

## LAND FOR SALE

# 2+/- ACRE AIRLINE HWY LAND TRACT

17990 Airline Hwy Lot I, Prairieville, LA 70769



SALE PRICE:	\$500,000
-------------	-----------

PRICE PER ACRE:	\$250,000
-----------------	-----------

LOT SIZE:	2.0 Acres
-----------	-----------

STREET FRONTAGE	195'
-----------------	------

LOT DEPTH	461'
-----------	------

TRAFFIC COUNT:	32,291
----------------	--------

### PROPERTY OVERVIEW

Tract I is one of 3 adjoining commercial tracts on Airline Hwy South of Bayou Manchac. This site is zoned MU and was previously engineered for Automobile Dealership. This site is compacted and build ready. Drainage engineering and phase I available upon request. Also available for lease at \$5,445 per month.

### PROPERTY FEATURES

- 2 +/- Acre Parcel
- 195x461 Lot Dimensions
- Build Ready Site
- One of Three Available Adjacent Tracts
- Compacted & Build Ready
- 2013 DOTD Traffic Count or 32,291 CPD
- CSRS Drainage Plan Engineered 2007
- DOTD Driveway Permit Issued 2007
- Geotechnical Work Done 2006
- Phase I Dated February 2006

**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.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



## LAND FOR SALE

# 2+/- ACRE AIRLINE HWY LAND TRACT

17990 Airline Hwy Lot I, Prairieville, LA 70769



**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.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



## 2+/- ACRE AIRLINE HWY LAND TRACT

17990 Airline Hwy Lot I, Prairieville, LA 70769



### Parish of Ascension

[www.ascensionparish.net](http://www.ascensionparish.net)

**RONNIE HUGHES**  
ASCENSION PARISH PRESIDENT

December 26, 2007

Mr. Michael N. Dooley  
Sigma Consulting Group, Inc.  
10305 Airline Highway  
Baton Rouge, LA 70816

RE: Duplessis Airline Property Permit Request

Dear Mr. Dooley:

This letter is to give you an update on the status of the Ascension Parish permitting for the property owned by The Duplessis Land Company, located approximately 1000 ft. south of Bayou Manchac, 17949 Airline Highway, Ascension Parish, Louisiana. Here are a few items concerning the permitting process:

- The drainage plan for this site and has been approved by CSRS Engineering dated July 27, 2007. The drainage plan is one of several prerequisites for a Development permit.
- The Driveway permit has been issued by the State of Louisiana Department of Transportation dated May 03, 2007
- An on-site wastewater sewer treatment permit has been issued by the local Board of Health office for the proposed building.
- Although the building plans have been approved by the Louisiana State Fire Marshal's office, the Ascension Parish Building Department has not received a submittal for plan review, only a letter of Review from the State Fire Marshal has been submitted.
- Also two outstanding documents required for permitting which have not been submitted for review are the Fire Hydrant approval by the Ascension Parish Fire District # 3 and the Stamped approved drawings by the Louisiana State Fire Marshal's office.

Sincerely,

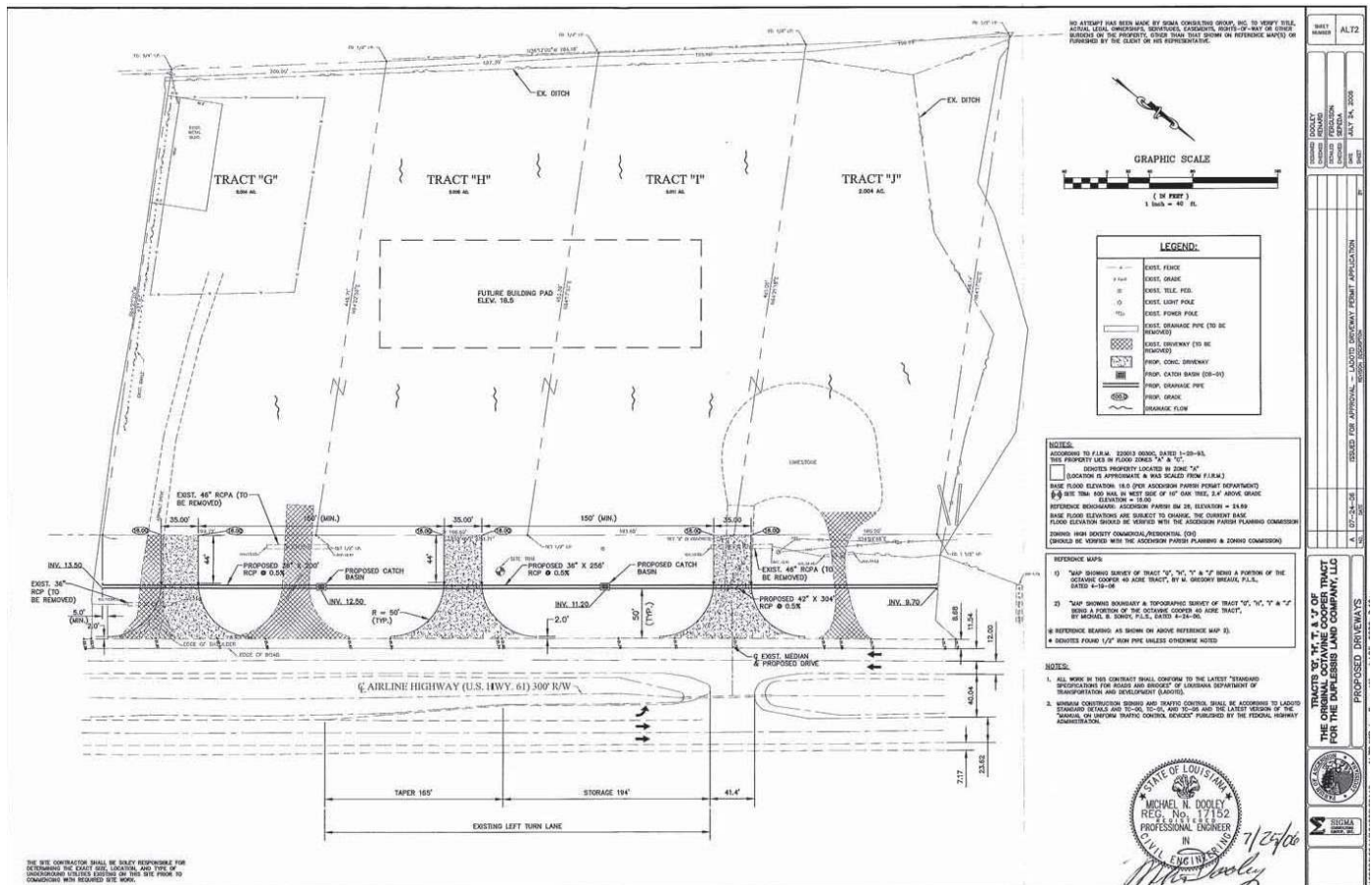
*Lavern Bourgeois*  
Lavern Bourgeois  
Building Official  
Ascension Parish

C: Mr. Ron Duplessis

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

**DAVID VERCHER**  
Director  
0: 225.405.3257  
[yourccim@kw.com](mailto:yourccim@kw.com)

17990 Airline Hwy Lot I, Prairieville, LA 70769

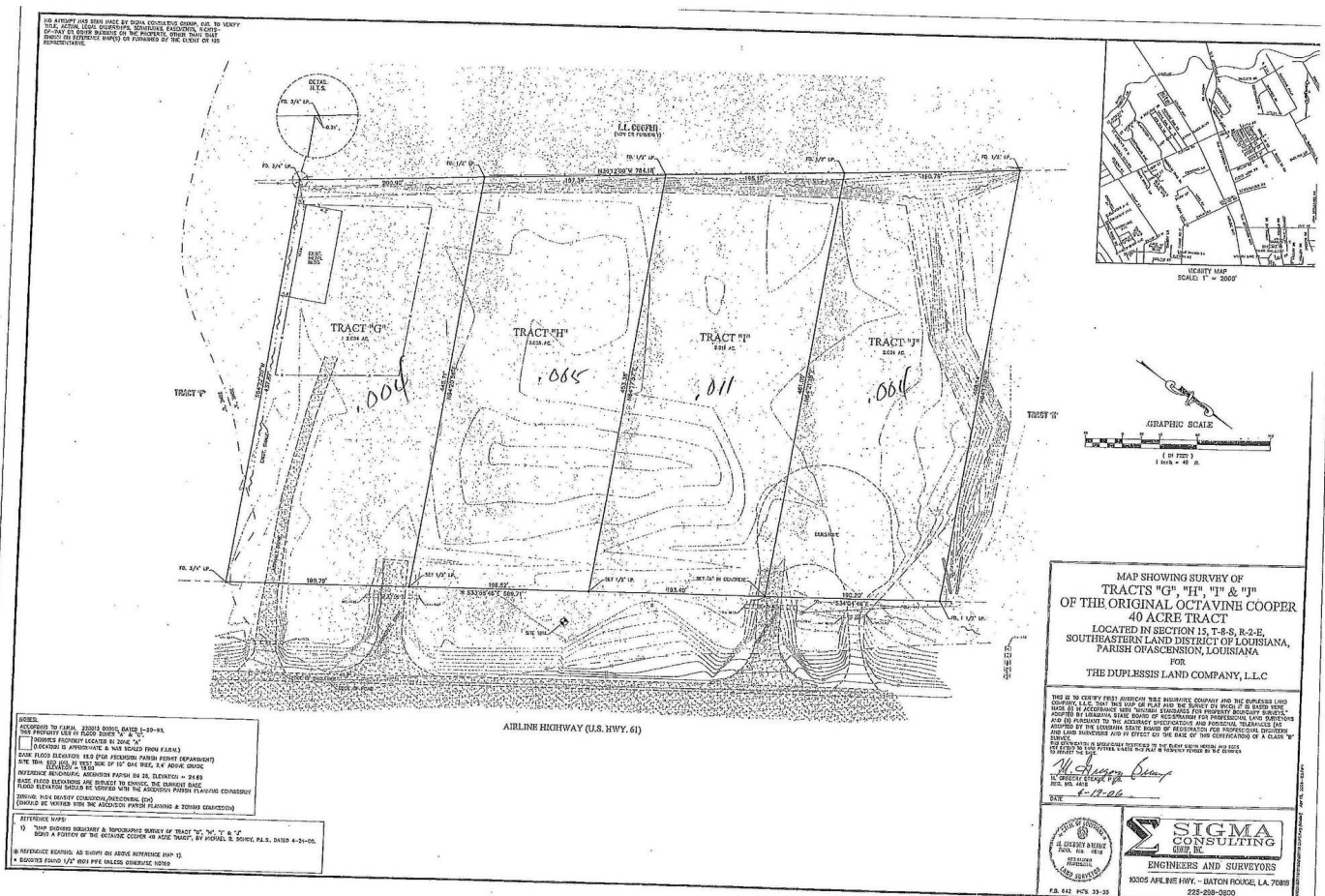


**DAVID VERCHER**  
Director  
0: 225.405.3257  
yourccim@kw.com

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# 2+/- ACRE AIRLINE HWY LAND TRACT

17990 Airline Hwy Lot I, Prairieville, LA 70769



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

**DAVID VERCHER**  
 Director  
 0: 225.405.3257  
 yourccim@kw.com

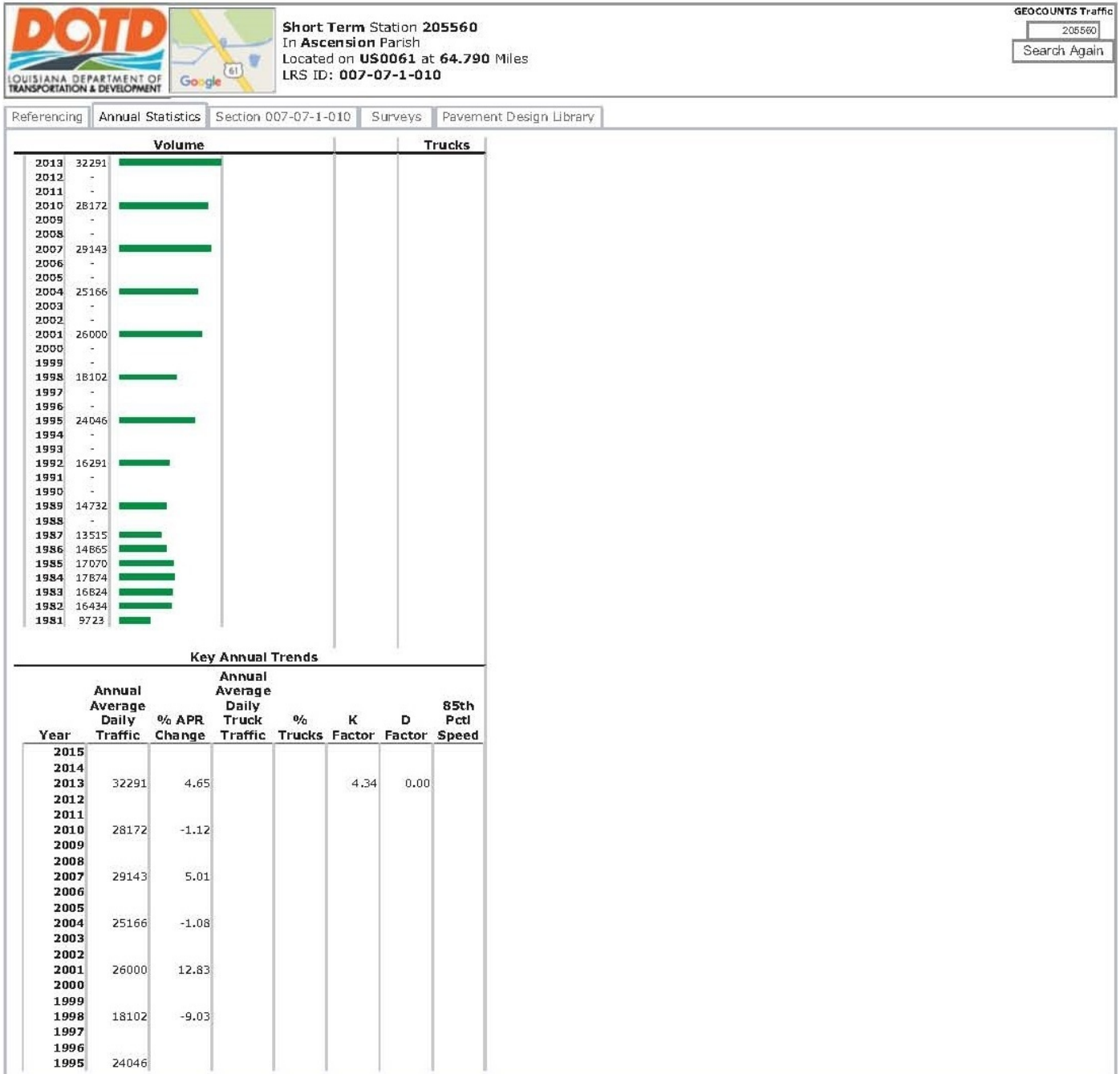
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# LAND FOR SALE

## 2+/- ACRE AIRLINE HWY LAND TRACT

17990 Airline Hwy Lot I, Prairieville, LA 70769



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

**DAVID VERCHER**  
 Director  
 O: 225.405.3257  
 yourccim@kw.com

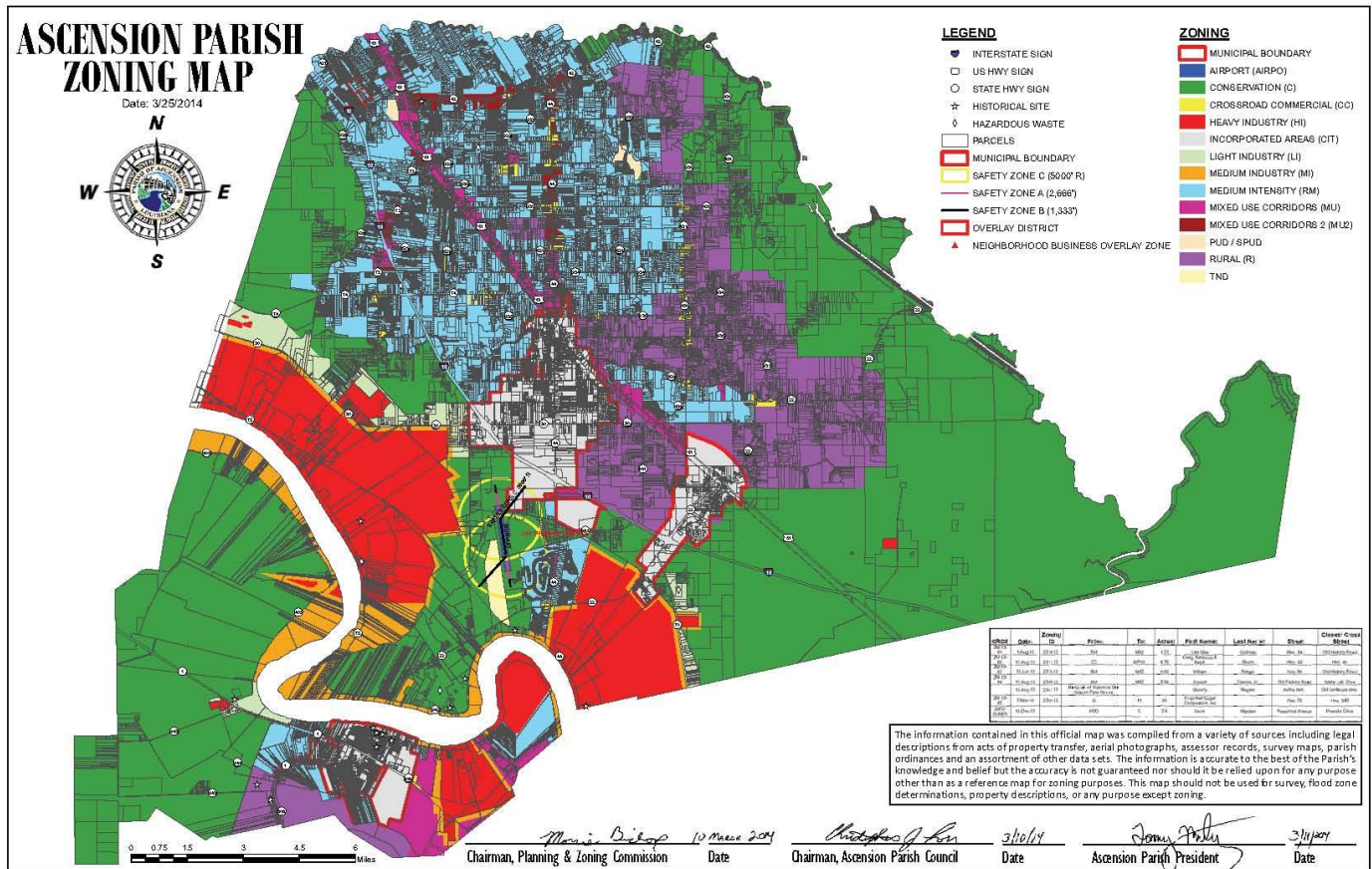
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



# 2+/- ACRE AIRLINE HWY LAND TRACT

17990 Airline Hwy Lot I, Prairieville, LA 70769



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

**DAVID VERCHER**  
Director  
0: 225.405.3257  
yourccim@kw.com

## LAND FOR SALE

# 2+/- ACRE AIRLINE HWY LAND TRACT

17990 Airline Hwy Lot I, Prairieville, LA 70769



## Louisiana Flood Map 17990 airline hwy



### Visible Layers

Effective FIRM (08/16/2007)

Bing Hybrid

### Point Coordinates

Point#	Lat., Long.
1	30.3394, -90.9916

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

Point	Panel ID	Flood Zone	BFE	Ground Elevation	BWS('13)*
1	22005C0030E 8/16/2007	A	dne	11.8	100-109 mph

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).
2. **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.

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

**DAVID VERCHER**  
Director  
O: 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.

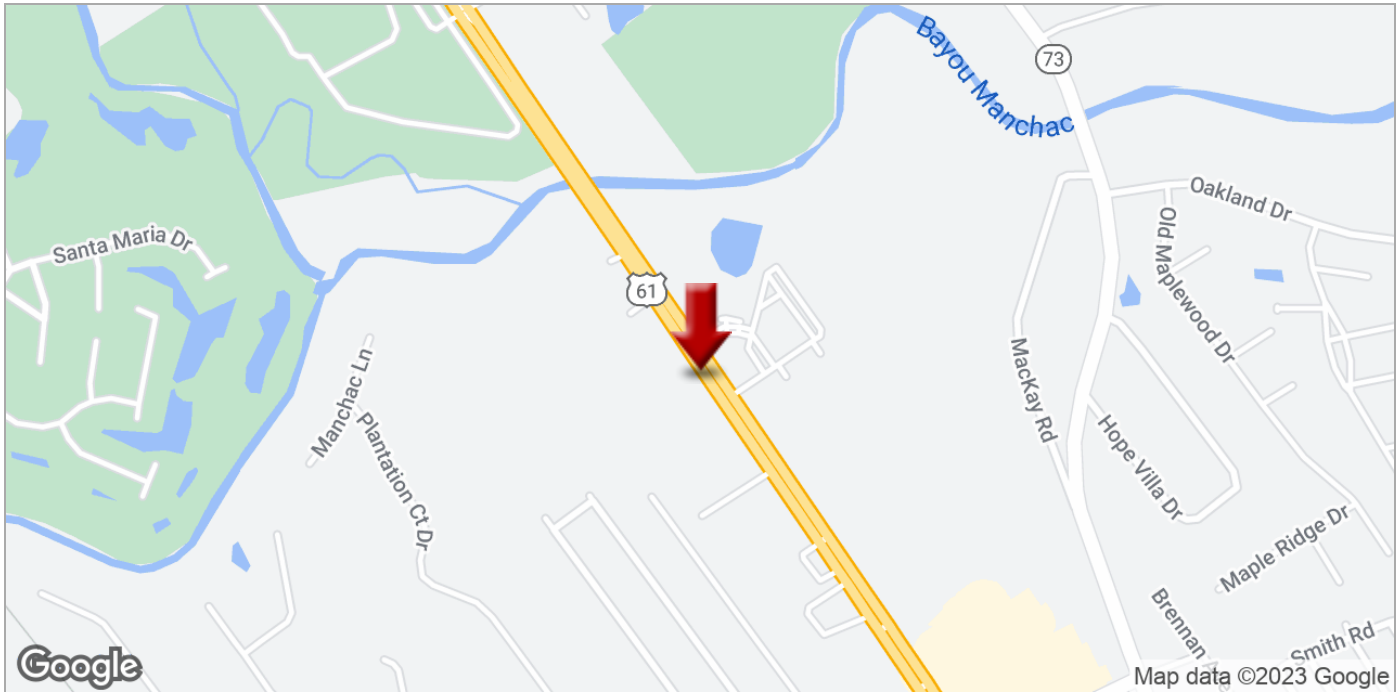
Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



## LAND FOR SALE

# 2+/- ACRE AIRLINE HWY LAND TRACT

17990 Airline Hwy Lot I, Prairieville, LA 70769



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

**DAVID VERCHER**  
Director  
0: 225.405.3257  
yourccim@kw.com

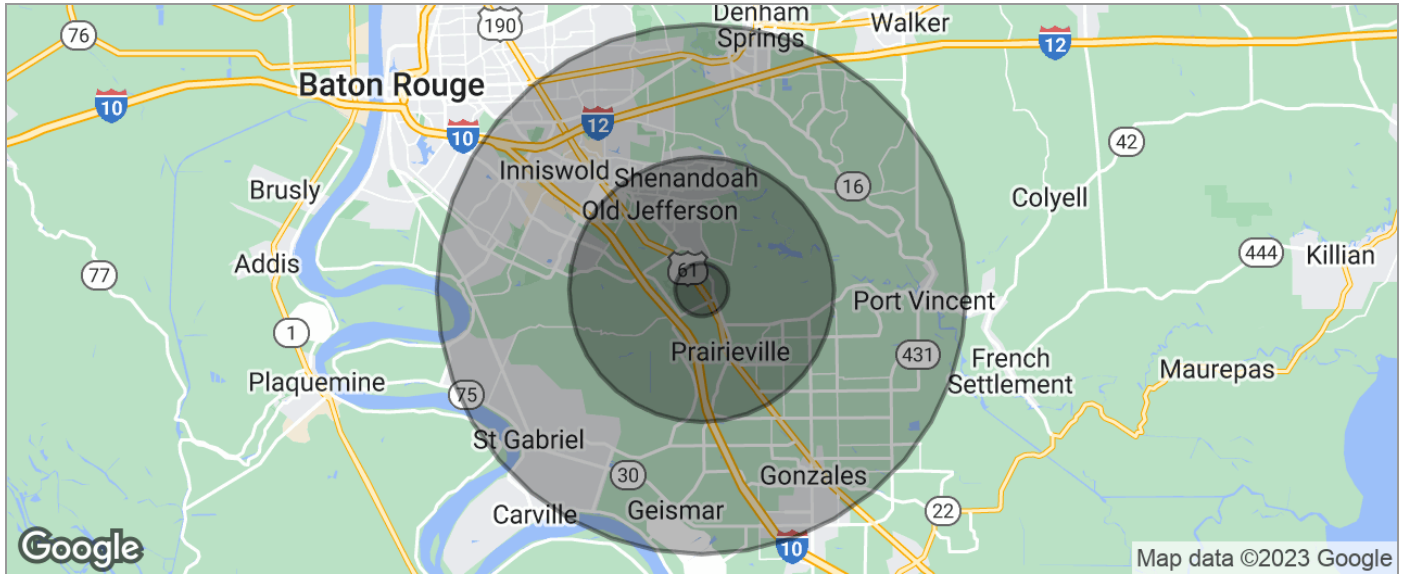
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease 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.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

## LAND FOR SALE

# 2+/- ACRE AIRLINE HWY LAND TRACT

17990 Airline Hwy Lot I, Prairieville, LA 70769



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,978	68,886	294,805
MEDIAN AGE	34.7	36.0	35.1
MEDIAN AGE (MALE)	33.6	34.7	33.4
MEDIAN AGE (FEMALE)	35.7	37.3	36.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	1,099	25,165	112,514
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$94,651	\$97,571	\$79,537
AVERAGE HOUSE VALUE	\$232,025	\$279,104	\$233,275
RACE	1 MILE	5 MILES	10 MILES
% WHITE	82.0%	82.3%	71.8%
% BLACK	12.2%	13.1%	22.5%
% ASIAN	2.7%	2.1%	3.2%
% HAWAIIAN	0.1%	0.0%	0.0%
% INDIAN	0.1%	0.2%	0.2%
% OTHER	0.9%	0.8%	1.0%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	2.9%	3.5%	5.1%

\* Demographic data derived from 2020 ACS - US Census

**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.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)