

VACANT LAND FOR SALE

PROPERTY SUMMARY

Beautiful waterfront vacant land with ±420' along Bayou Barataria and ±676' fronting Jean Lafitte Boulevard. Presently zoned R-1 with a potential rezoning to C-1. Some of the many live oak trees that adorn the property could possibly be over 150 years old and have the potential to be registered with the LA Live Oak Society under the LA Garden Club Federation, Inc.

ZONING

- Presently zoned R-1 with a potential rezoning to C-1.

AVAILABLE

- ±5.6 Acres

FRONTAGE

- ± 676' Along Jean Lafitte Boulevard
- ± 420' Along Bayou Barataria

REDUCED SALES PRICE

- \$489,000

TRAFFIC COUNT (ADT 2026)

- On Jean Lafitte Boulevard (Highway 45), west of site: 5,412

2025 DEMOGRAPHICS	5 MILE	10 MILE	20 MILE
Population	10,099	32,107	804,199
Avg. HH Income	\$97,945	\$93,990	\$97,916



stirling

BETH CRISTINA, ALC

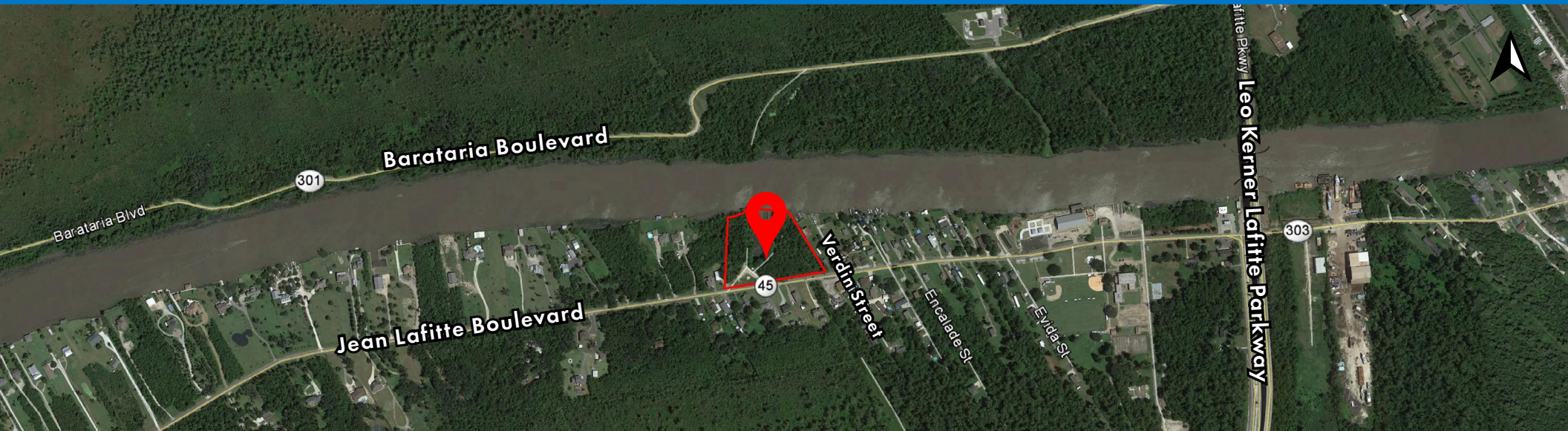
Office: 504-523-4481

Direct: 504-620-8127

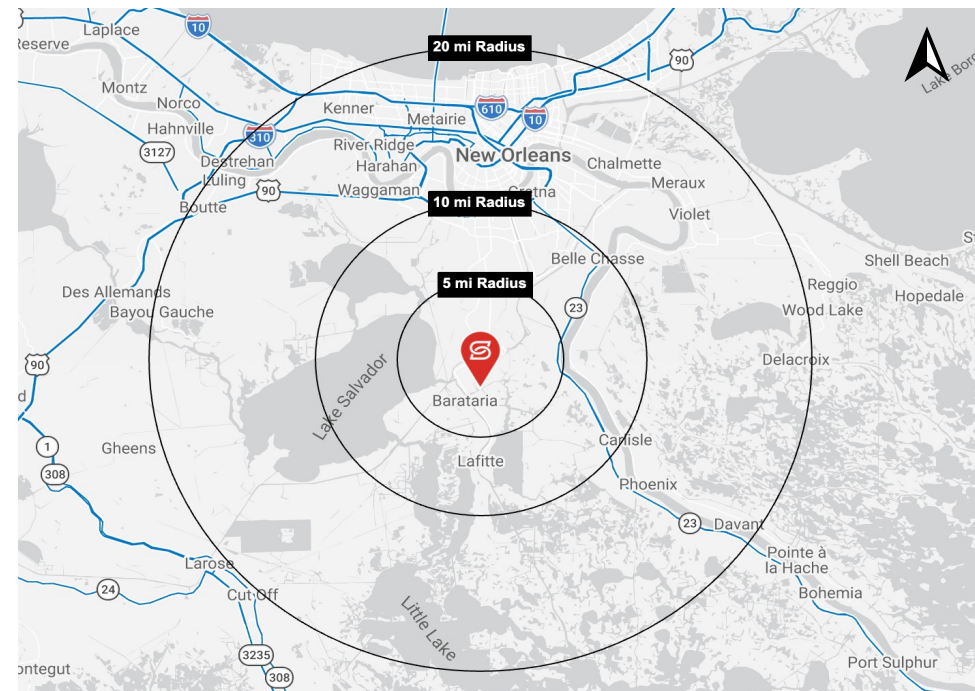
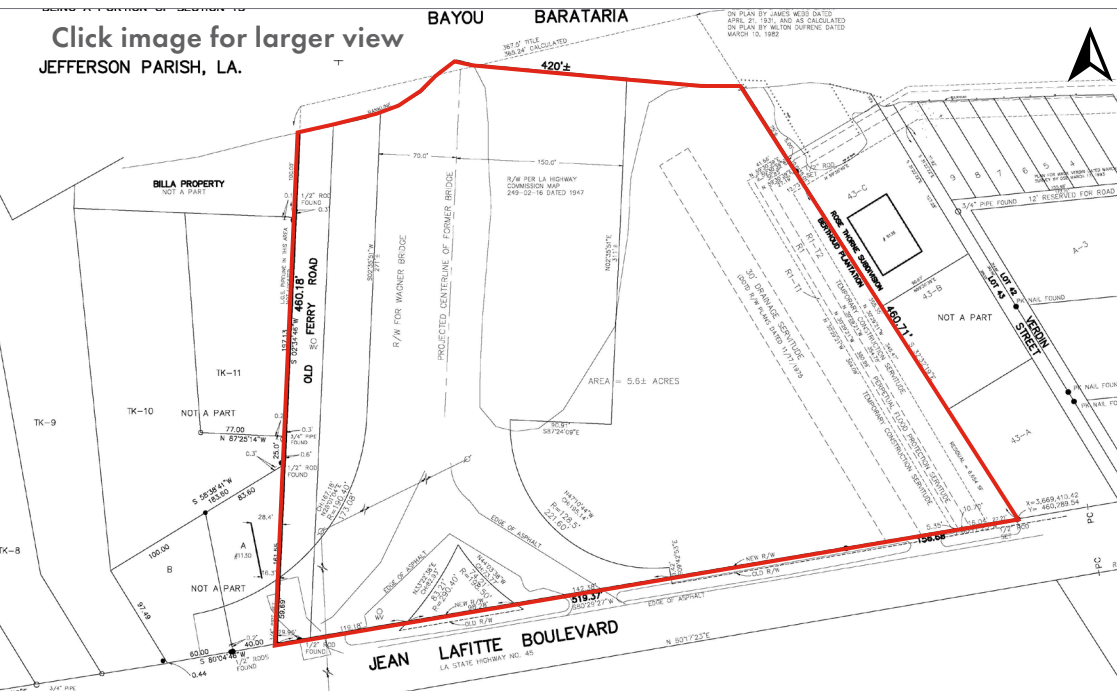
bcristina@stirlingprop.com

±5.6 ACRES OF WATERFRONT LAND

Jean Lafitte Boulevard near Verdin Street, Jean Lafitte, LA



Click image for larger view
JEFFERSON PARISH, LA.



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