

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

- \$559,000 \$489,000

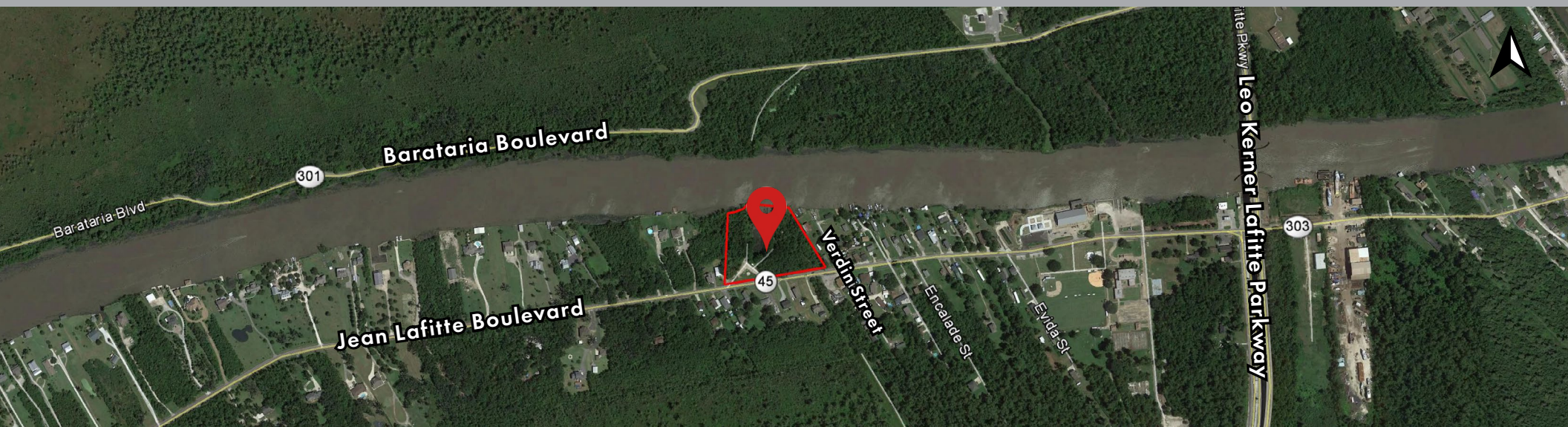
TRAFFIC COUNT (ADT 2020)

- On Jean Lafitte Boulevard (Highway 45), west of site: 5,822

2022 DEMOGRAPHICS

	5 MI	10 MI	20 MI
Population	9,964	132,456	821,927
Avg. HH Income	\$102,910	\$77,936	\$75,666





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JEFFERSON PARISH, LA.

