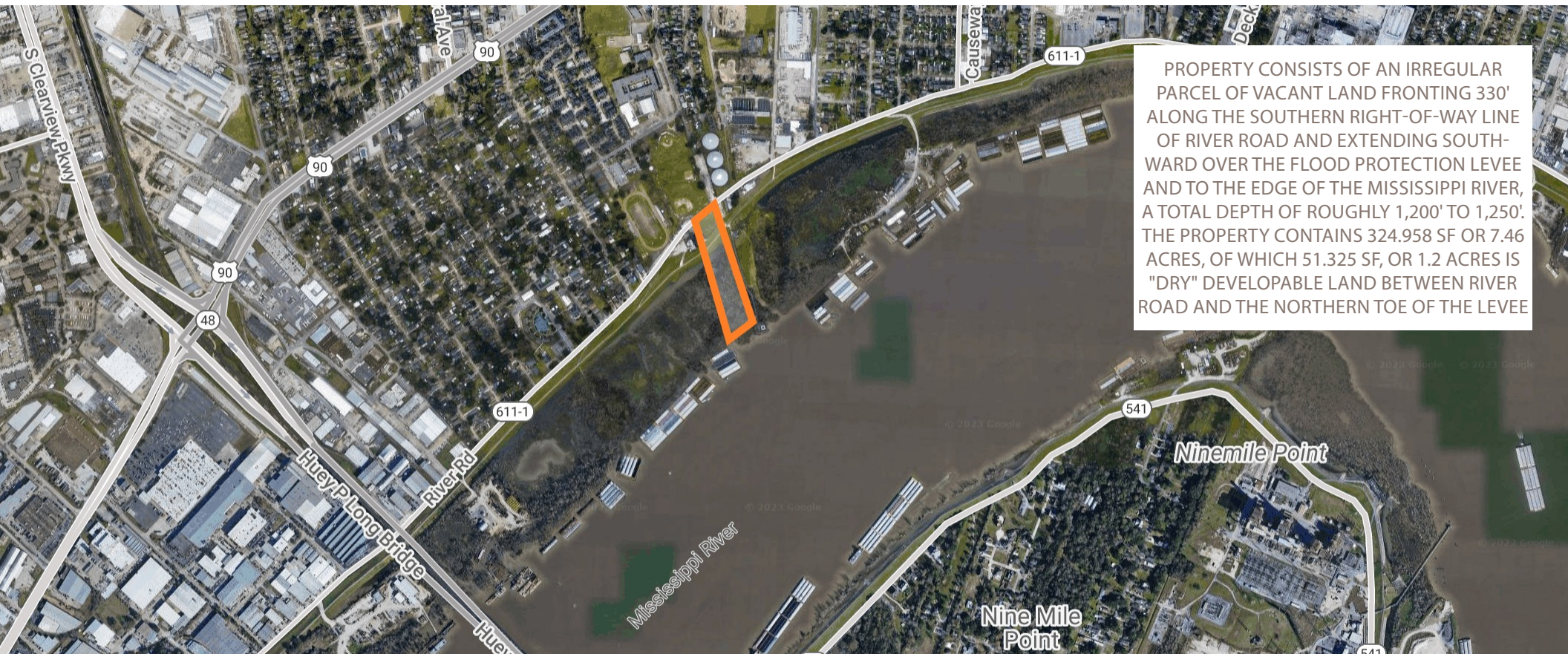




MISSISSIPPI RIVER DEVELOPMENT OPPORTUNITY

3800 RIVER ROAD, JEFFERSON, LOUISIANA 70121



PROPERTY CONSISTS OF AN IRREGULAR PARCEL OF VACANT LAND FRONTING 330' ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF RIVER ROAD AND EXTENDING SOUTHWARD OVER THE FLOOD PROTECTION LEVEE AND TO THE EDGE OF THE MISSISSIPPI RIVER, A TOTAL DEPTH OF ROUGHLY 1,200' TO 1,250'. THE PROPERTY CONTAINS 324.958 SF OR 7.46 ACRES, OF WHICH 51.325 SF, OR 1.2 ACRES IS "DRY" DEVELOPABLE LAND BETWEEN RIVER ROAD AND THE NORTHERN TOE OF THE LEVEE

LAND SIZE : 7.46 ACRES (1.2 ACRES DRY LAND)

PRICE : \$2,400,000

DEMOGRAPHICS

2023 ESTIMATES	TOTAL POPULATION	TOTAL HOUSEHOLDS	AVERAGE HOUSEHOLD	INCOME MEDIAN HOUSEHOLD	INCOME PER CAPITAL INCOME
1 MILE	8,931	4,367	\$81,348	\$56,310	\$40,115
3 MILES	107,447	47,826	\$102,571	\$72,899	\$45,929
5 MILES	324,754	143,483	\$100,165	\$69,984	\$44,489

DISCLAIMER: THIS SITE PLAN SHOULD ONLY SERVE AS AN APPROXIMATION OF THE CENTER'S LOCATION, LAYOUT, TENANTS, AND SQUARE FOOTAGE. NAMES, IMAGES, OR REPRESENTATIONS OF TENANTS, STREETS, OR PARKING SPACES SHALL NOT BE CONSIDERED A WARRANTY THAT THESE ELEMENTS ARE ACCURATE OR WILL CONTINUE TO EXIST. THE USE OF DEMOGRAPHICS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SHALL NOT ACT AS A WARRANTY OF THEIR ACCURACY.

L+A RETAIL

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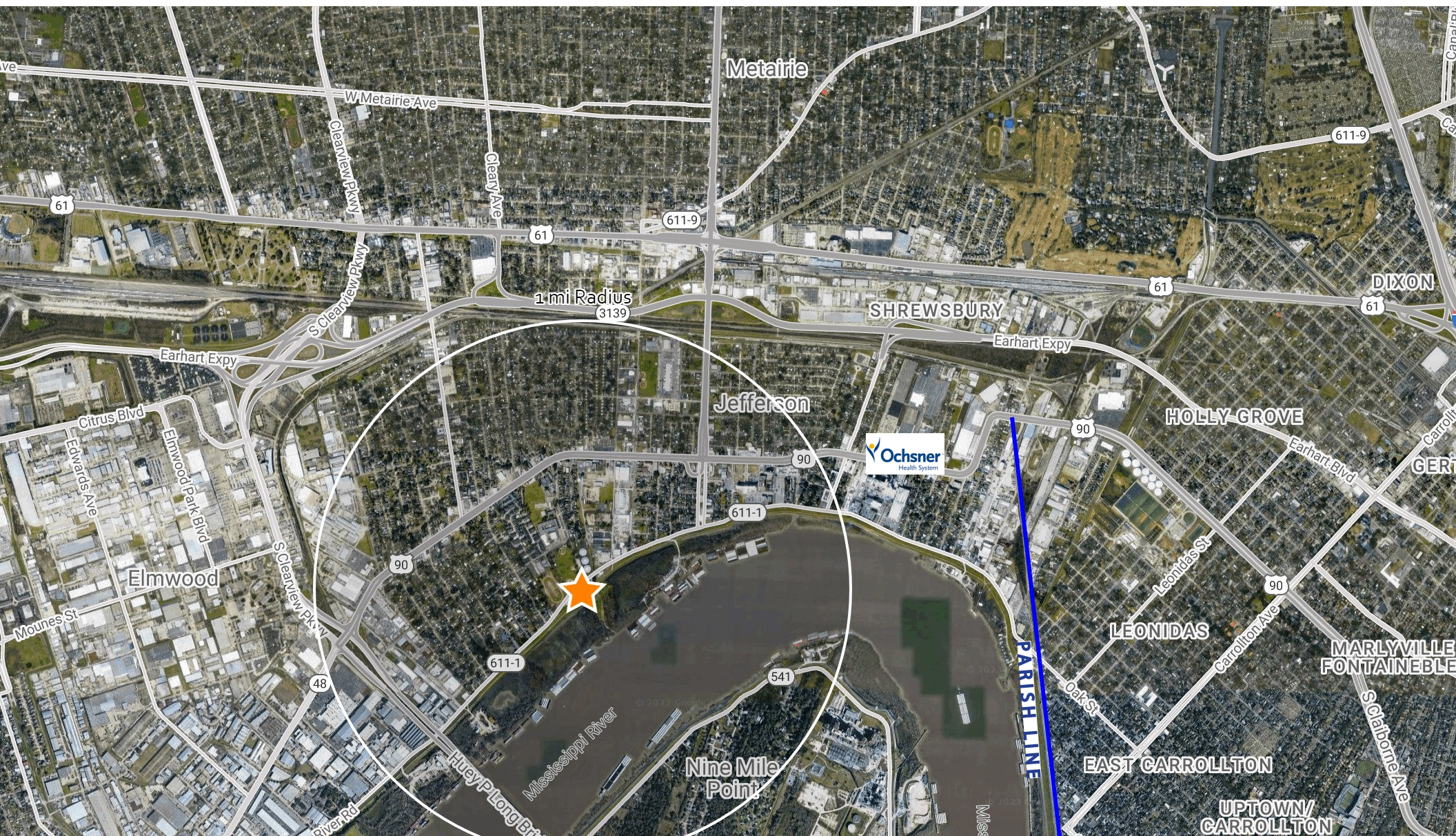


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SITE INFORMATION

- MISSISSIPPI RIVER FRONTAGE : 330 FEET
- TOTAL SQUARE FOOTAGE :
324,958 SF (7.46 ACRES)
- "DRY LAND" SQUARE FOOTAGE :
51,325 SF (1.2 ACRES)
- FEMA FLOOD ZONE :
FRONT "DRY LAND" - ZONE X
RIVER BATTURE - ZONE AE
- PARISH ZONING :
FRONT "DRY LAND" - RI-CO
RIVER BATTURE - M-1

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