

HIGH PROFILE COMMERCIAL LOTS WITH HWY 1 FRONTAGE



OFFERING SUMMARY

List Price:	\$5.99 / SF \$5.99/SF
List Price (Per Lot):	Lot A = \$305,803 Lot B = \$349,117 Total = \$655,000
Land Area:	Lot A = 1.172 acres Lot B = 1.338 acres Total = 2.51 acres
Zoning:	C-1 General Commercial, Office and Retail with no more than 11,000 SF retail area (PER LOT).



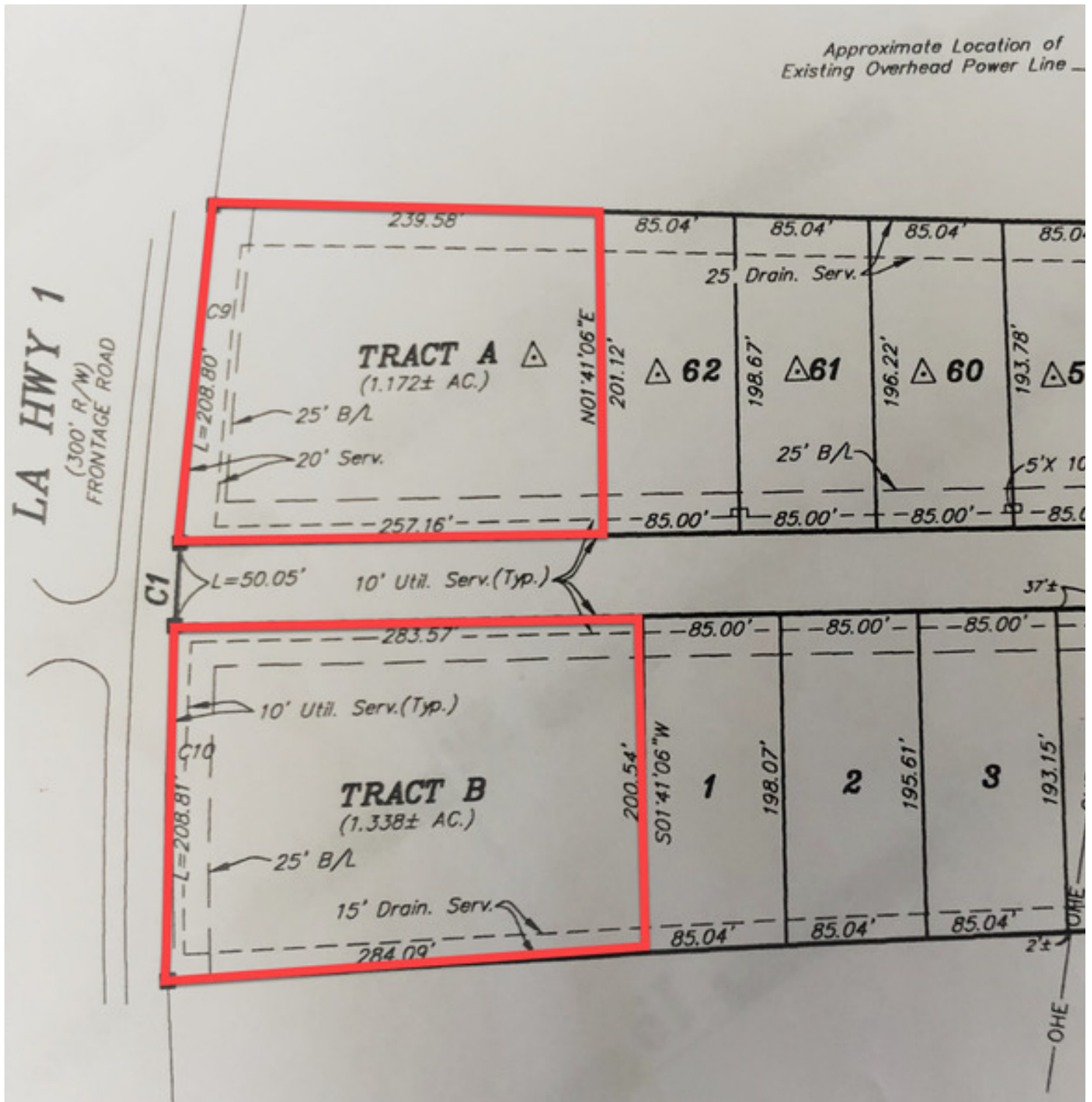
PROPERTY OVERVIEW

Two (2) high profile commercial lots fronting LA Hwy 1 S in Addis, LA with an Average Daily Traffic count of 33,134 cars. These lots can be sold separately or together.

Lot A is approximately 1.172 acres with +/- 208.8 ft of frontage on LA Hwy 1 S.

Lot B is approximately 1.338 acres with +/- 208.81 ft of frontage on LA Hwy 1 S.

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Mathew Laborde, CCIM (C) 337.326.1368


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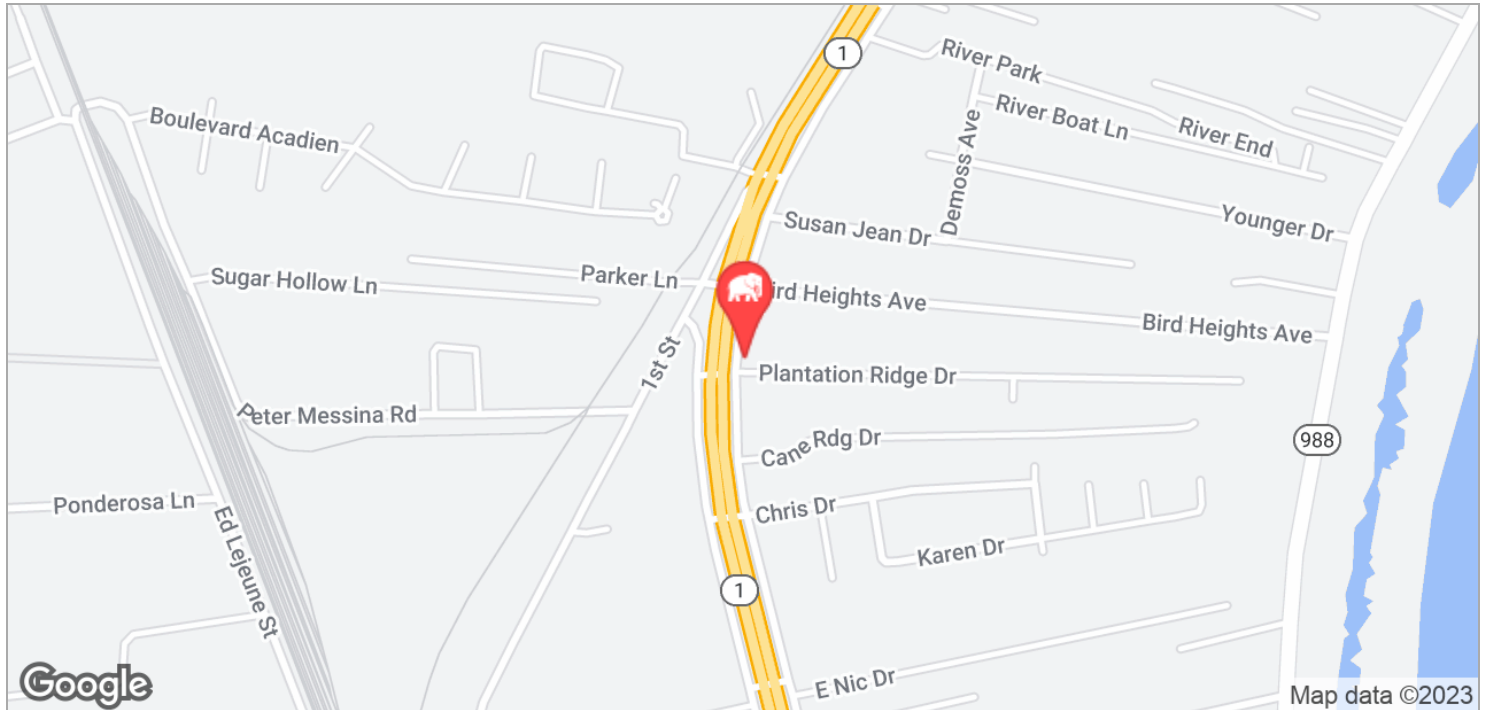
 800.895.9329 | <https://elifinrealty.com>
 640 Main St, Suite A, Baton Rouge, LA 70801

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October 22, 2023

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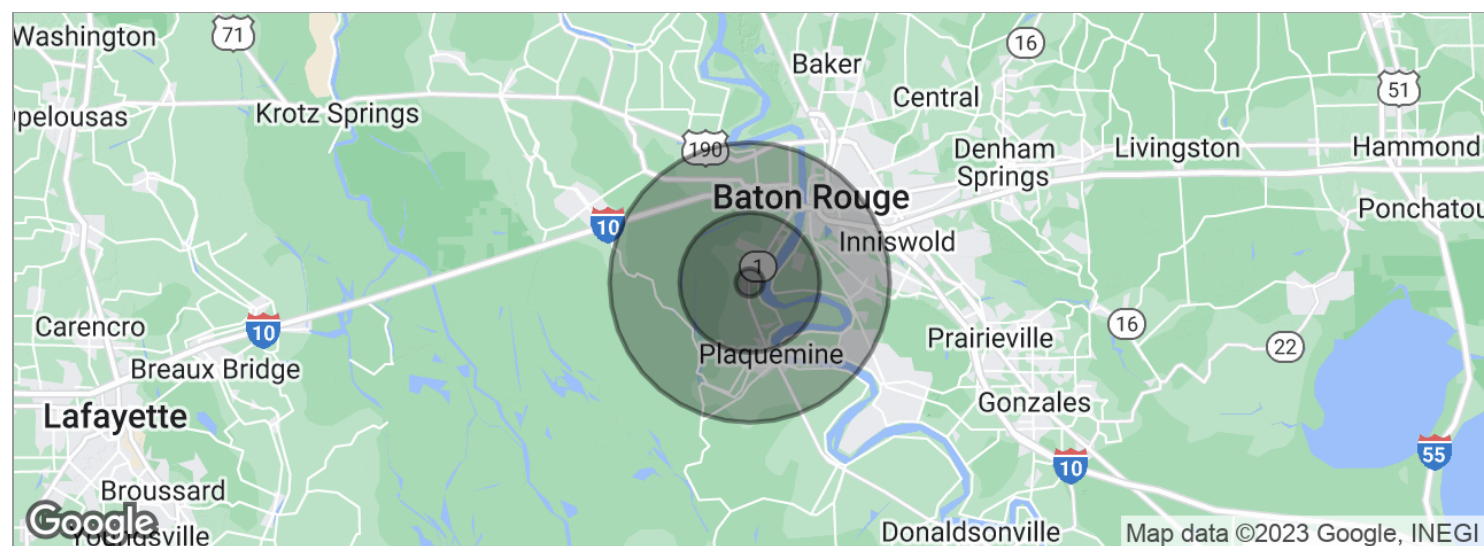


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	631	22,987	164,111
Median age	34.2	27.4	31.6
Median age (Male)	32.6	26.9	30.2
Median age (Female)	36.3	27.9	33.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	223	9,100	63,366
# of persons per HH	2.8	2.5	2.6
Average HH income	\$65,732	\$52,285	\$61,546
Average house value	\$156,200	\$206,337	\$232,374
ETHNICITY (%)	1 MILE	5 MILES	10 MILES
Hispanic	1.7%	3.1%	3.1%
RACE (%)	1 MILE	5 MILES	10 MILES
White	66.4%	73.7%	51.7%
Black	29.8%	18.0%	43.0%
Asian	0.0%	4.6%	2.5%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.1%	0.2%
Other	1.1%	1.4%	0.8%

* Demographic data derived from 2020 ACS - US Census

