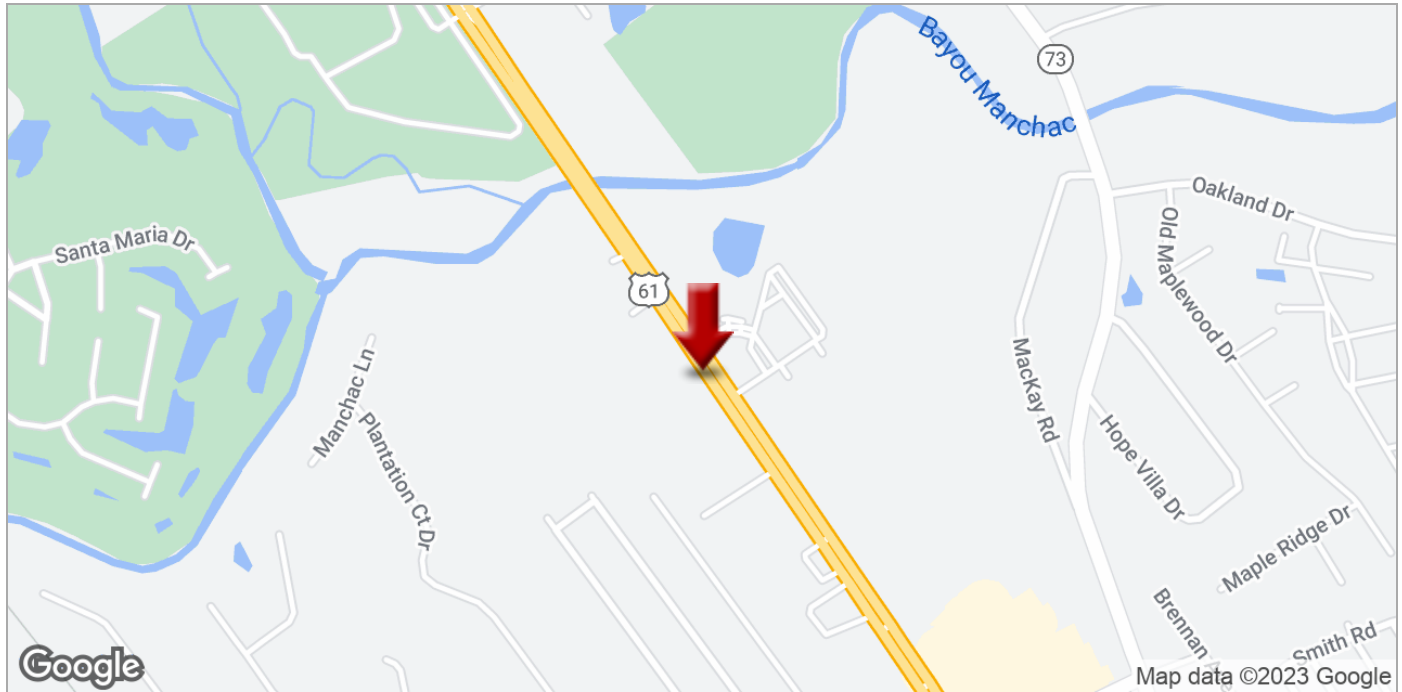
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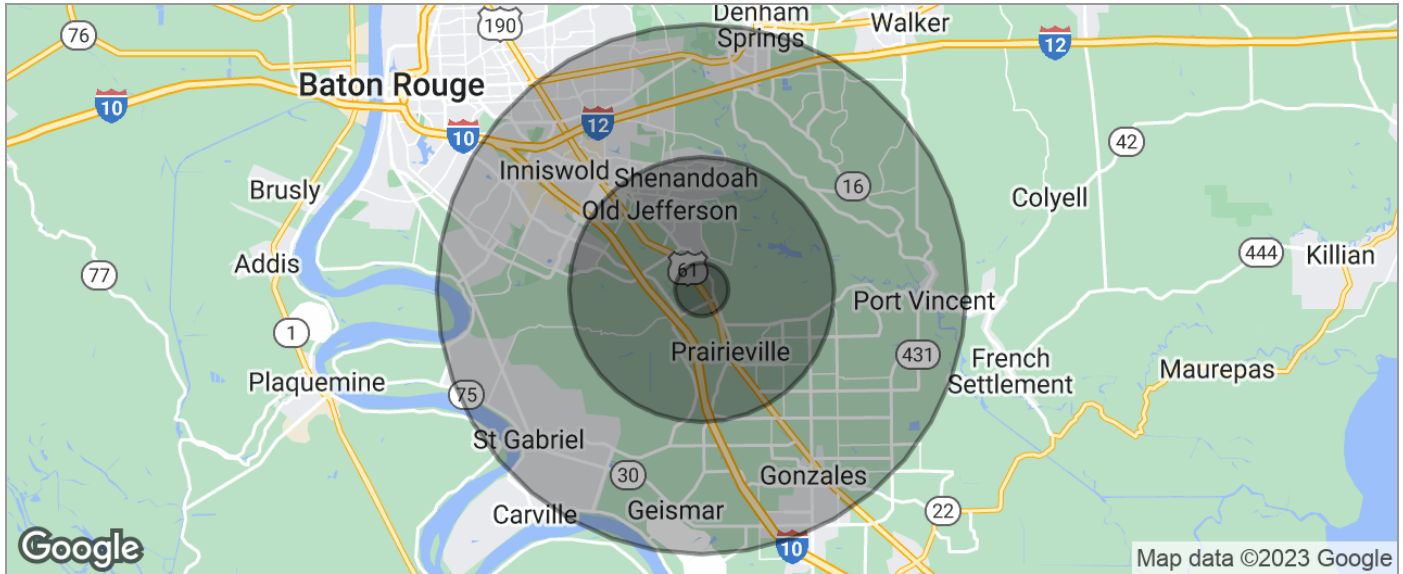
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,979	68,886	294,653
MEDIAN AGE	34.7	36.0	35.1
MEDIAN AGE (MALE)	33.6	34.7	33.4
MEDIAN AGE (FEMALE)	35.7	37.3	36.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,098	25,164	112,452
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$94,734	\$97,571	\$79,539
AVERAGE HOUSE VALUE	\$231,339	\$278,956	\$233,322
RACE	1 MILE	5 MILES	10 MILES
% WHITE	82.0%	82.3%	71.8%
% BLACK	12.3%	13.1%	22.5%
% ASIAN	2.7%	2.1%	3.2%
% HAWAIIAN	0.1%	0.0%	0.0%
% INDIAN	0.1%	0.2%	0.2%
% OTHER	0.9%	0.8%	1.0%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	2.9%	3.5%	5.1%

* Demographic data derived from 2020 ACS - US Census

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