

AVAILABLE

Vacant Land

6053 Bayou Rapides Road, Alexandria, LA 71303

Presented By:

Jack Hodges, CCIM
Commercial Sales & Leasing
O: 318.445.7653 | Cell: 318.481.8757
jhodges@centralrealty.la

Reed Wiley, CCIM
Associate Director | Commercial Sales & Leasing
Cell: 504.236.7816
rwiley@rampartcore.com



PROPERTY HIGHLIGHTS

- 81.67 Acres on Bayou Rapides Road
- Multiple development and Investment possibilities
- Ideal location for future growth
- Available utilities along Bayou Rapides Road
- Key transportation route (Highway 28 West) approximately 1.6 Miles
- Accessible to other major Highways (I-49, 4.7 Miles, Highway 165, 2.9 Miles, Highway 1, 4 Miles)
- Flood Zone X

OFFERING SUMMARY

Sale Price:	\$ 2,858,450.
Lot Size:	81.67 Acres
Price per Acre:	\$ 35,000

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	26	167	517
Total Population	64	370	1,237
Average HH Income	\$55,661	\$49,889	\$53,722

INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



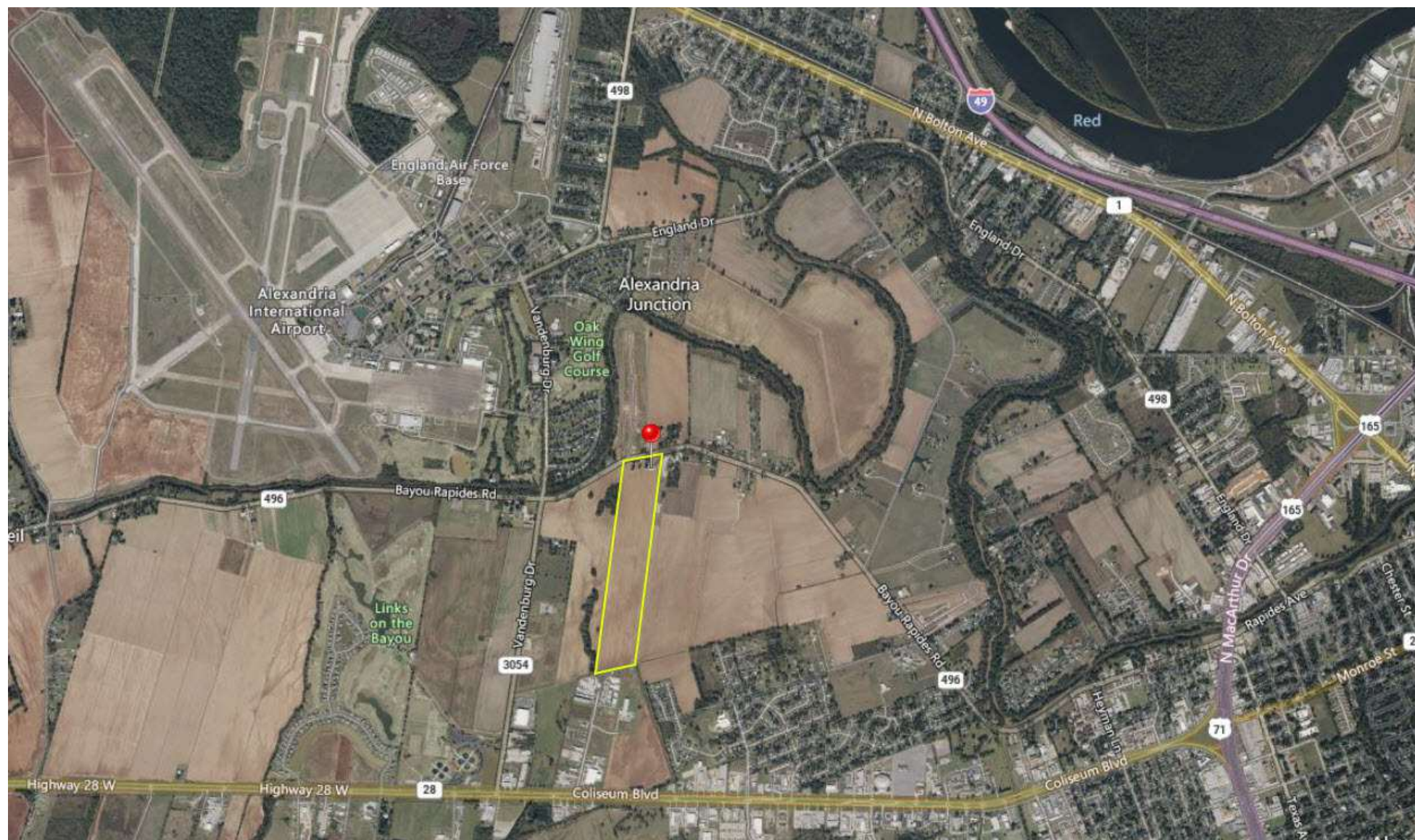
INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



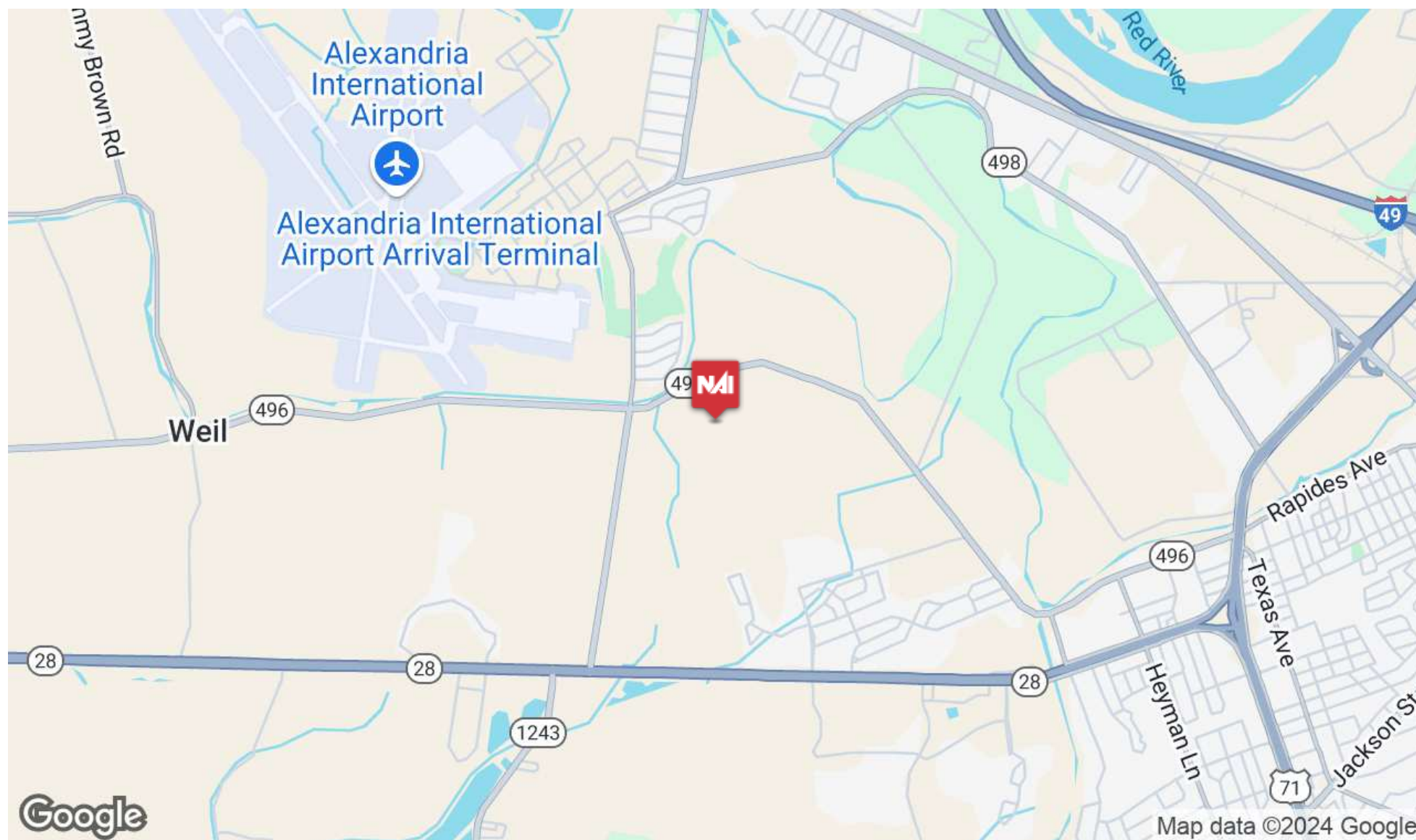
INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



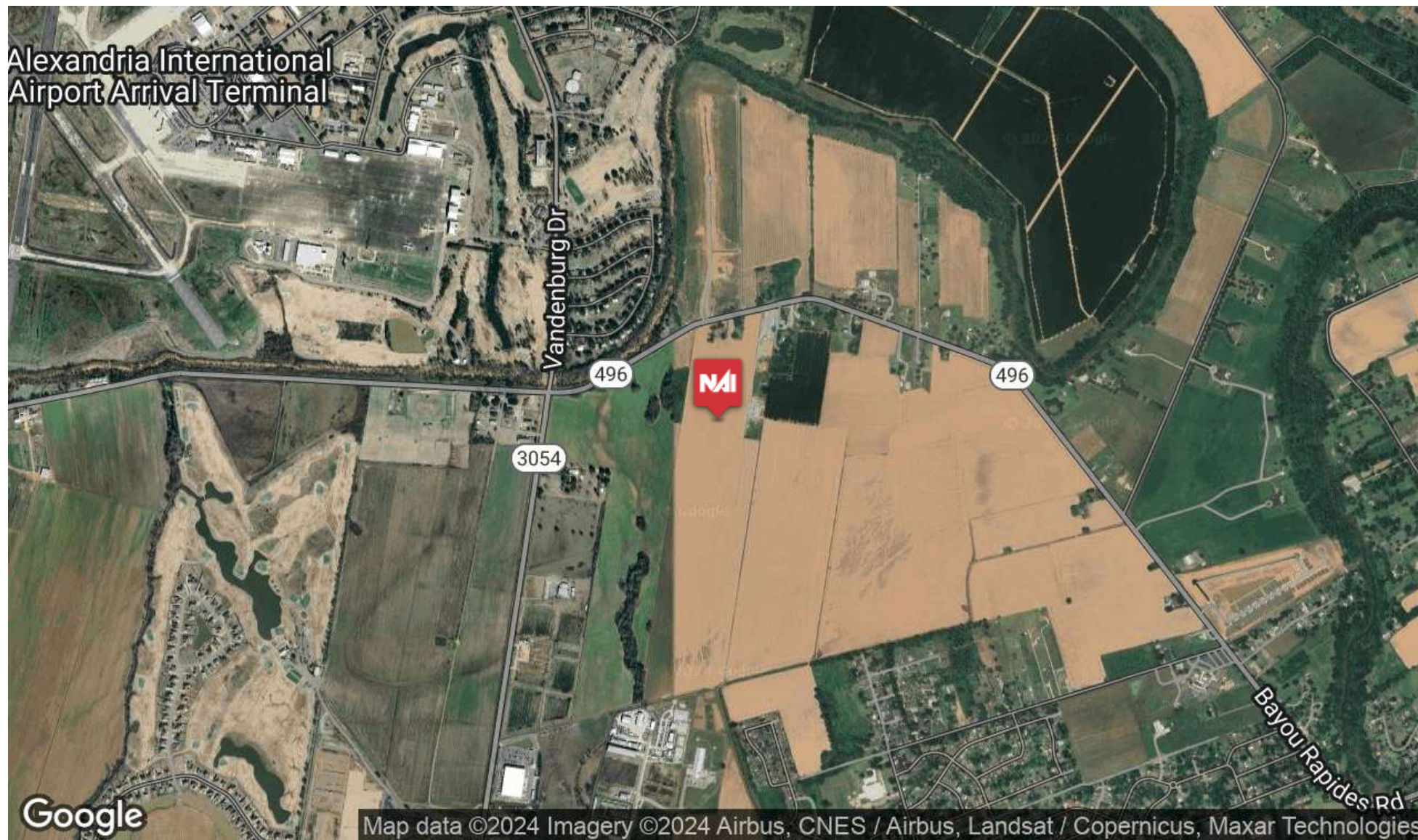
INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



For more information:

Jack Hodges, CCIM
Commercial Sales & Leasing
O: 318.445.7653 | Cell: 318.481.8757
jhodges@centralrealty.la

Reed Wiley, CCIM
Associate Director | Commercial Sales & Leasing
Cell: 504.236.7816
rwiley@rampartcre.com

LATTER & BLUM
CENTRAL REALTY
INDEPENDENTLY OWNED AND OPERATED

NAI Latter & Blum

4615 Parliament Drive, Ste 100
Alexandria, LA 71303

www.latterblum.com