

I-12 / Hwy 441 Interchange Development Site

Holden, LA 70744

PROPERTY SUMMARY



Property Description

Total of approximately 20.18 acres of vacant land available in the southwest quadrant of the I-12 and Hwy 441 Interchange in Holden, LA. The property consists of one 20.183 acre tract split by Sykes Rd. The northern portion is approx. 6 acres, and the southern portion is approx. 14 acres. Tract is in Flood Zone X. Wetlands determination is underway. Great visibility along I-12 with traffic counts exceeding 41,000 VPD.

Location Description

Located in the southwest quadrant of Interstate 12 and Hwy 441 in Holden, LA. Tract accessible by Sykes Rd.

Offering Summary

Sale Price / Lease Rate:	\$4.00 PSF
Lot Size:	20.183 Acres

Demographics	1 Mile	5 Miles	10 Miles
Total Households	110	2,540	15,232
Total Population	293	6,756	40,583
Average HH Income	\$53,424	\$53,378	\$55,807

Property Highlights

- 20.54 Acres in Total, Consisting of 2 lots: 6-acres and 14.54 Acres.
- I-12 Visibility with Traffic Counts approaching 42,000 VPD
- Flood Zone X

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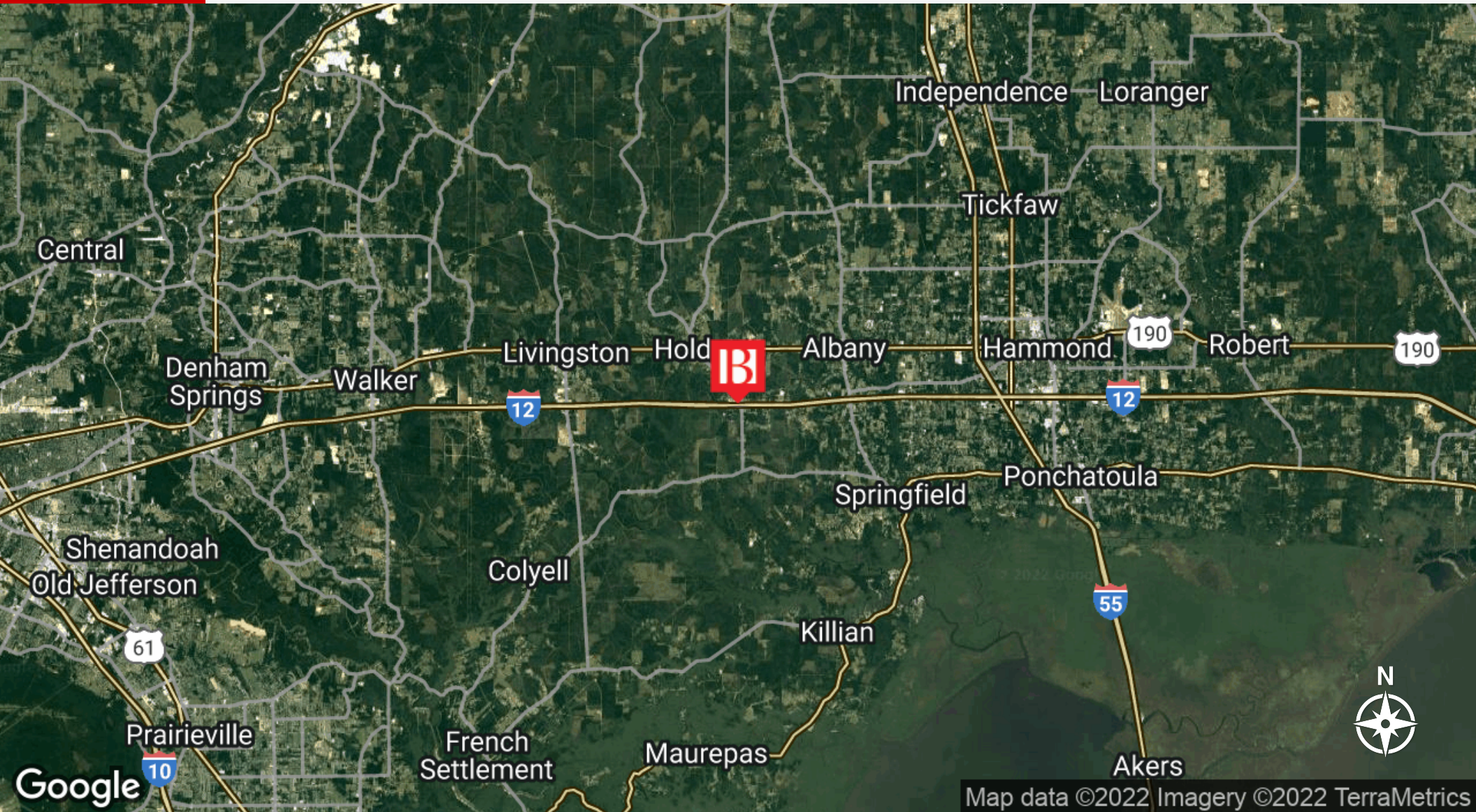
Phil Sherrill
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psherrill@beaubox.com

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Sykes Rd
Holden, LA 70744

LOCATION MAP



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SITE AERIAL



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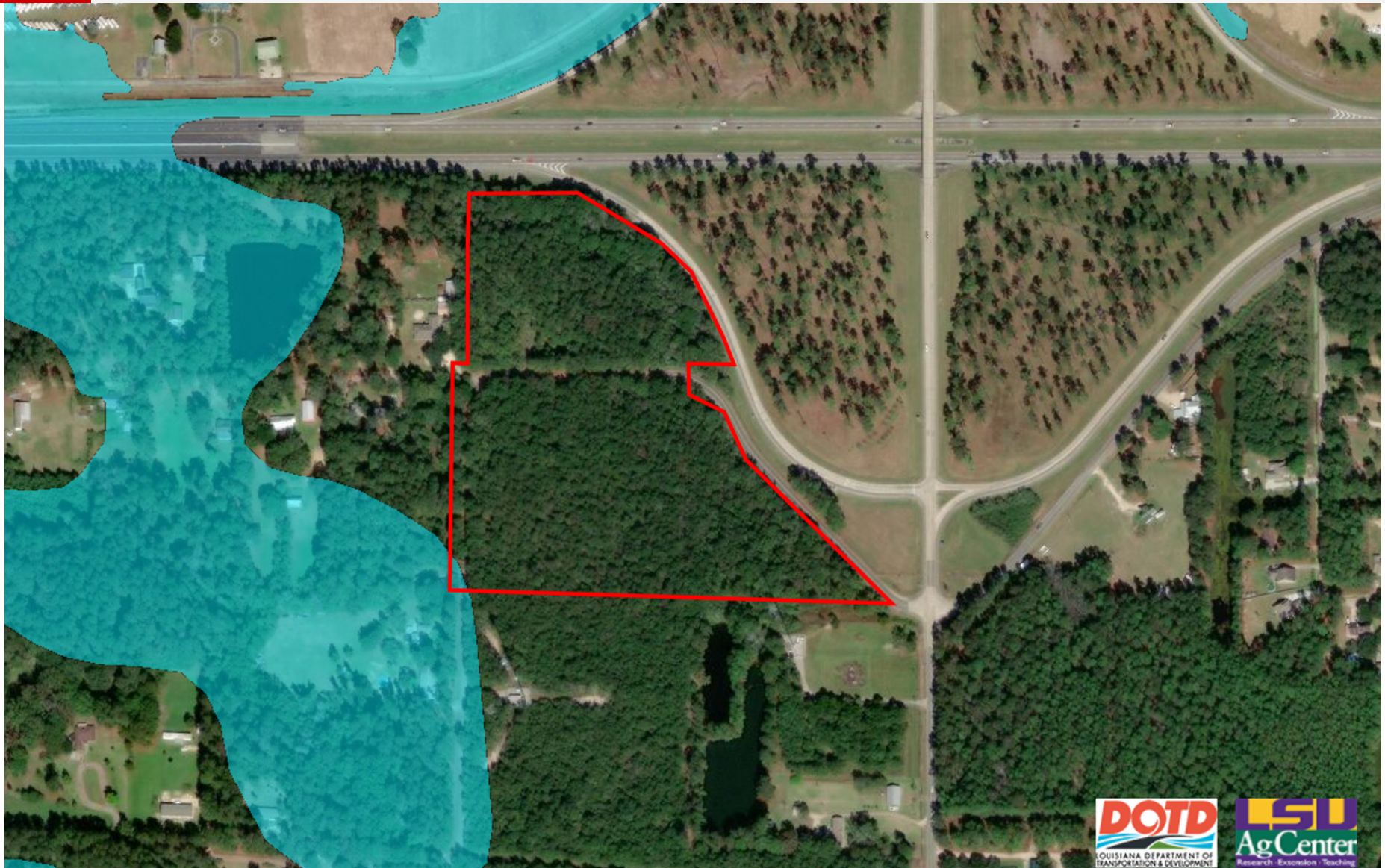
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FLOOD MAP



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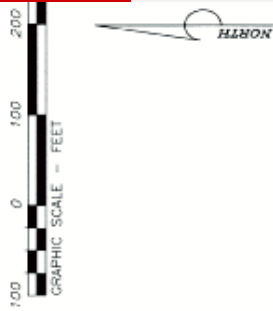
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SURVEY



REFERENCE:

1. PLAN OF SURVEY OF A 0.20 ACRE TRACT TAKEN OUT OF THE GERALD WHITEHEAD PROPERTY LOCATED IN SECTION 8, T7S-R6E... DATED 11-20-2006. BY JOHN D. ADAMS, R.L.S., DATED 11-20-2006.
2. STATE OF LOUISIANA, D.O.T.O., RIGHT OF WAY MAP ROUTE 1-12, LIVINGSTON PARISH... DATED 10-09-1984. BY ROBERT D. VANDERLIVN, C.E., DATED 10-09-1984.
3. MAP SHOWING SURVEY & SUBDIVISION OF A 9.63 ACRE TRACT OF LAND INTO TRACTS A, B & C LOCATED IN SECTION 8, T7S-R6E... DATED 8-2-1982. BY ALVIN FAIRBURN, SR., R.L.S., DATED 8-2-1982.

M/LA SPCS SOUTH ZONE - NAD 83
FLOOD ELEVATION: N/A
DATE: 4/03/22
INVESTIGATION WAS NOT REQUESTED
PART OF THIS SURVEY.



IF REQUEST
USE OF:
& TIMBER, L.L.C.
O PERFORM A COMPLETE TITLE
N HEREDIN BE AWARE THAT
TAKEN FROM REFERENCE DATA
IMPERMANENCE OF RESTRICTIONS,
IT AFFECT THE SUBJECT PROPERTY.

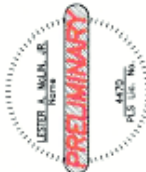
TRIM MADE A FIELD SURVEY OF THE PROPERTY SHOWN
IN ACCORDANCE WITH FIELD NOTES OF SAID SURVEY.
US. THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS
E SHOWN. THIS SURVEY IS IN ACCORDANCE WITH THE
E FOR BOUNDARY SURVEYS ESTABLISHED BY THE STATE
ON FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS,
AL AND OCCUPATIONAL STANDARDS) AND MEETS THE
SURVEY.

MAP SHOWING SURVEY
OF A

20.183 Acre Tract

LOCATED IN SECTION 8, T 7 S-R 6 E
GREENSBURG LAND DISTRICT
LIVINGSTON PARISH, LOUISIANA

FOR
LIVINGSTON LAND & TIMBER, L.L.



6/01/2022



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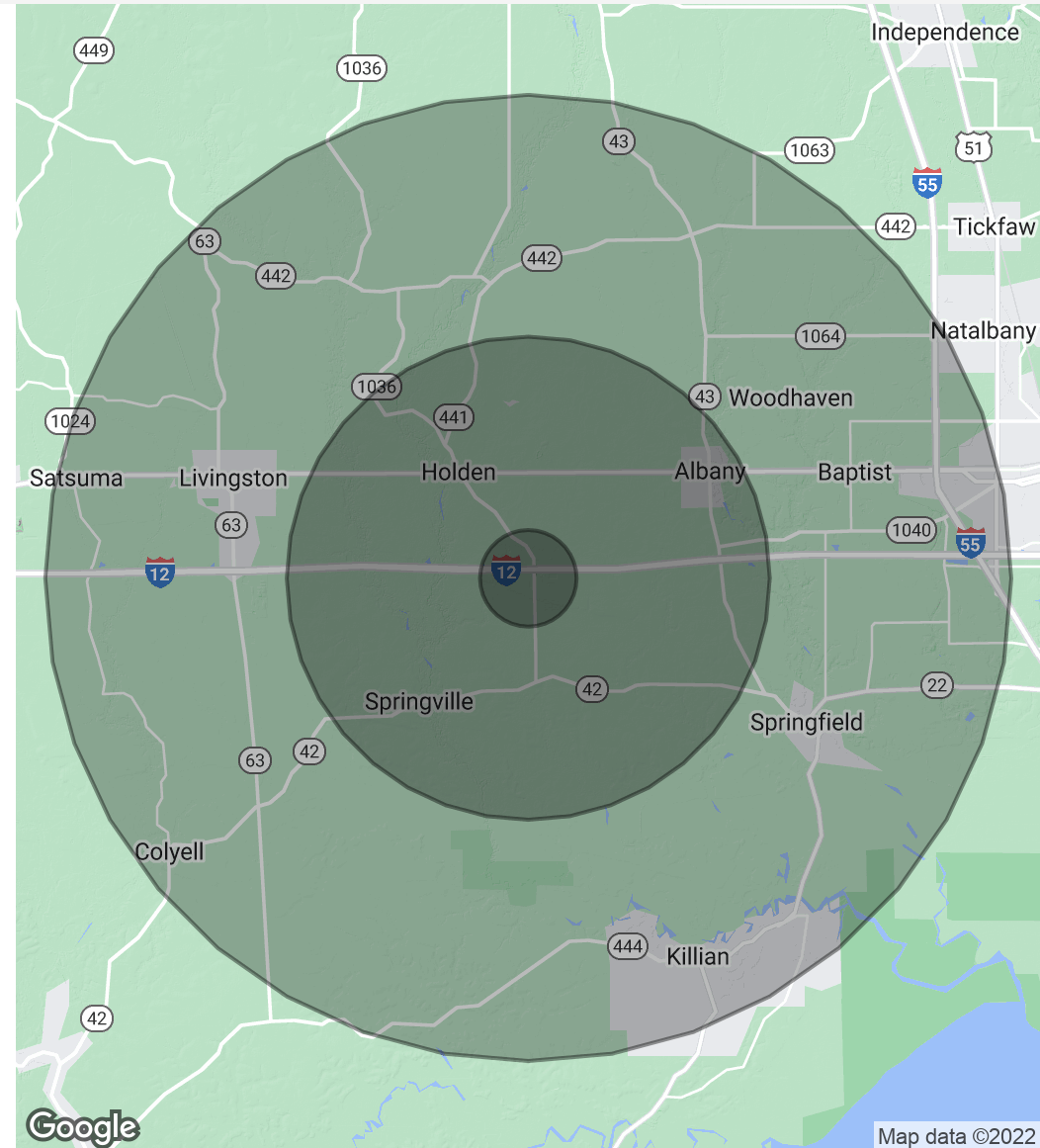
Sykes Rd Holden, LA 70744

DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	293	6,756	40,583
Average Age	36.1	36.0	35.6
Average Age (Male)	34.4	34.5	34.8
Average Age (Female)	37.3	37.1	36.2

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	110	2,540	15,232
# Of Persons Per HH	2.7	2.7	2.7
Average HH Income	\$53,424	\$53,378	\$55,807
Average House Value	\$131,052	\$130,677	\$159,629

* Demographic data derived from 2020 ACS - US Census



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