



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 West 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

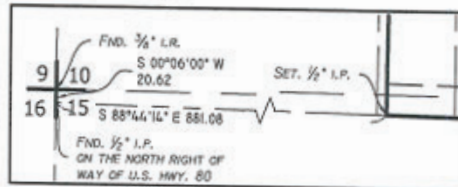
Diamond Realty & Associates

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
PLOTING 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

11/17/2
DATE

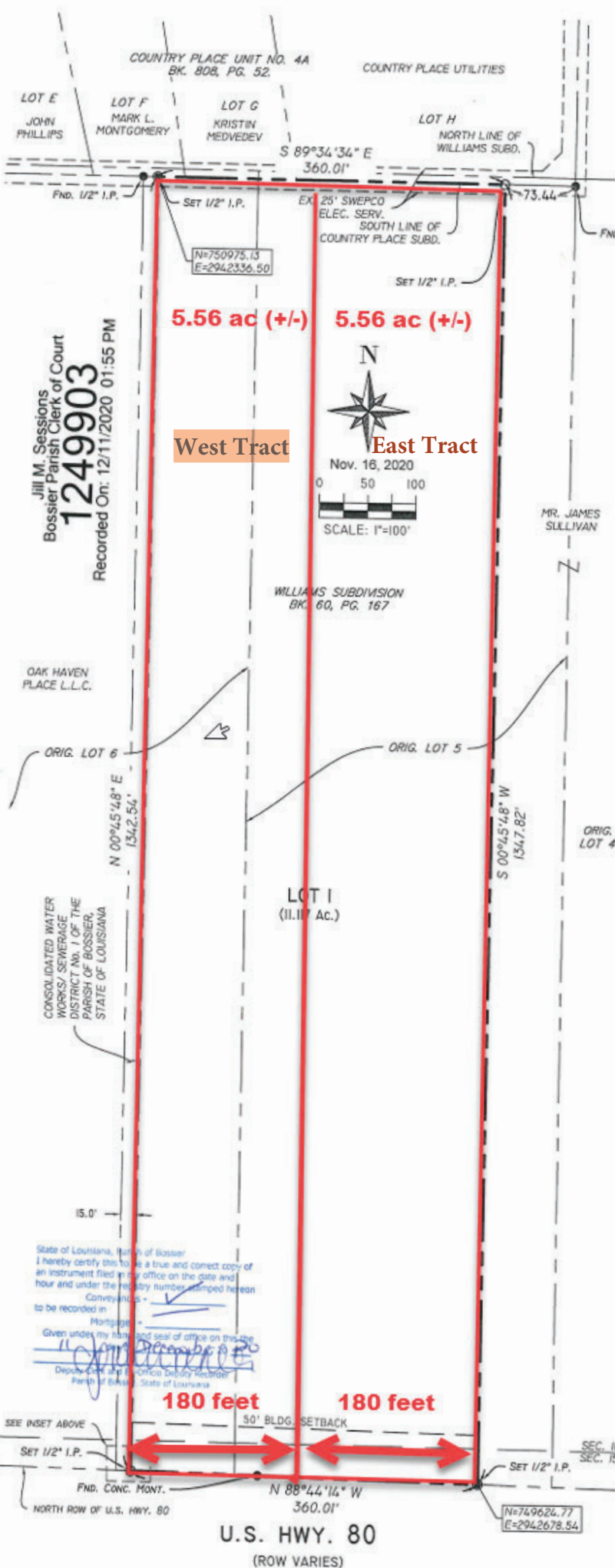
BOSSIER PARISH ENGINEER

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

