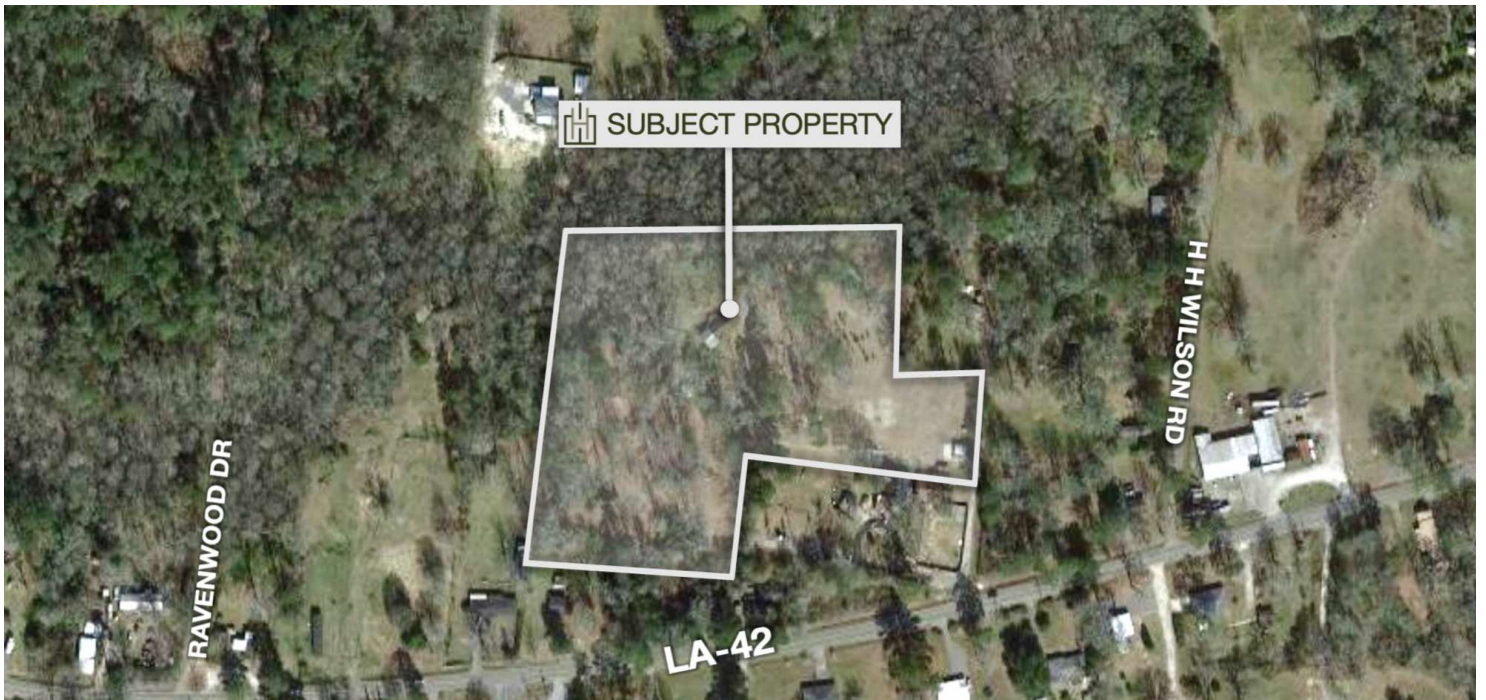

LAND FOR SALE

44058 LA-42

PRAIRIEVILLE, LA 70769



Hammett Group Real Estate
info@hammettgrouprealestate.com
225.588.4343



Land For Sale

Property Summary



PROPERTY DESCRIPTION

This vacant land located in Prairieville, spans approximately +/- 8.65 Acres (+/- 376,794 SF) and is primed for development. It boasts convenient access from LA-42 and benefits from a high traffic count.

Zoned for single-family residence, the property is in proximity to St. Amant High School, Galvez Middle School, and Lakeside Primary School.

Additionally, the adjacent house and property are available for purchase along with the subject property. Contact agent for more information.

PROPERTY HIGHLIGHTS

- Land Size: 376,794 SF/ 8.65 Acres
- Zoning: C
- Located just off LA Hwy 42 in Prairieville.
- +/- 1.5-mile accessibility from LA-431
- +/- 1-minute accessibility from LA-933

OFFERING SUMMARY

Sale Price:	\$562,250
Lot Size:	8.65 Acres

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Land For Sale

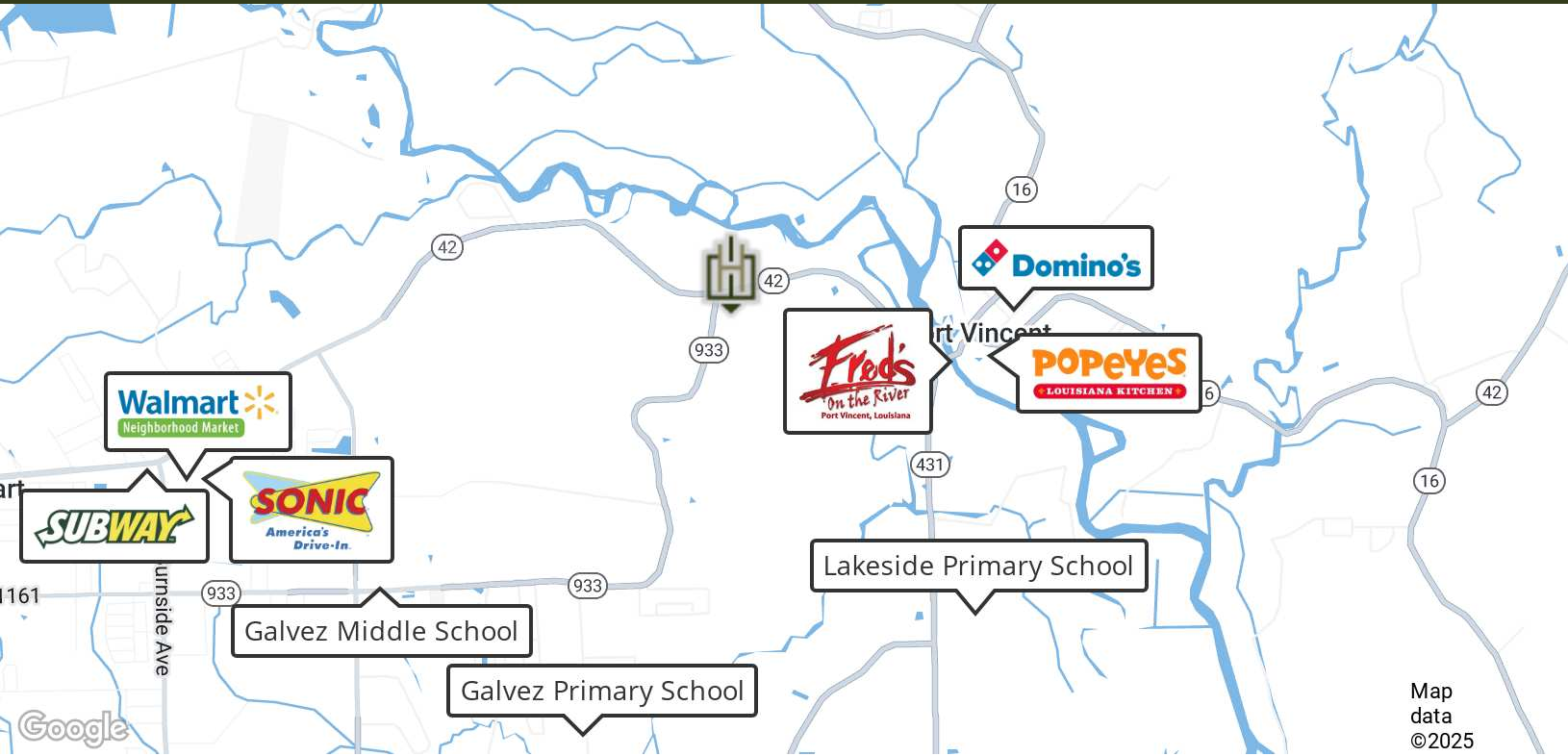
Site Plan



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Location Overview



LOCATION DESCRIPTION

This property is conveniently located off LA Hwy 42 in Prairieville, LA. The land is in proximity to St. Amant High School, Galvez Middle School, and Lakeside Primary School.

+/- 1.5-mile access from LA-431

+/- 1-minute access from LA-933

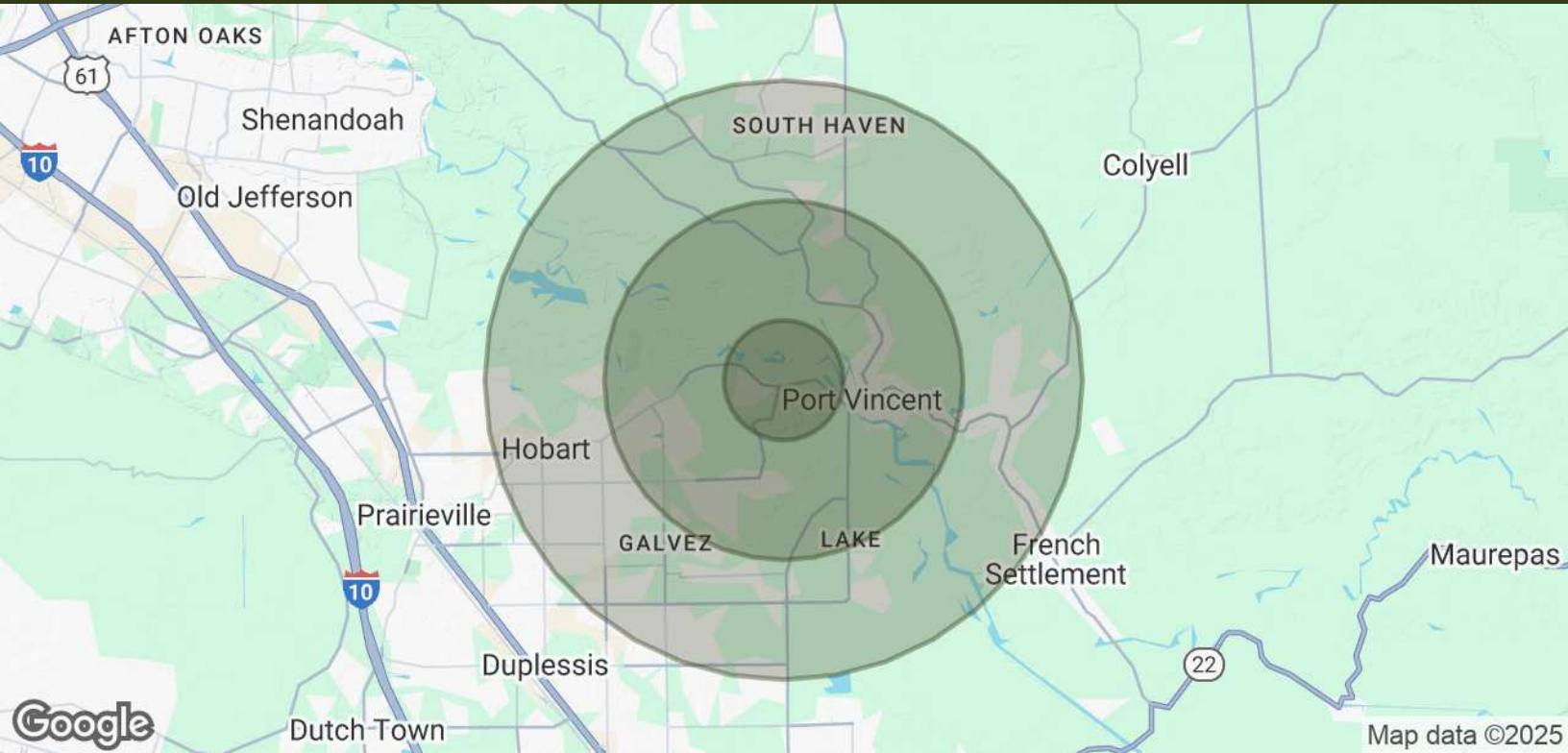
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,638	11,590	36,197
Average Age	28.1	32.4	34.8
Average Age (Male)	30.1	33.8	35.3
Average Age (Female)	28.3	32.4	34.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	650	4,861	14,809
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$72,199	\$76,632	\$84,290
Average House Value	\$209,041	\$216,365	\$218,810

2020 American Community Survey (ACS)

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