

OFFICE FOR SALE

OFFICE SPACE FOR SALE

40069 Hwy 42, Prairieville, LA 70769



SALE PRICE: \$299,000

LOT SIZE: 0.65 Acres

BUILDING SIZE: 2,010 SF

TRAFFIC COUNT: 16,465 CPD

ZONING: CC

PROPERTY OVERVIEW

Retail parcel with existing office building. Located adjacent to Rouses market. Great opportunity for retail uses along Hwy 42. Currently has city water & private sewer. Can be connected to city sewer. Contact Broker for additional information.

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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Louisiana Flood Map

40069 LA-42



Visible Layers

Effective FIRM (08/16/2007)

Bing Hybrid

Point Coordinates

Point #	Lat., Long.
1	30.3223, -90.9369

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

Point	Panel ID	Flood Zone	BFE	Ground Elevation	BWS(*13)*
1	22005C0035E 8/16/2007	X PROTECTED BY LEVEE	out	24.6	100-109 mph

- 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).
- 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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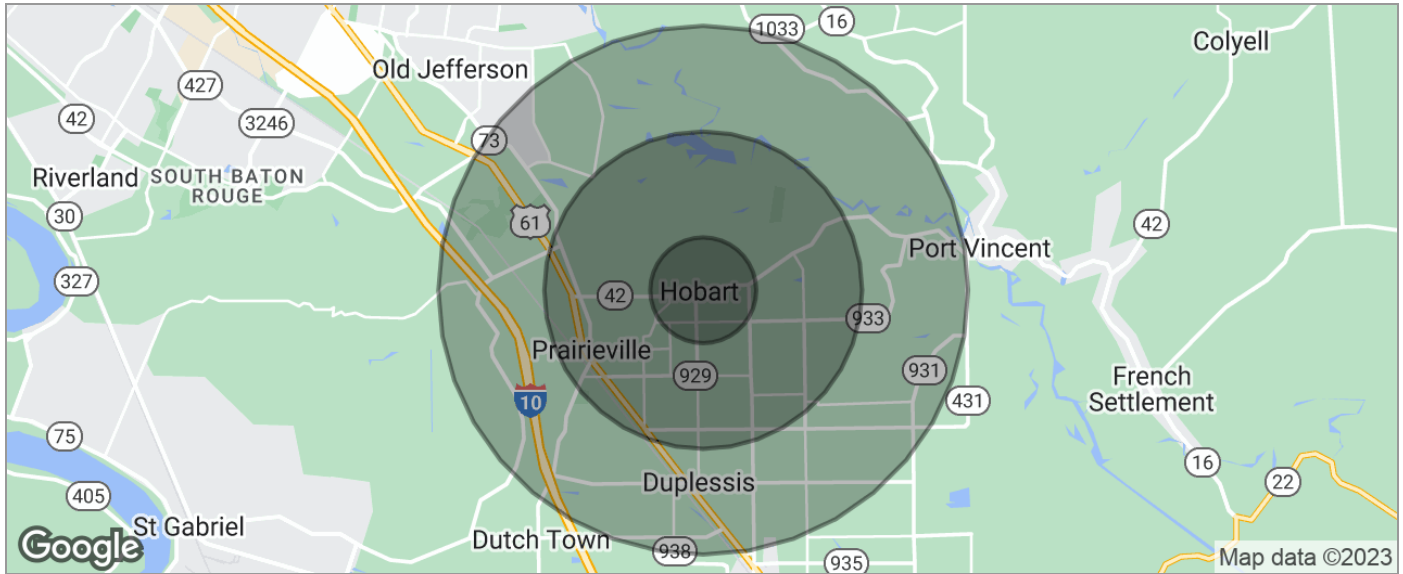
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,720	26,280	60,244
MEDIAN AGE	33.0	33.8	34.3
MEDIAN AGE (MALE)	32.6	32.7	32.7
MEDIAN AGE (FEMALE)	34.3	35.0	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,279	9,296	21,352
# OF PERSONS PER HH	2.9	2.8	2.8
AVERAGE HH INCOME	\$90,547	\$85,797	\$85,185
AVERAGE HOUSE VALUE		\$184,773	\$186,294
RACE	1 MILE	3 MILES	5 MILES
% WHITE	85.8%	85.6%	86.0%
% BLACK	10.8%	11.1%	10.5%
% ASIAN	1.3%	1.1%	1.1%
% HAWAIIAN	0.1%	0.0%	0.0%
% INDIAN	0.5%	0.4%	0.2%
% OTHER	0.5%	0.9%	1.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	2.3%	2.8%	3.7%

* Demographic data derived from 2020 ACS - US Census

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