

LAND FOR SALE

15432 LA Hwy 73, Prairieville, LA 70769



SALE PRICE:	\$599,000
PRICE PER ACRE:	\$88,872
LOT SIZE:	6.74 Acres
ZONING:	RM

PROPERTY OVERVIEW

Beautiful lightly wooded development tract. Located in fast growing Ascension Parish. Several mature live oak trees. Level and no flood. Great tract for development of single family subdivision, condo community, apartments, assisted living, nursing home.

PROPERTY FEATURES

- 6.74 +/- Acres Total
- Zoned RM
- Utilities Available at Street
- 261 ft +/- Frontage
- 769 ft +/- Deep

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

DAVID VERCHER
Director
0: 225.405.3257
yourccim@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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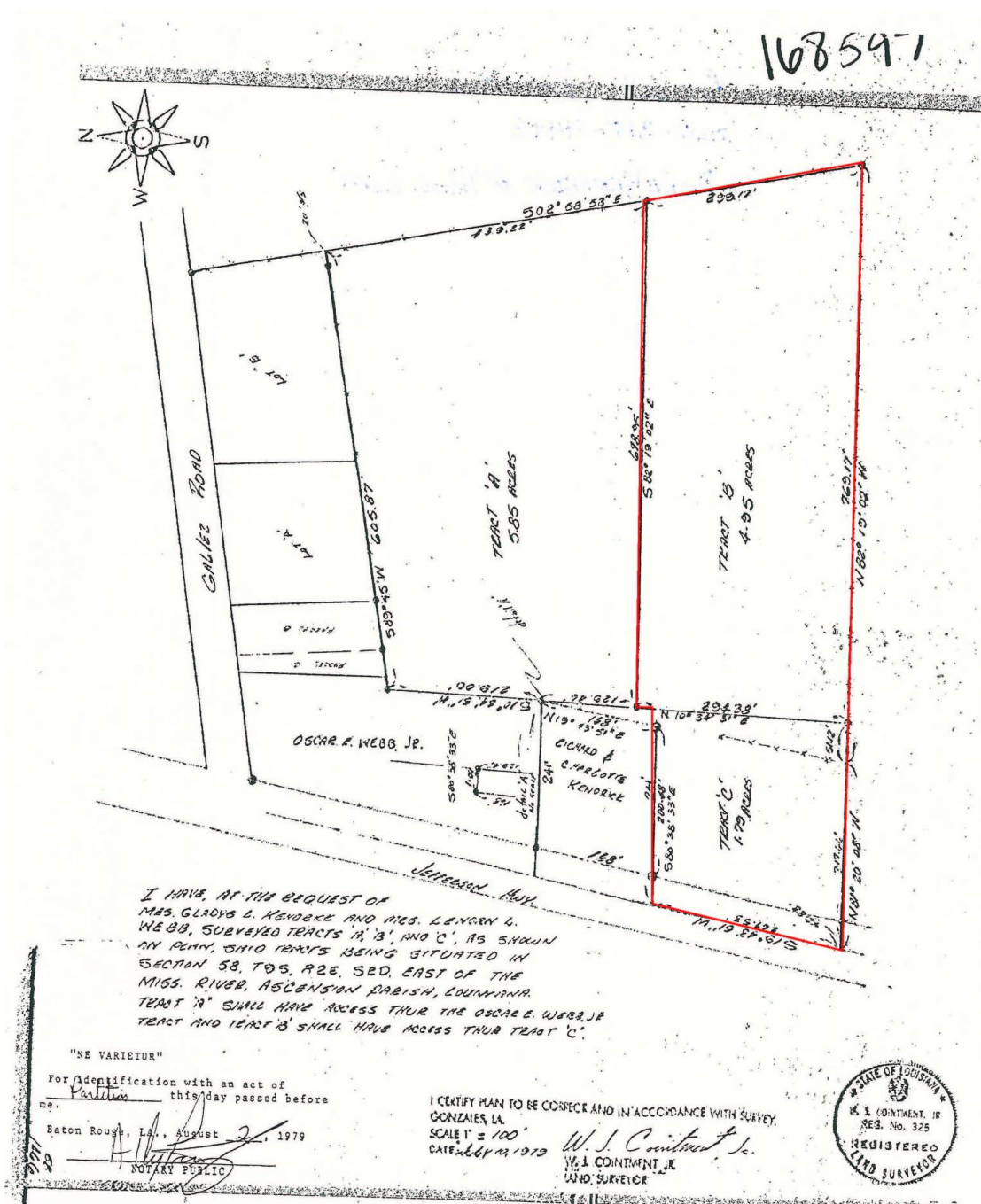
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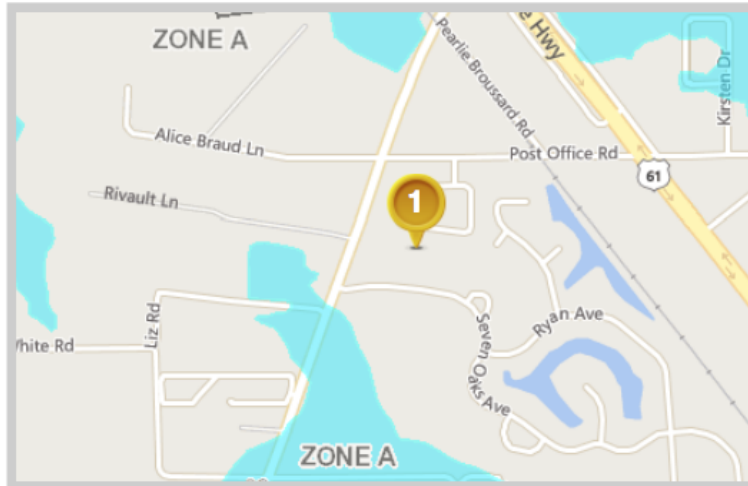
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Louisiana Flood Map

15432 LA HWY 73 Prairieville LA 70769



Visible Layers

Effective FIRM

Bing Roads

Point Coordinates

Point #	Lat., Long.
1	30.2964, -90.974

Flood information in this table is from the: Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation
1	22005C0040E 8/16/2007	X PROTECTED BY LEVEE	out	24.6

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).

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.

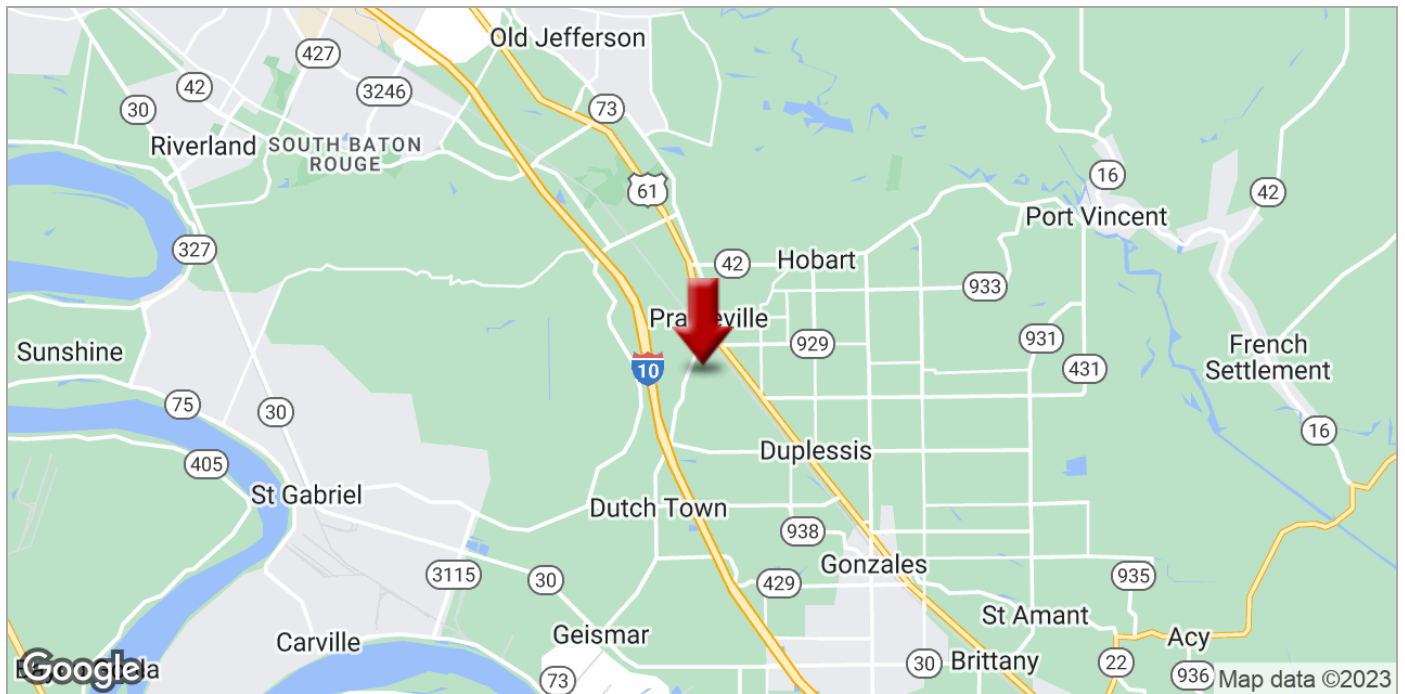
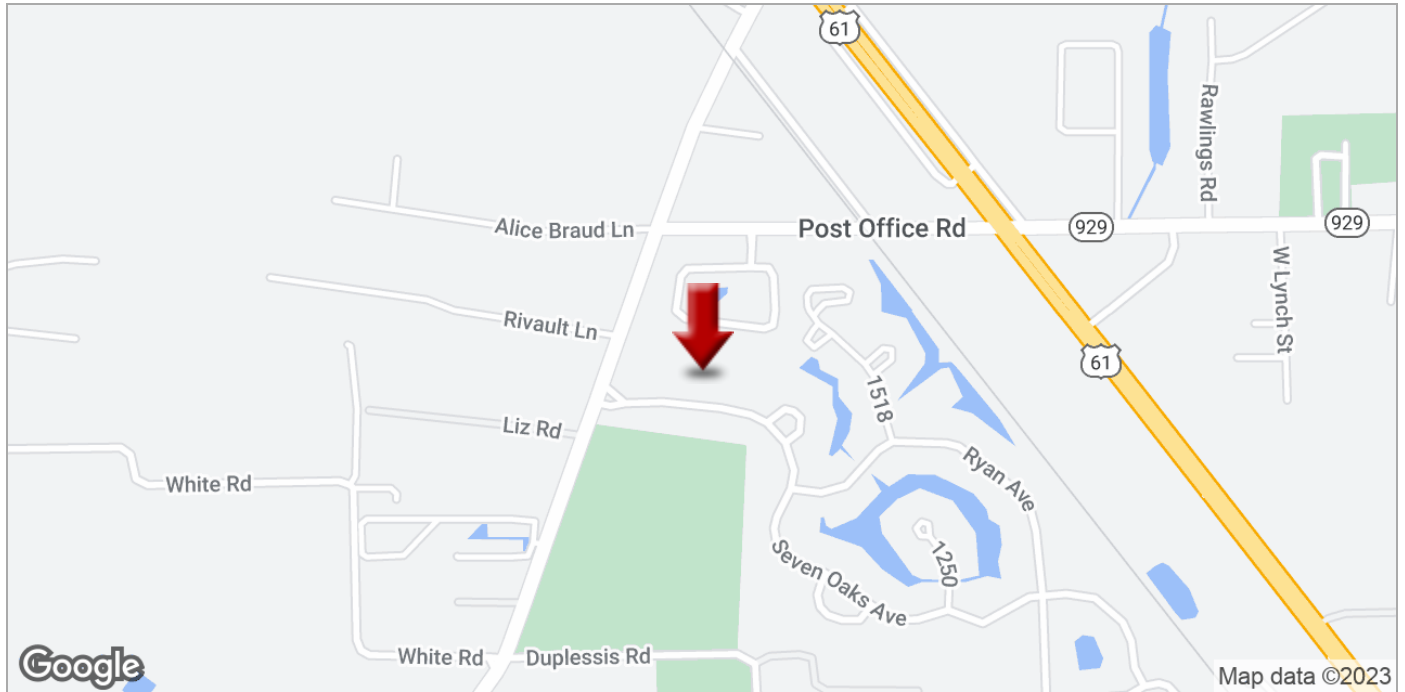
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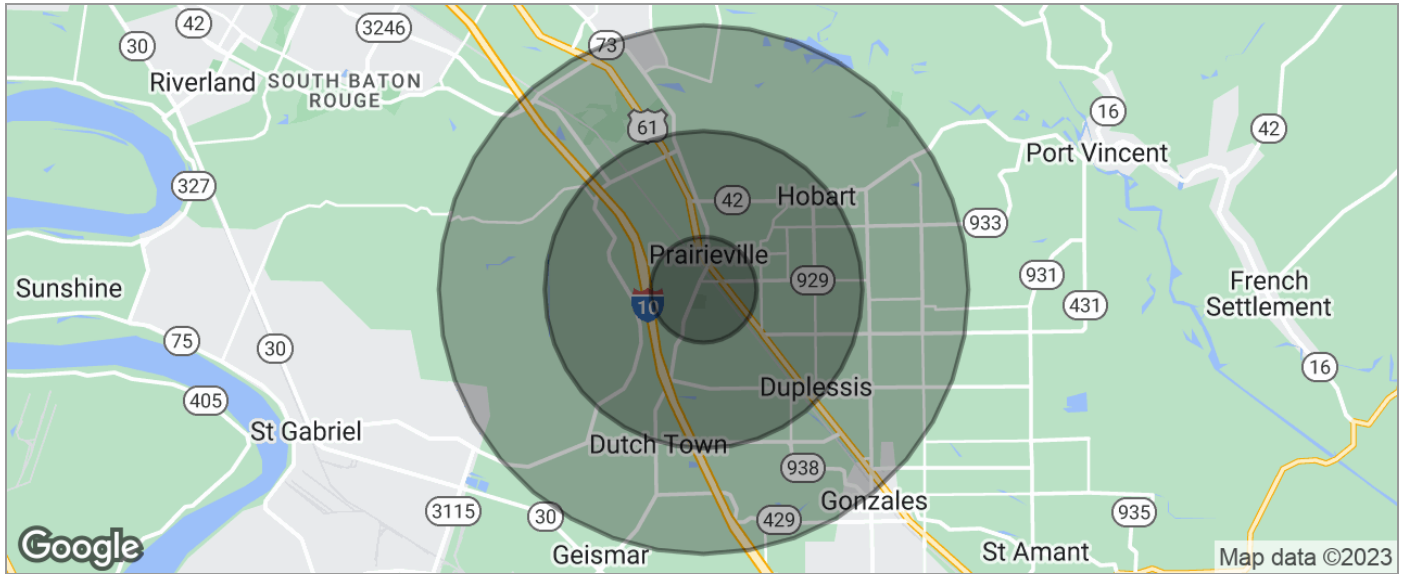
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,901	26,922	57,895
MEDIAN AGE	33.1	33.3	34.0
MEDIAN AGE (MALE)	32.1	32.2	32.6
MEDIAN AGE (FEMALE)	34.2	34.4	35.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,320	9,199	20,394
# OF PERSONS PER HH	3.0	2.9	2.8
AVERAGE HH INCOME	\$91,875	\$89,782	\$87,700
AVERAGE HOUSE VALUE	\$186,492	\$184,917	\$234,692
RACE	1 MILE	3 MILES	5 MILES
% WHITE	84.3%	83.3%	80.6%
% BLACK	12.0%	13.1%	15.4%
% ASIAN	1.1%	1.1%	1.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.2%	0.3%
% OTHER	1.3%	1.4%	1.4%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	4.6%	4.5%	4.3%

* Demographic data derived from 2020 ACS - US Census

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