



## 11 Acre Tract On US Hwy 80, Haughton, LA

Vacant Land

Haughton, Louisiana 71037

### Property Highlights

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

### Property Overview

Fee Simple transfer at act of sale.

### Offering Summary

Sale Price:	\$1,133,934
Available SF:	
Lot Size:	11.117 Acres

### 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

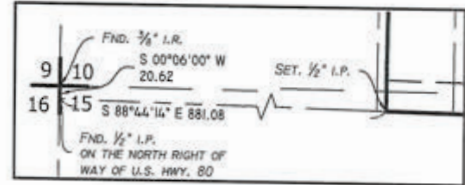
O: 318 746 0011

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. 22015C04360, 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

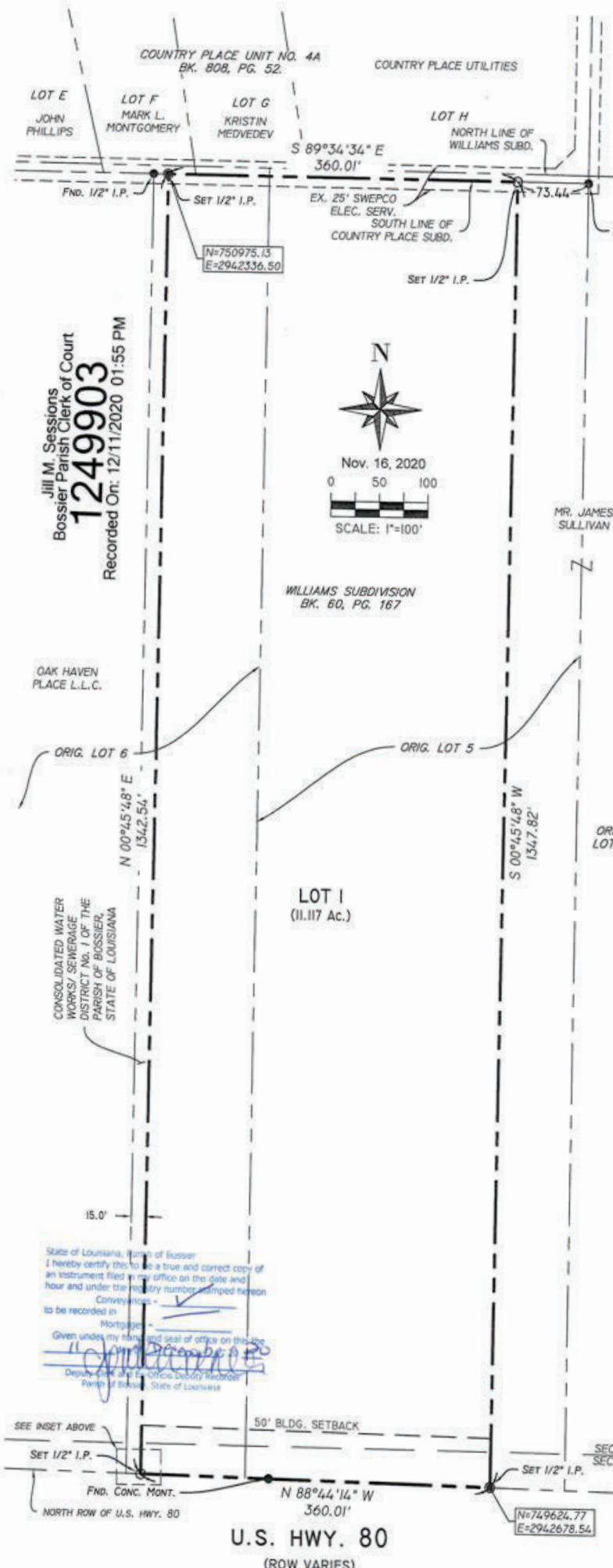
BOSSIER PARISH ENGINEER

11/13/20  
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



WILLIAMS SUBDIVISION  
BK. 60, PG. 167

LOT 1  
(11.117 Ac.)

U.S. HWY. 80  
(ROW VARIES)

