

## LAND FOR SALE

# 53 +/- ACRES OF LAND FOR SALE ON I-10

325 Odd Fellows Rd., Crowley, LA 70526



**SALE PRICE:** \$1,099,000

**PRICE PER ACRE:** \$20,736

**LOT SIZE:** 53.0 Acres

**ZONING:** C

### PROPERTY OVERVIEW

53+/- acre commercial tract with visibility from I-10. Easy access from N. Parkerson Ave. Exit off I-10 in Crowley, La. Tract has two points of entry with 130 feet frontage total on Odd Fellows Rd. Primarily flood zone X. Bounded by commercial properties such as Stine Home Center and St. Martin Bank & Trust and residential developments. Address is not actual and is only used as a point of reference for mapping.

### PROPERTY FEATURES

- 53 +/- acres
- Flood Zone X
- Direct Interstate Access
- 130' Frontage on Odd Fellows
- Growing Area

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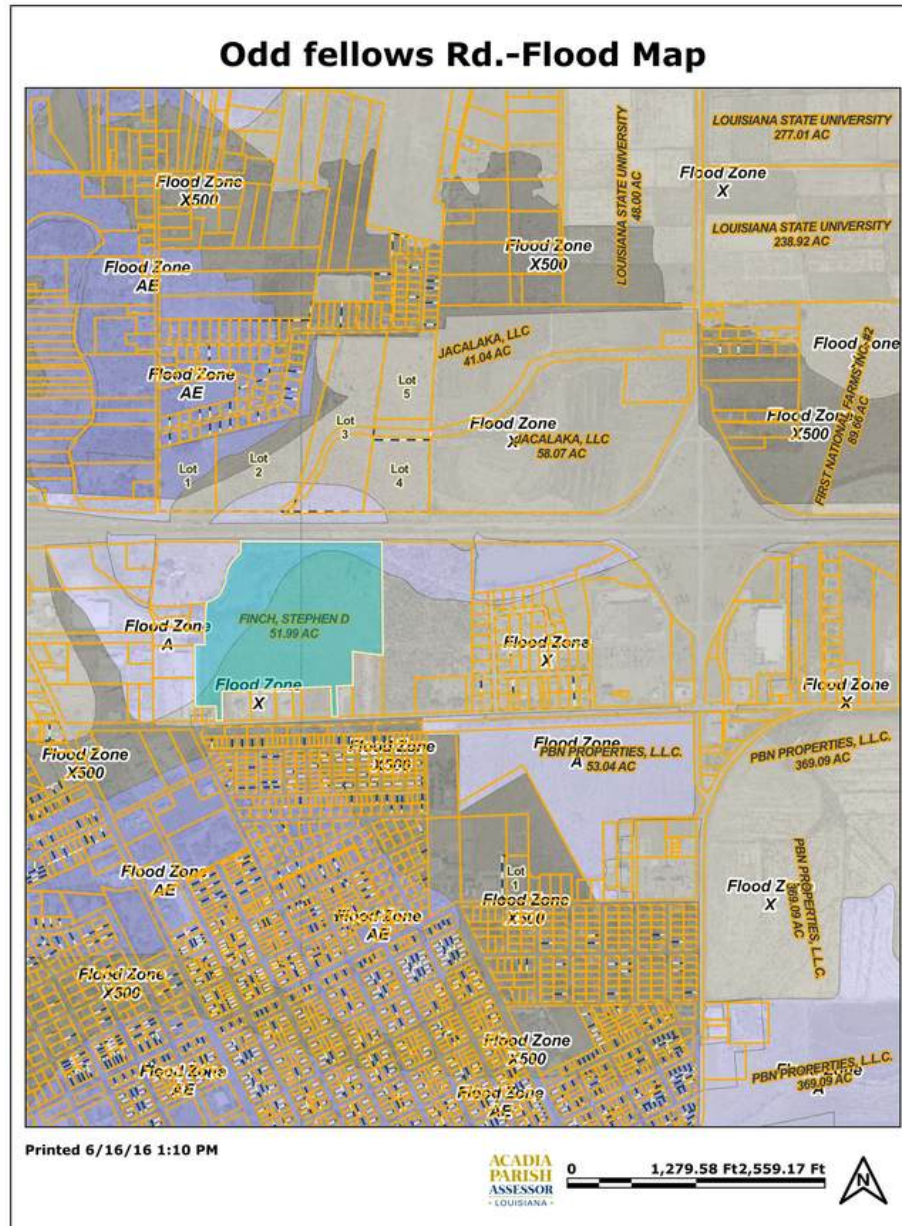
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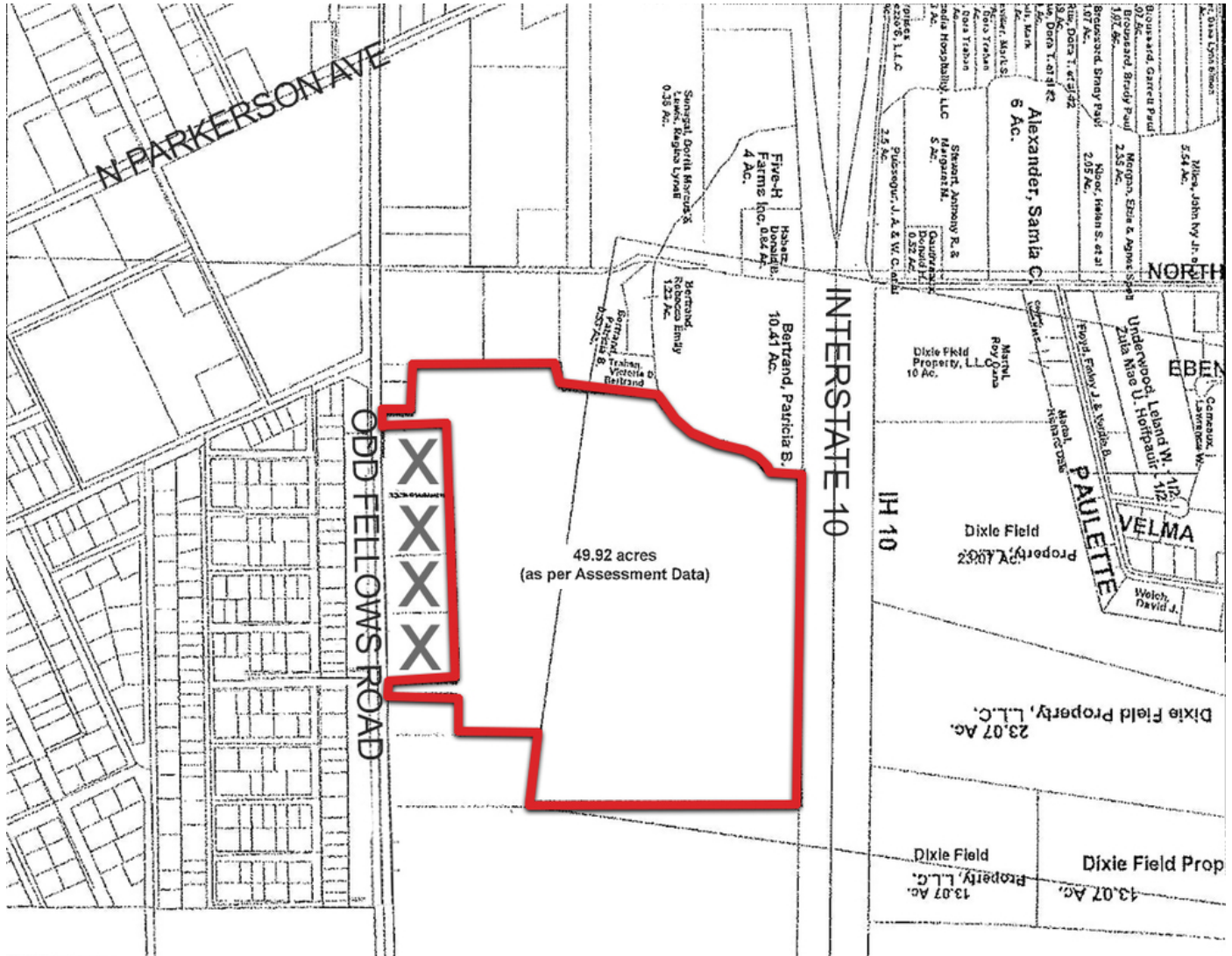
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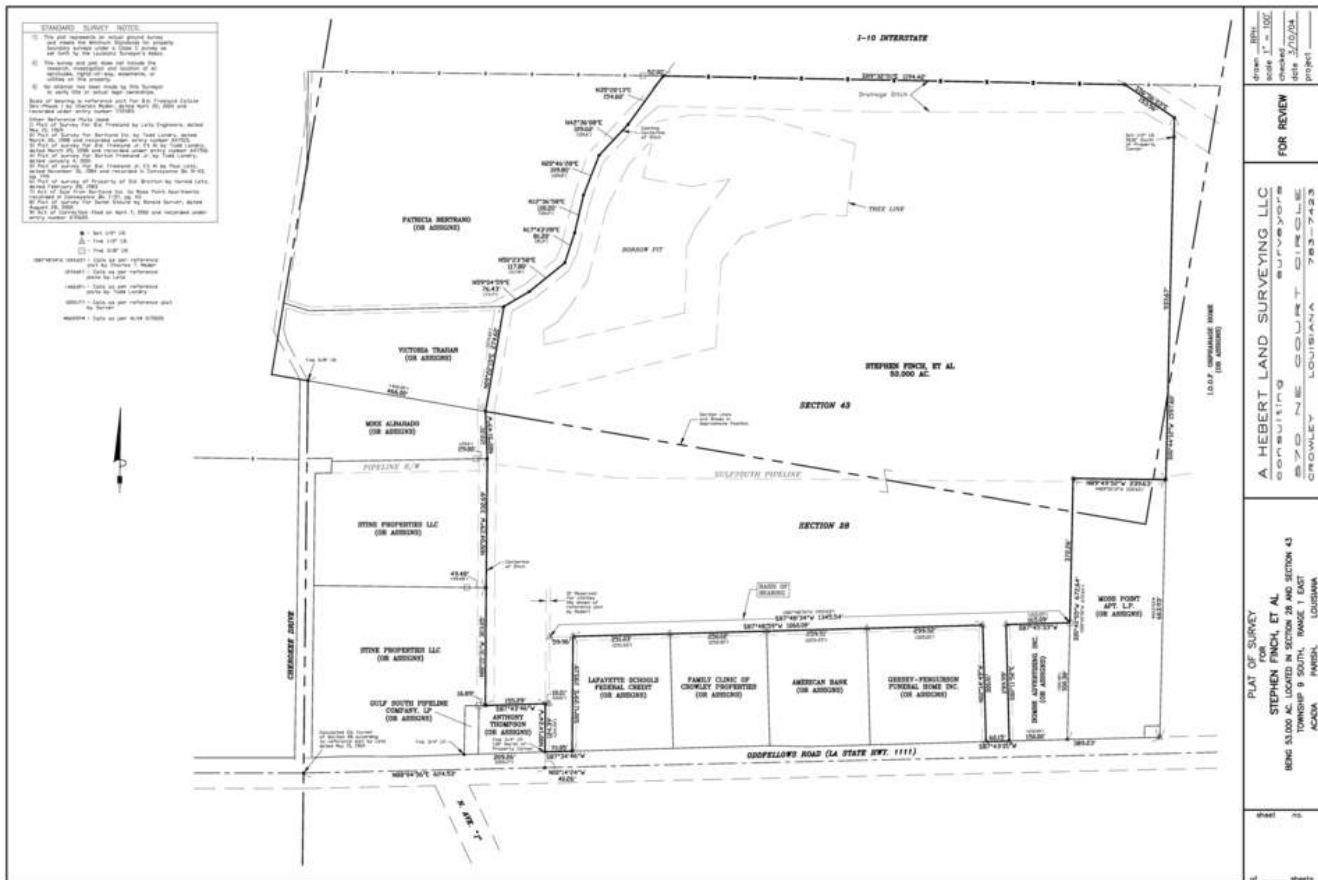
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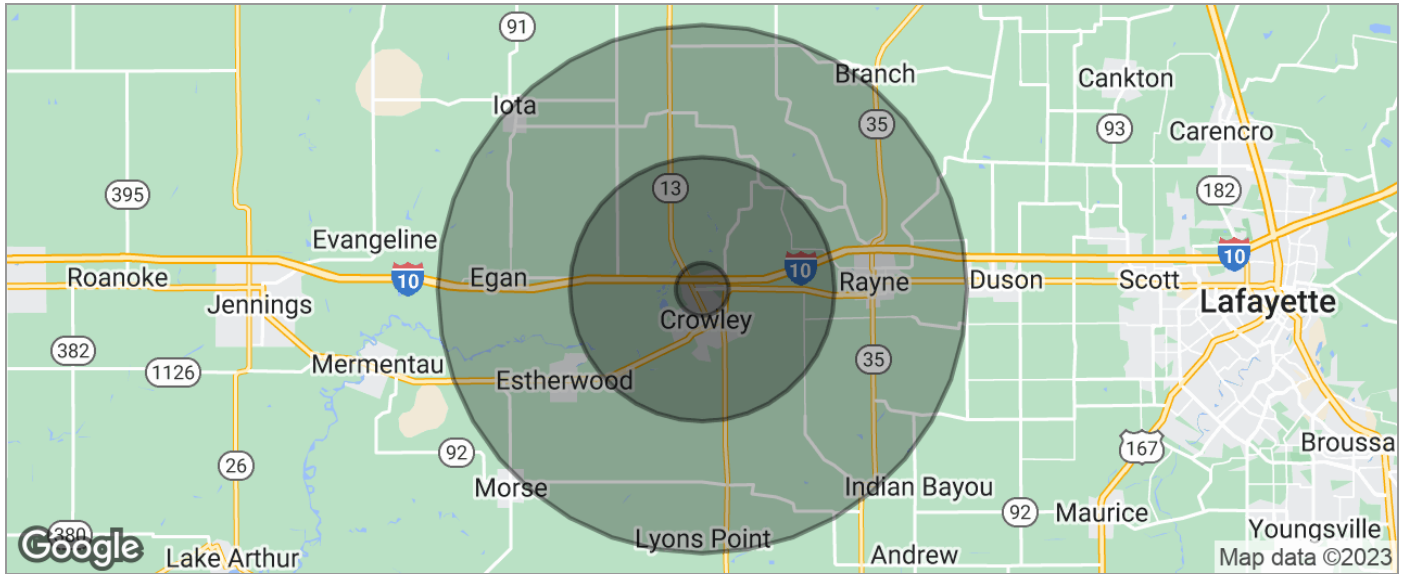
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,800	21,810	41,316
MEDIAN AGE	31.2	32.3	33.9
MEDIAN AGE (MALE)	30.3	31.1	33.3
MEDIAN AGE (FEMALE)	33.8	34.5	35.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	650	7,833	14,832
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$49,609	\$44,057	\$47,162
AVERAGE HOUSE VALUE	\$133,798	\$113,848	\$117,998
RACE	1 MILE	5 MILES	10 MILES
% WHITE	64.0%	69.3%	75.3%
% BLACK	30.4%	26.5%	21.7%
% ASIAN	0.6%	0.3%	0.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.6%	0.3%	0.2%
% OTHER	2.6%	2.0%	1.1%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	3.3%	2.5%	1.8%

\* Demographic data derived from 2020 ACS - US Census

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