



5.6 Acre Tract On US Hwy 80, Haughton, LA

Vacant Land

Haughton, Louisiana 71037

Property Highlights

- 180 feet of frontage
- Retail, Multi-family
- Industrial

Property Overview

Fee Simple transfer at act of sale.

At act of sale, a shared easement with the East Tract will be created at the interior corner fronting Hwy 80 allowing for a shared curb cut subject to LADOT approval.

Offering Summary

Sale Price:	\$566,967
Available SF:	242,128
Lot Size:	5.5585Acres

Demographics 0.3 Miles 0.5 Miles 1 Mile

Total Households	102	334	1,277
Total Population	254	831	3,361
Average HH Income	\$74,725	\$74,928	\$79,689

For More Information

Randall Boughton

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randy@randycre.com | LA #BROK.54238.A-ASA

Jeff Wyatt

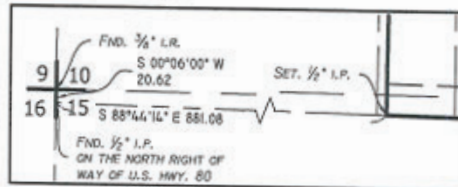
Diamond Realty & Associates

O: 318 746 0011

jeffwyattrealty@gmail.com

PELICAN POINTE SUBDIVISION UNIT NO. 1

BEING A PORTION OF LOTS 5 AND 6 OF WILLIAMS SUBDIVISION AS RECORDED IN BOOK 60, PAGE 167 OF THE CONVEYANCE RECORDS OF BOSSIER PARISH, LOUISIANA, LOCATED IN SECTIONS 10 & 15, TOWNSHIP 18 NORTH, RANGE 12 WEST, NORTHWESTERN LAND DISTRICT, BOSSIER PARISH, LOUISIANA, AND RECORDED IN BOOK 60, PAGE 167,



INSET
SCALE: 1" = 200'

THE UNDERSIGNED OWNER(S) HEREBY AUTHORIZES THE PLATTING AND RECORDING OF THIS PLAT.

RECORD OWNER(S): IRON GATE HOLDINGS, L.L.C.

MR. JEFF PATTERSON

11/16/20
DATE

NOTES

THE BASIS OF BEARINGS USED FOR THIS MAP IS GRID, ESTABLISHED FROM THE LOUISIANA STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983 (2011) POSITION (EPOCH 2010.00) ADJUSTMENT, AS DETERMINED FROM CAGNET RTN.

SUBJECT SURVEY IS LOCATED IN ZONE "X", AS PER GRAPHIC PLOTTING OF FIRM MAP NO. 22015C0436D, DATED: 09/26/2008.

REF. MAP - BEING THE PLAT OF WILLIAMS SUBDIVISION AS RECORDED IN THE RECORDS OF BOSSIER PARISH, BOOK 60, PAGE 167



APPROVAL:

BOSSIER METROPOLITAN
PLANNING COMMISSION

11/17/20
DATE

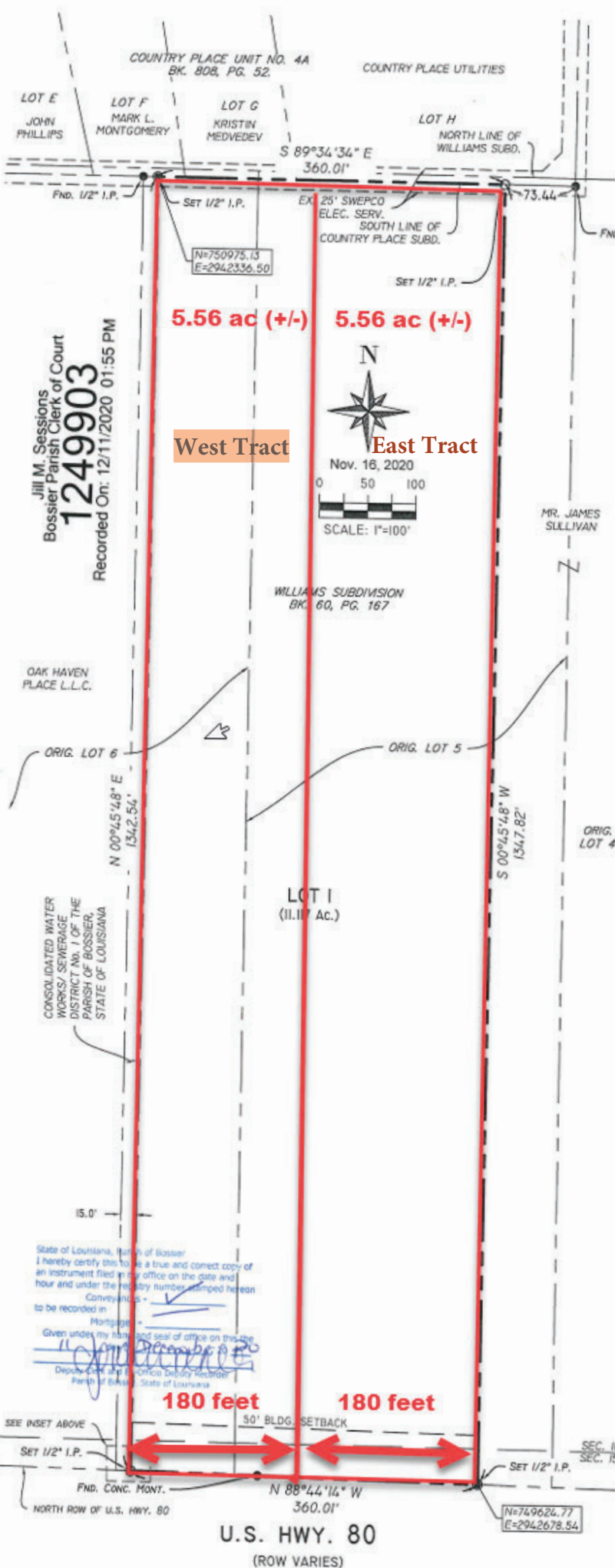
BOSSIER PARISH ENGINEER

11/15/20
DATE

I HEREBY CERTIFY THAT THIS PLAT, AND THE SURVEY ON WHICH IT WAS BASED, WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION AND IS IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL REGULATIONS AND REQUIREMENTS OF THE SUBDIVISION ORDINANCE OF THE BOSSIER PARISH POLICE JURY AND THE CITY OF BOSSIER CITY. THIS MAP WAS SURVEYED UNDER THE RESPONSIBLE CHARGE OF THE UNDERSIGNED AND IN ACCORDANCE WITH THE LA. "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS B SURVEY.



TRAVIS RYAN ESTESS
REG./PROFESSIONAL LAND SURVEYOR - LA. LIC. NO. 5074
RALEY AND ASSOCIATES, INC.
4913 SHED ROAD - BOSSIER CITY - LA. 71111 - PHONE 318.752.9023



Jill M. Sessions
Bossier Parish Clerk of Court
1249903
Recorded On: 12/11/2020 01:55 PM

CONSOLIDATED WATER
WORKS/ SEWERAGE
DISTRICT NO. 1 OF THE
PARISH OF BOSSIER,
STATE OF LOUISIANA

State of Louisiana, Parish of Bossier
I hereby certify this to be a true and correct copy of
an instrument filed in my office on the date and
hour and under the registry number stamped herein
Conveyance -
to be recorded in
Mortgage -
Given under my hand and seal of office on this
11/16/2020
Deputy Clerk and Office Deputy Recorder
Parish of Bossier, State of Louisiana

