

COMMERCIAL LOT FOR SALE



17223 Old Jefferson Hwy, Prairieville, LA 70769



SALE PRICE: \$325,000

PRICE PER FT: \$5.98

LOT SIZE: 1.11 Acres

ZONING: MU-2

PROPERTY OVERVIEW

Beautiful cleared tract with one mature oak tree. Ideal location for retail, office or light industrial services. Can be combined with adjacent tracts for a total of 4.77+/- acres having frontage on Airline Hwy.

PROPERTY FEATURES

- 11,700 CPD October 2016
- Adjacent Tracts Available
- City Water On Site
- Drainage Study Available
- Geotechnical Report Available
- Traffic Impact Study Available
- Flood Zone X

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

DAVID VERCHER
Director
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yourccim@kw.com

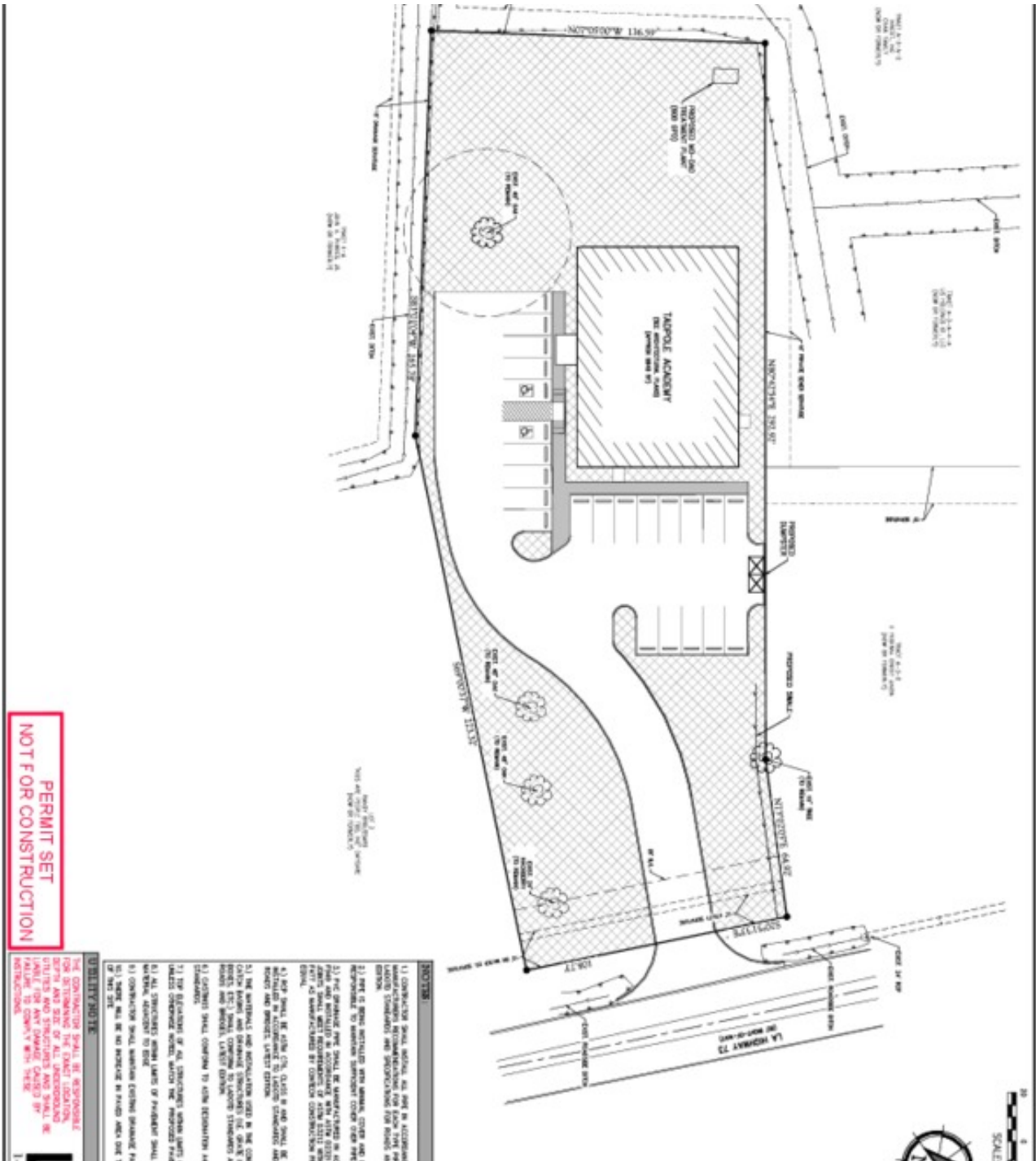
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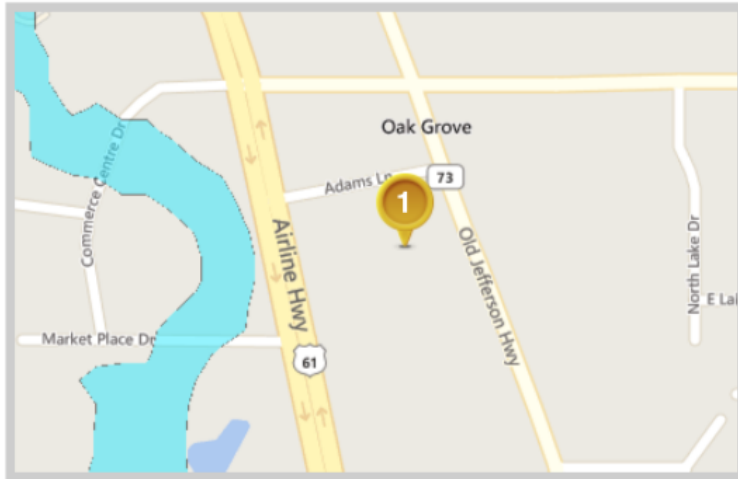
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Louisiana Flood Map 17223 Old Jefferson Hwy Prairieville LA 70769



Visible Layers

Effective FIRM

Bing Roads

Point Coordinates

Point #	Lat., Long.
1	30.3186, -90.9761

Flood information in this table is from the: Effective FIRM

Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22005C0030E 8/16/2007	X-AREA WITH REDUCED FLOOD RISK DUE TO LEVEE	out	24.2	N/A

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.

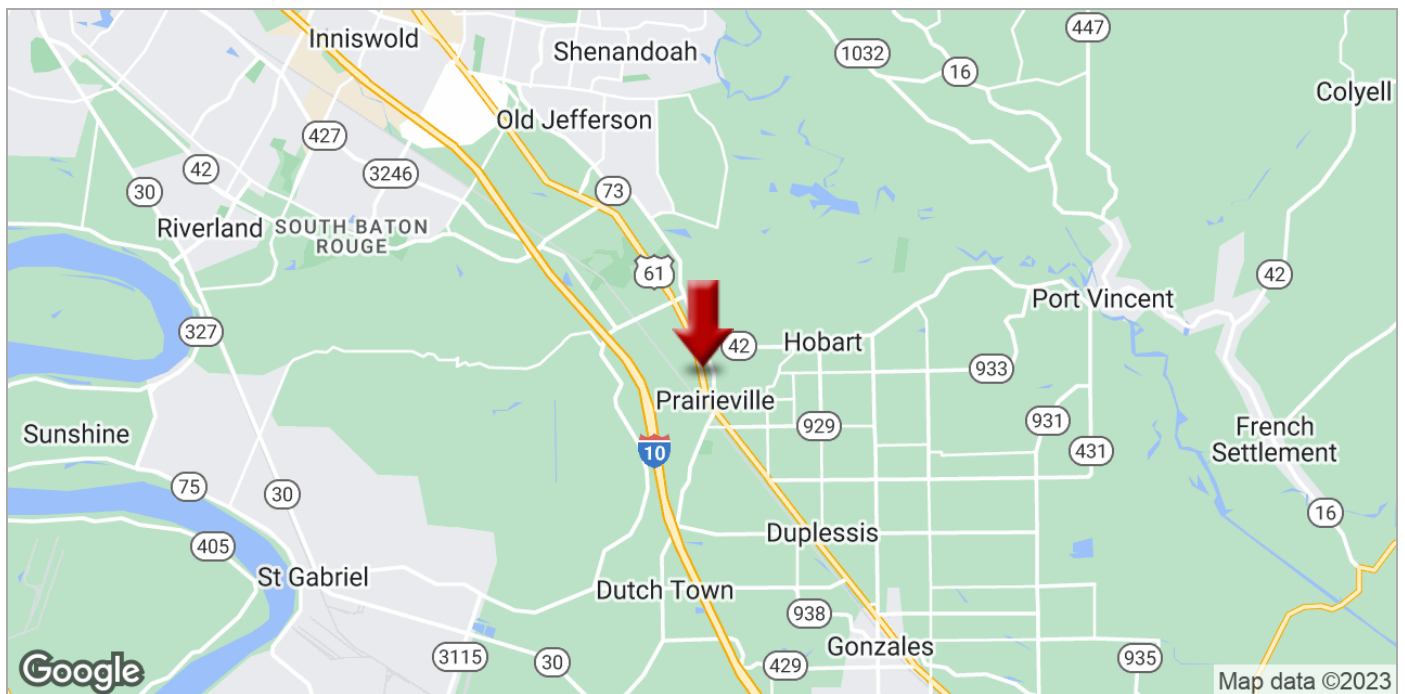
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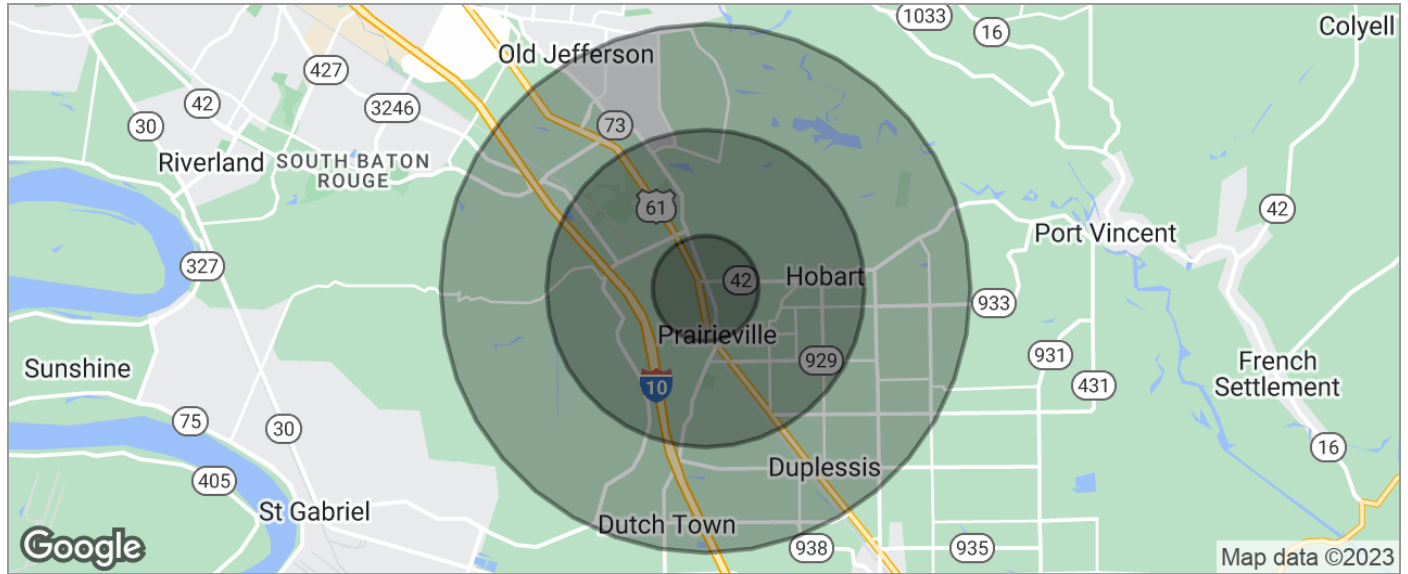
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,426	25,529	59,176
MEDIAN AGE	33.5	33.8	34.1
MEDIAN AGE (MALE)	33.2	32.9	32.7
MEDIAN AGE (FEMALE)	34.6	34.9	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,177	8,935	21,127
# OF PERSONS PER HH	2.9	2.9	2.8
AVERAGE HH INCOME	\$94,084	\$92,236	\$91,189
AVERAGE HOUSE VALUE		\$231,689	\$260,689
RACE	1 MILE	3 MILES	5 MILES
% WHITE	86.8%	84.5%	82.3%
% BLACK	9.7%	11.7%	13.5%
% ASIAN	1.6%	1.5%	1.5%
% HAWAIIAN	0.1%	0.1%	0.0%
% INDIAN	0.4%	0.3%	0.3%
% OTHER	0.6%	1.0%	1.2%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	2.1%	3.3%	4.0%

* Demographic data derived from 2020 ACS - US Census

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