

# Prime ±10-Acre Commercial Development Site On Ambassador Caffery Pkwy

LAND FOR SALE

500 Ambassador Caffery Pkwy Scott, LA 70583

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# 500 Ambassador Caffery Pkwy

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### PROPERTY SUMMARY



### Property Description

Highly visible  $\pm 10$ -acre tract with significant development potential adjacent to 500 Ambassador Caffery Pkwy. The property offers strong visibility along this high-growth corridor, with heavy traffic volume and convenient access to major arterial routes. Located just south of I-10, the area supports all commercial property types along the corridor. This corner site also provides enhanced ingress/egress for future development.

### Custom Header

- $\pm 10$  acres with strong commercial development potential
- Frontage along Ambassador Caffery Pkwy
- Water, sewer, and electric utilities available
- Minutes from I-10 within an active growth corridor

### Offering Summary

Sale Price:	\$850,000
Lot Size:	9.943 Acres

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	32	134	688
Total Population	70	292	1,621
Average HH Income	\$42,624	\$42,744	\$42,298

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### ADDITIONAL PHOTOS



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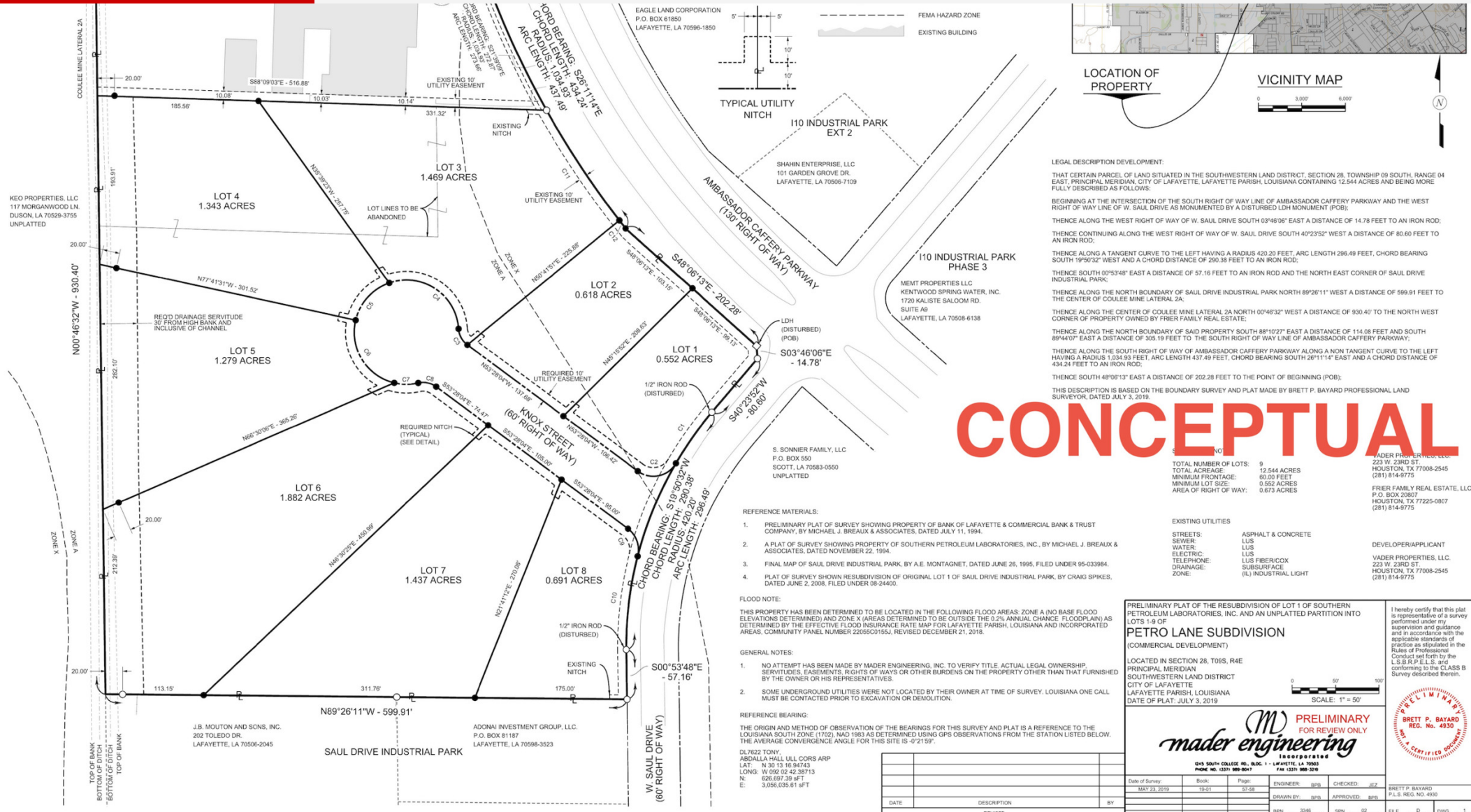




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### CONCEPTUAL SUBDIVISION



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## LOCATION MAP



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FLOOD MAP



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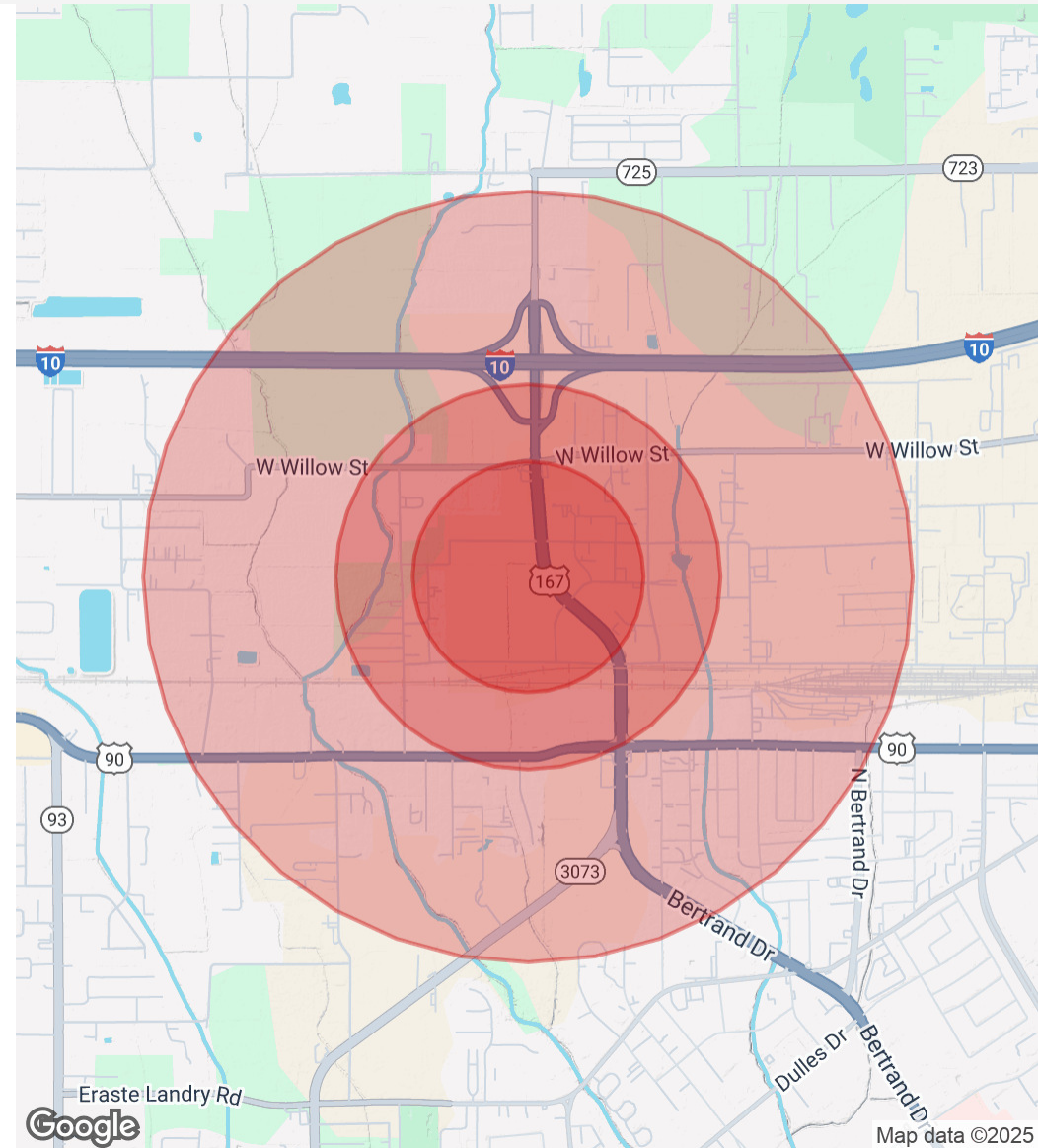
### DEMOGRAPHICS MAP & REPORT

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	70	292	1,621
Average Age	39	39	36
Average Age (Male)	39	39	36
Average Age (Female)	40	40	37

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	32	134	688
# Of Persons Per HH	2.2	2.2	2.4
Average HH Income	\$42,624	\$42,744	\$42,298
Average House Value	\$148,841	\$148,503	\$125,152

Demographics data derived from AlphaMap



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MEET THE TEAM



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