

FORMER LOUISIANA CREAMERY BUILDING FOR SALE OR LEASE



OFFERING SUMMARY

Sale Price:	\$1,000,000 \$7.16/SF
Zoning:	M-1
Lease Rate:	\$6,500/month NNN

PROPERTY OVERVIEW

OPPORTUNITY ZONE PROPERTY located at the corner of Plank and Choctaw. This property was originally home to Louisiana Creamery, Inc.

Building One is a two-story building consisting of approximately 75,612 square feet, as well as five roll-up doors.

Building Two is a single-story building consisting of approximately 64,125 square feet, including four roll-up doors, one ramp, and one dock-high.

The building was constructed in 1926. Existing improvements include approximately 18,000 square feet of fenced and stabilized parking, and lay-down yard space. Owner will consider subdividing and selling Building One and Building Two separately. Building One could potentially be demolished and redeveloped for a different use, such as a C-store.

PROPERTY HIGHLIGHTS

- The building has three-phase electrical capacity.
- Property has approximately 147' of frontage on Plank Rd.
- Lease rate includes fenced parking.

Mathew Laborde, CCIM (C) 337.326.1368

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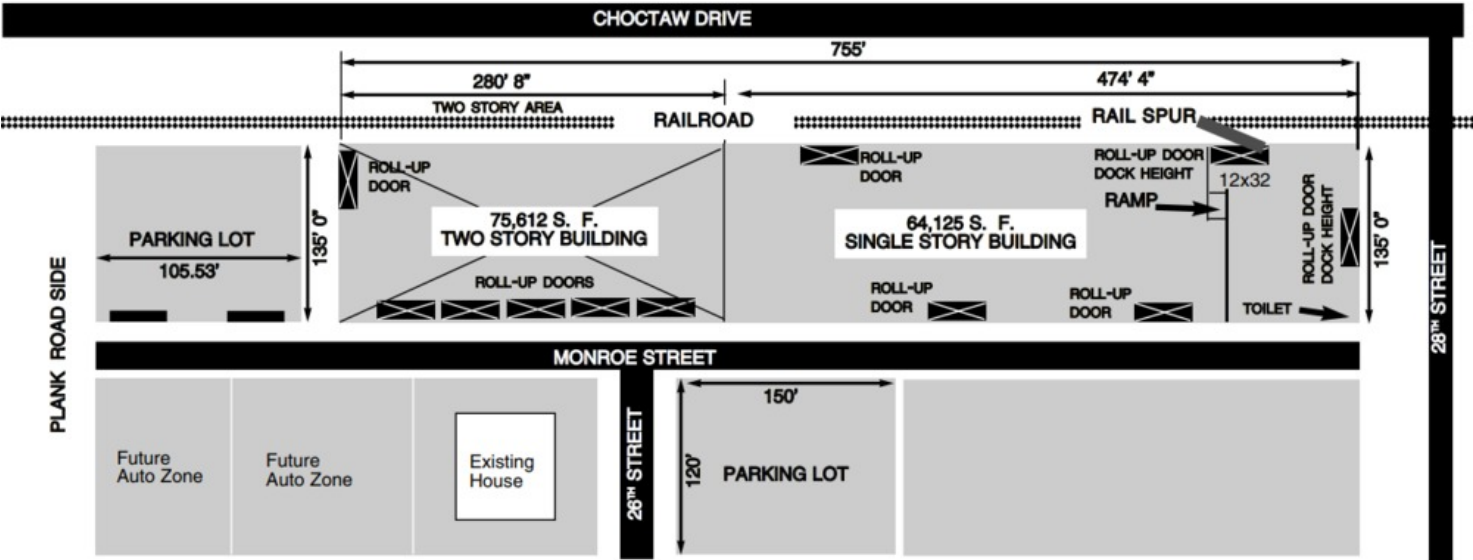
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Historic Louisiana Creamery Aerial



Site Plan

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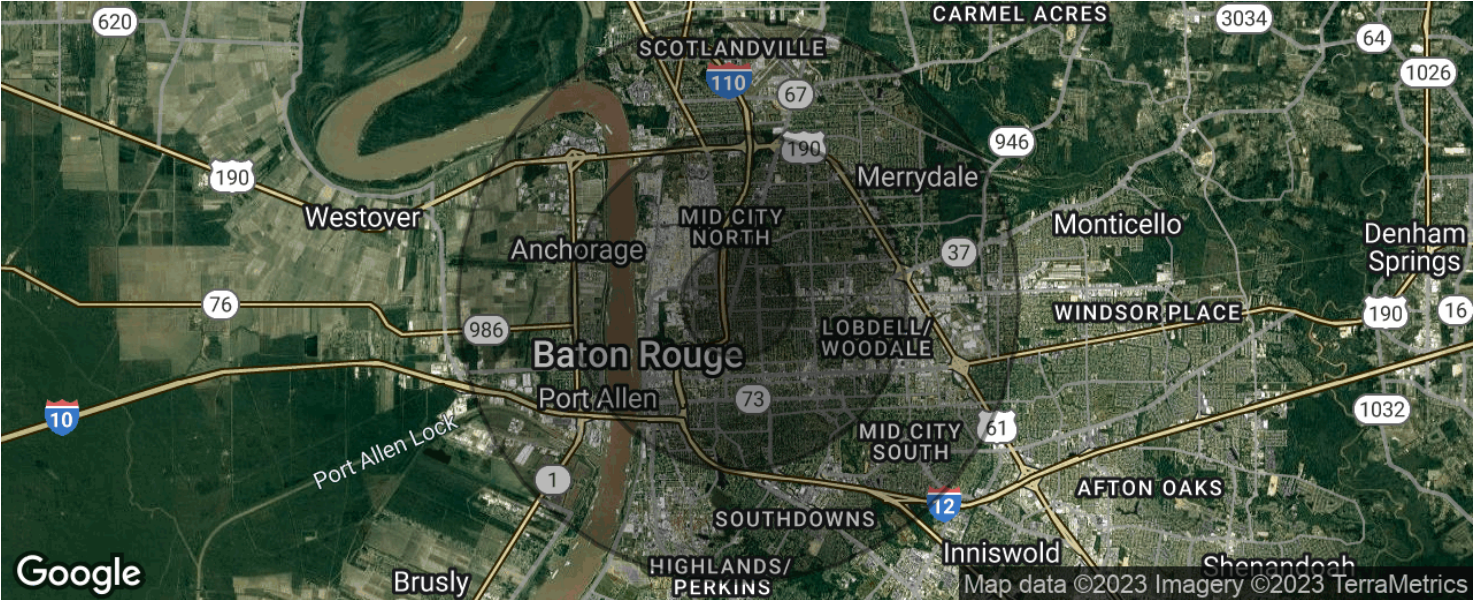


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,458	82,095	171,529
Median age	33.1	31.3	31.7
Median age (Male)	28.2	28.8	29.7
Median age (Female)	37.9	33.6	33.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,437	30,881	63,904
# of persons per HH	2.8	2.7	2.7
Average HH income	\$30,107	\$44,739	\$49,987
Average house value	\$86,774	\$166,511	\$216,830

* Demographic data derived from 2020 ACS - US Census