

3.45 ACRE LOT OFF OF HWY 73 IN PRAIRIEVILLE



OFFERING SUMMARY

Sale Price: \$639,683 | \$4.26/SF

Lot Size: 3.45 Acres

Zoning: MU2
Residential or
Commercial Use

PROPERTY OVERVIEW

This property consists of 3.451 acres of beautiful land in Prairieville. The property is right off of Hwy 73 between I-10 and Airline Hwy. This property gives you easy access into Gonzales or Baton Rouge. The property is currently improved with a single family home with a wrap around porch and a large barn in the back. The house is 2 bedrooms and 3 full bathrooms and can easily be converted into an office space. The land is zoned MU-2 which allows for many types of commercial uses (office, retail, medical, etc) residential.

The mobile home trailer seen in the pictures is not a part of the sale and will be moved prior closing.

PROPERTY HIGHLIGHTS

- Located off of Hwy 73 between I-10 and Airline Hwy
- Single family home on the property with 2 bedrooms and 3 full bathrooms - can be converted into an office space
- Large barn in the back
- Zoned for Commercial or Residential uses (home, office, retail, medical)
- Adjacent property also for sale with frontage on Hwy 73

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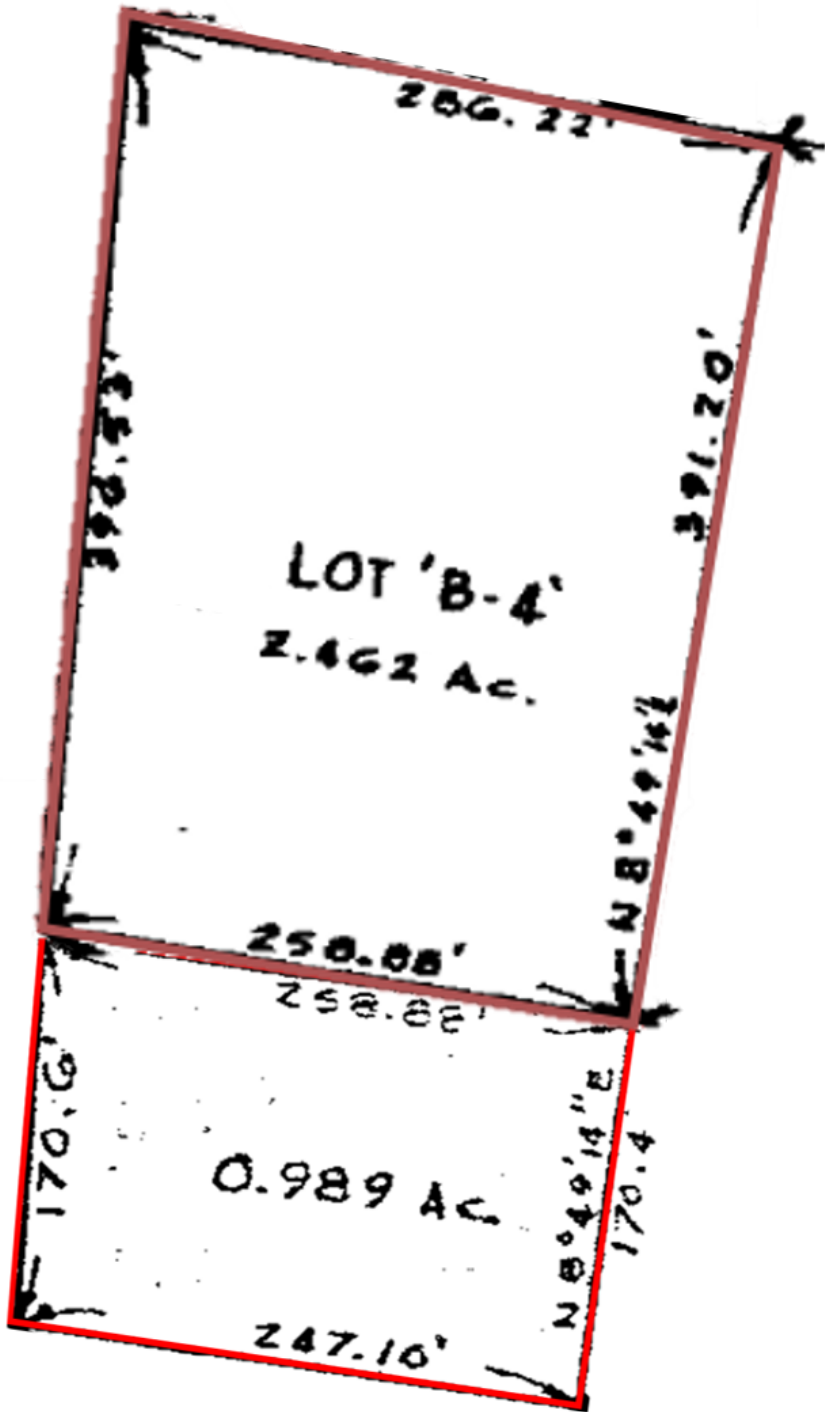
Map data ©2021 Imagery ©2021 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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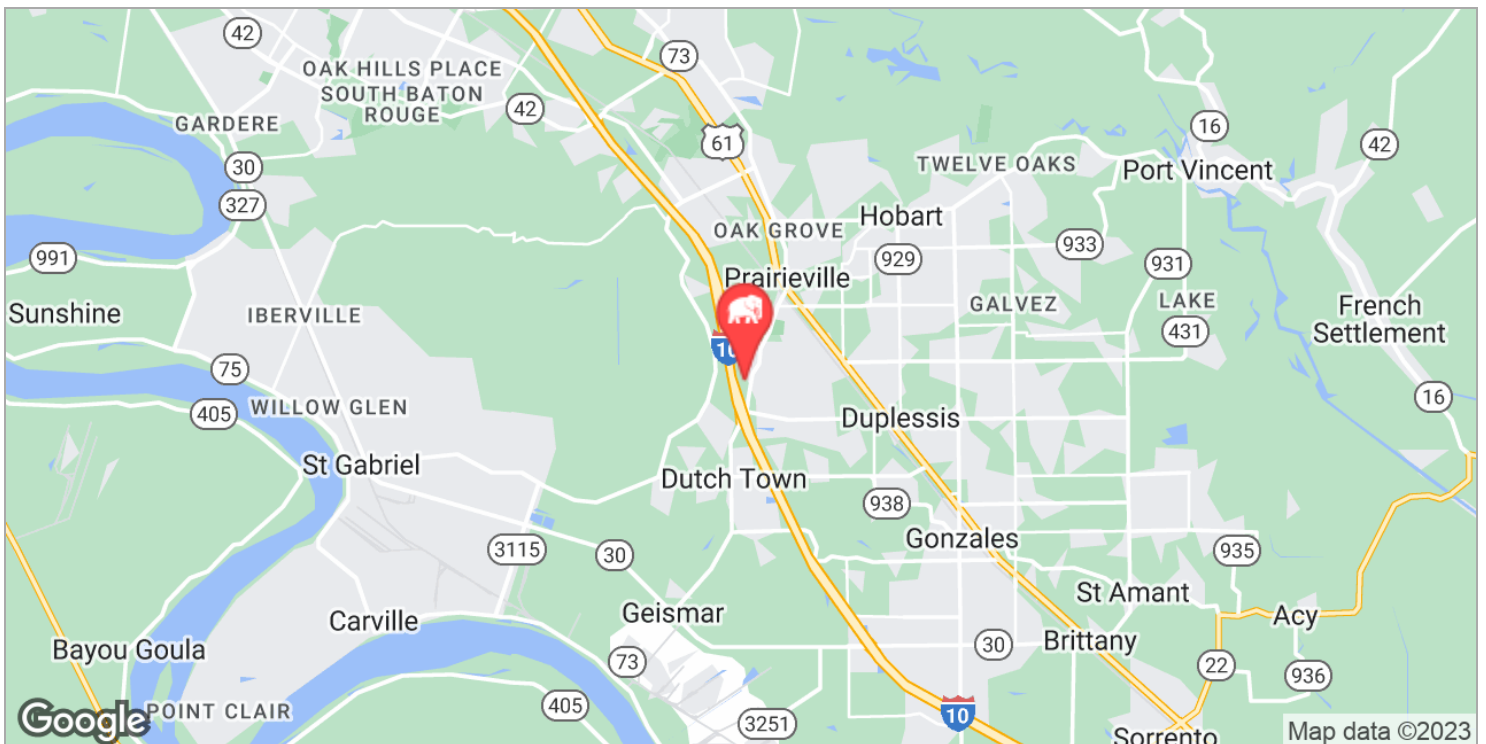
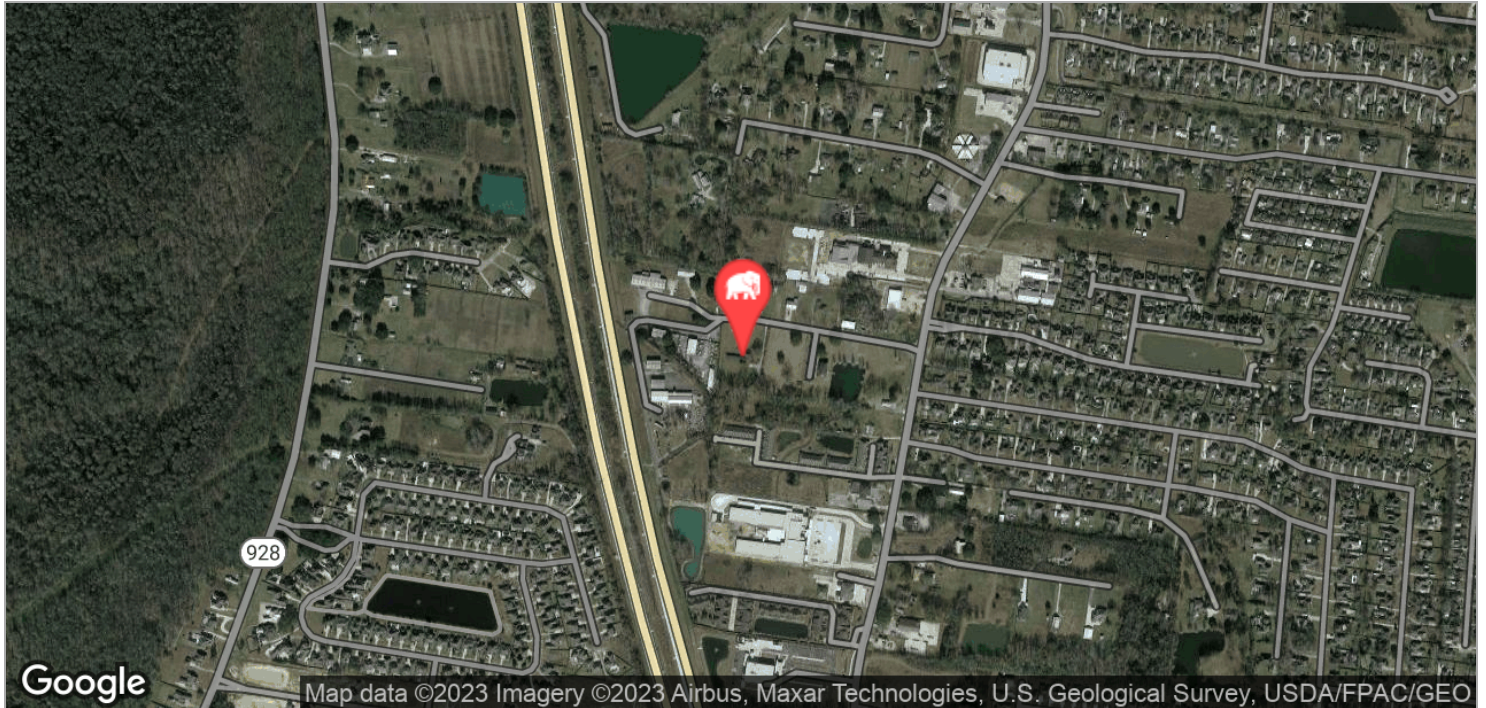
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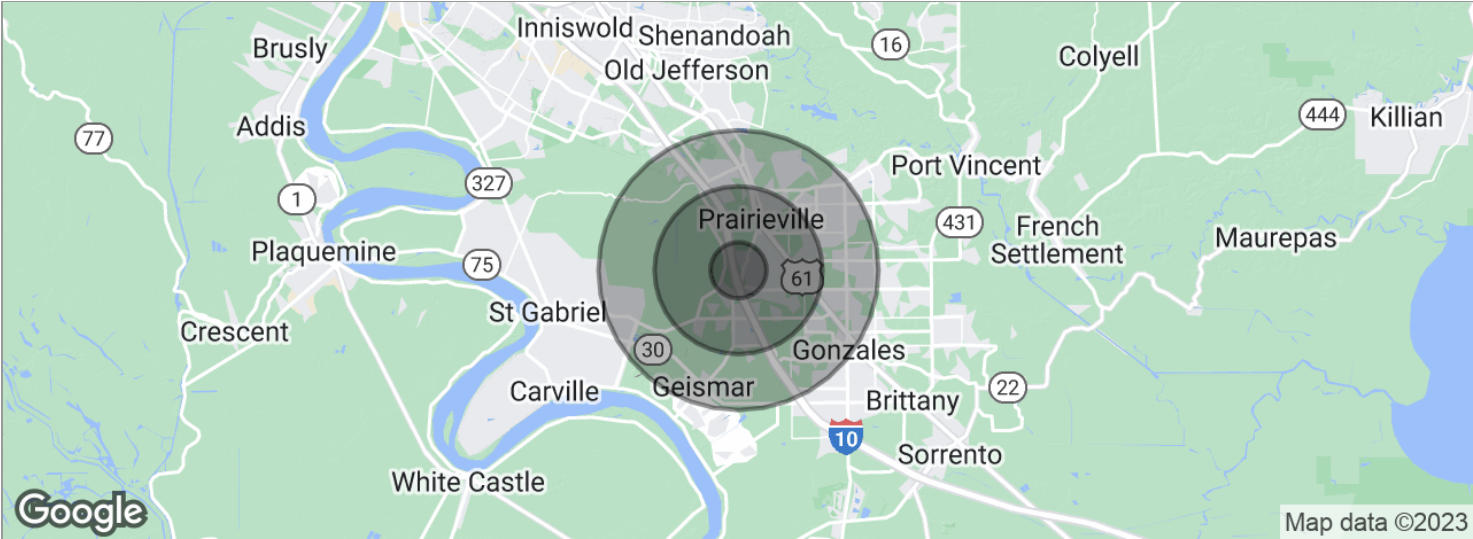


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,721	20,095	50,457
Median age	32.8	33.3	33.8
Median age (Male)	31.5	32.0	32.6
Median age (Female)	33.9	34.4	35.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	906	6,842	17,462
# of persons per HH	3.0	2.9	2.9
Average HH income	\$93,180	\$88,922	\$87,233
Average house value		\$185,141	\$223,351

* Demographic data derived from 2020 ACS - US Census