



PROPERTY DESCRIPTION

Excellent industrial development and staging opportunity in Cameron Parish, positioned to serve projects throughout lower Cameron Parish and the surrounding region. The property consists of approximately 121.77 acres, with approximately 71 acres located within Flood Zone X, and offers approximately 2,300 feet of frontage along LA Highway 27. The site is conveniently located approximately 16 road miles from I-10 and 21 road miles from Cameron, Louisiana, providing access to transportation routes and industrial activity throughout the parish. With no zoning requirements, the property offers flexibility for a variety of industrial, construction, laydown, staging, storage, or related development uses.

PROPERTY HIGHLIGHTS

- Excellent industrial staging and development site
- ±71 acres within Flood Zone X
- ±2,300 feet of LA Highway 27 frontage
- Approximately 16 road miles from I-10
- Approximately 21 road miles from Cameron, LA
- No zoning requirements

OFFERING SUMMARY

Lease Rate:	\$3,000 AC/month (NNN)
Frontage on HWY 27:	+/- 2,300 SF
Lot Size:	+/- 127.77 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	162	540	2,825
Total Population	440	1,487	8,219
Average HH Income	\$110,491	\$119,244	\$107,225

NVST Real Estate Solutions, LLC

500 Kirby Street, Lake Charles, LA 70601
337.433.0511 | NVSTrealestate.com

All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.



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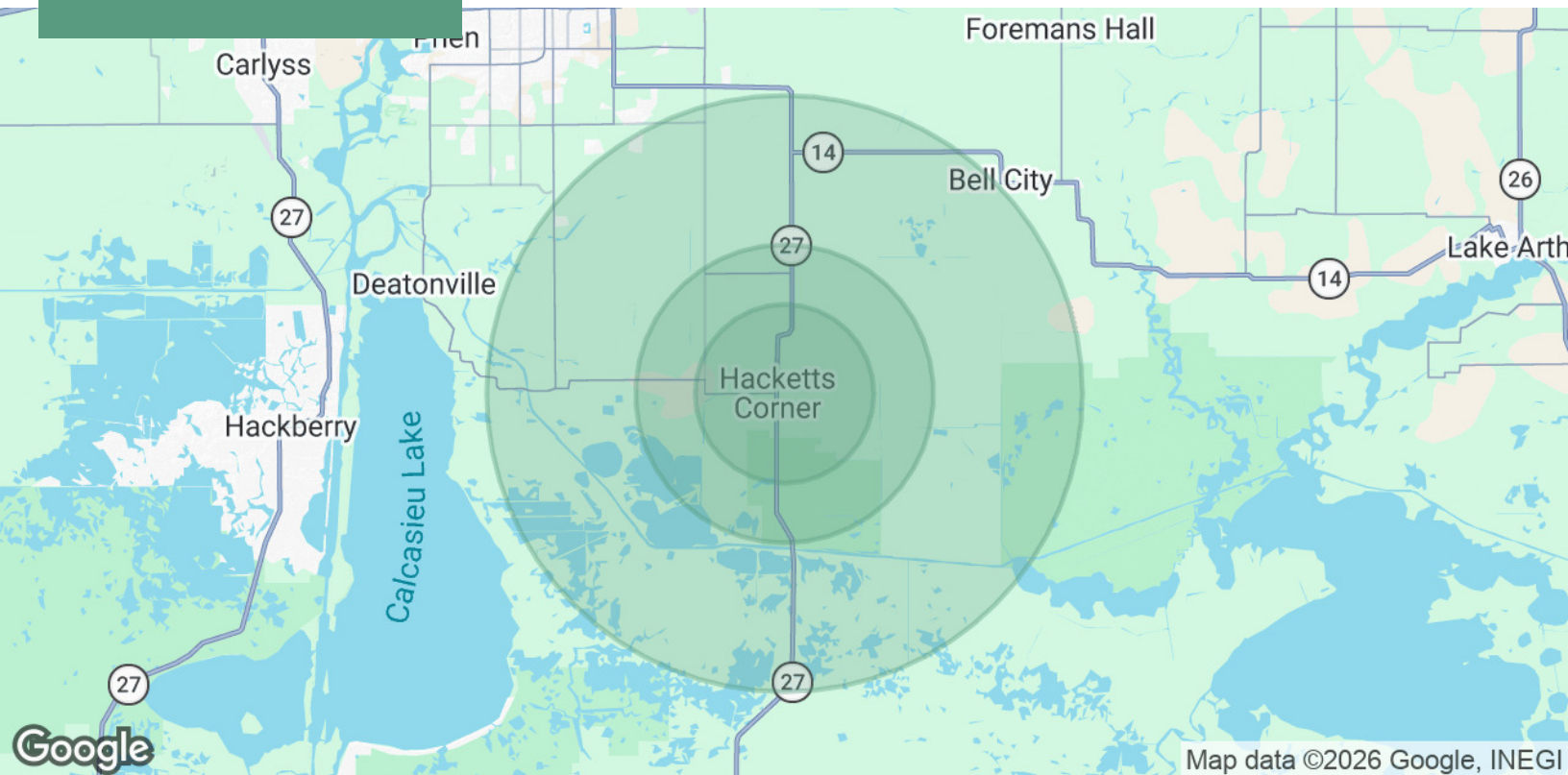


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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	440	1,487	8,219
Average Age	39.4	37.6	35.8
Average Age (Male)	36.1	36.9	36.0
Average Age (Female)	39.0	36.6	35.9

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	162	540	2,825
# of Persons per HH	2.7	2.8	2.9
Average HH Income	\$110,491	\$119,244	\$107,225
Average House Value	\$220,138	\$245,196	\$247,876

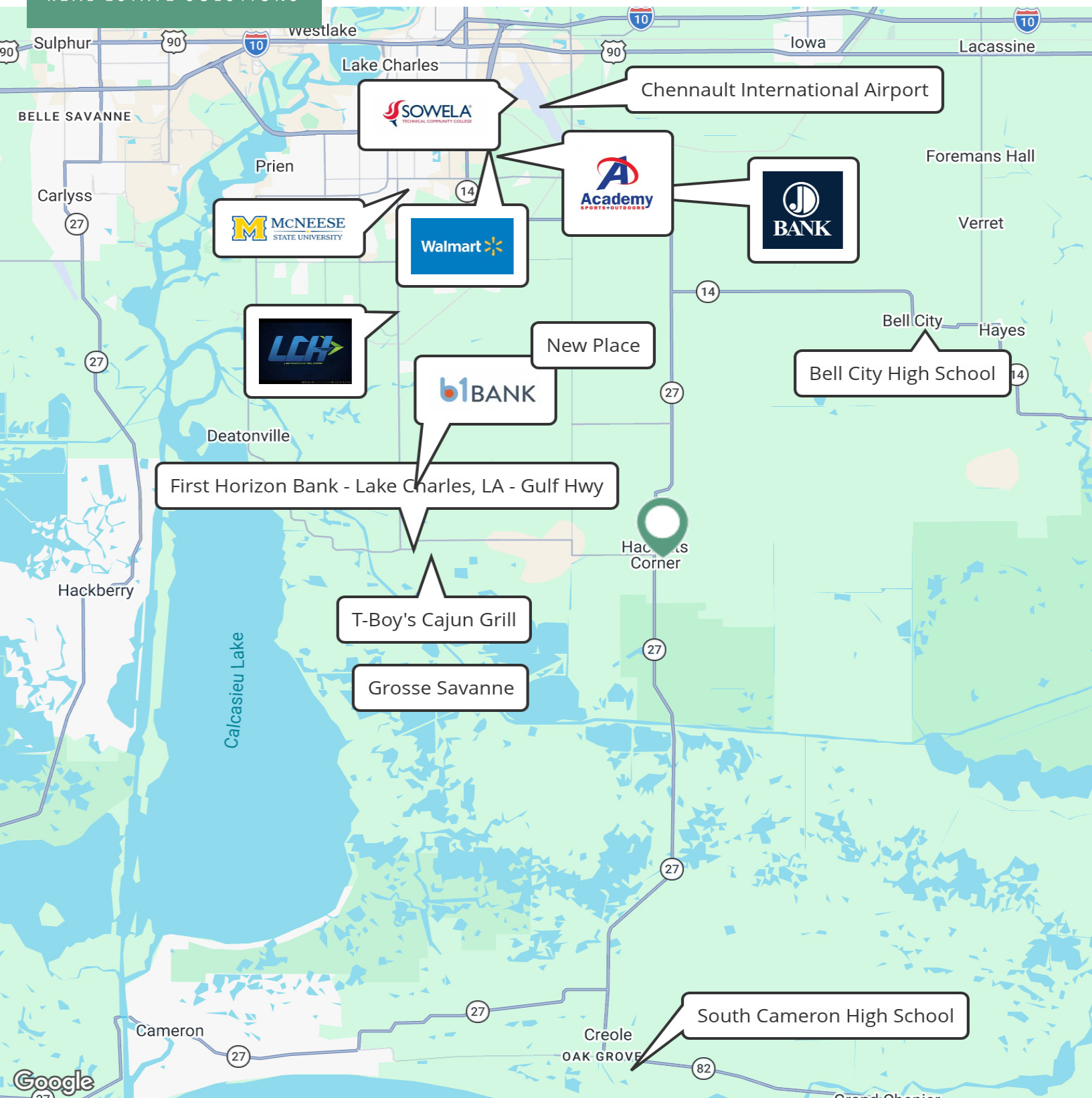
2023 American Community Survey (ACS)

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