Shell Beach, LA 70085

4.25 ACRES - SHELL BEACH WATERFRONT SITE

COLLIN HOLMES • DIRECTOR OF BROKERAGE
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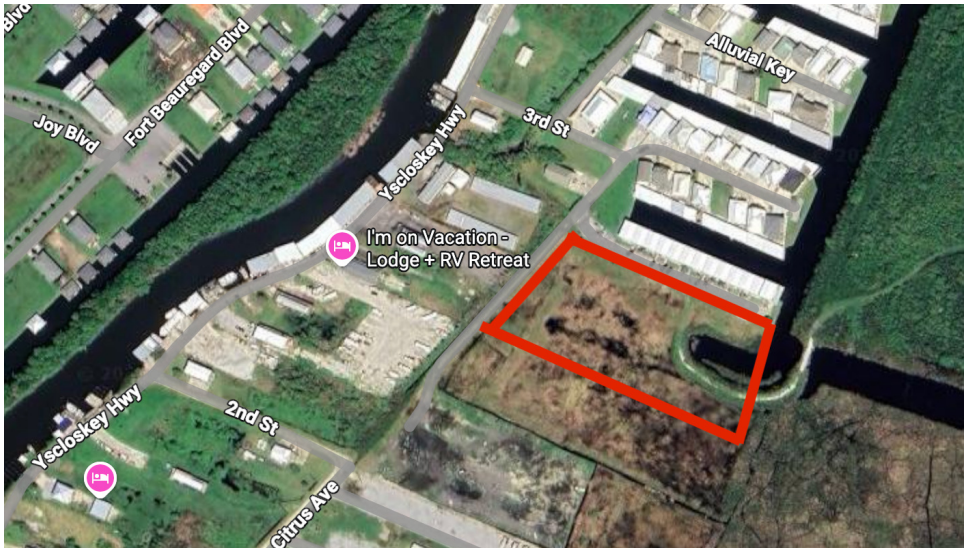

PROPERTY DESCRIPTION

Now offered at $450,000, this price-improved 4.25-acre development opportunity sits in the historic fishing community of Shell Beach. Owner financing is available, giving qualified buyers added flexibility to move forward.

Positioned along an existing asphalt roadway, the property provides a head start on development. The adjoining canal offers the potential for dredging to enhance waterfront access and increase the value of future homesites.

Previously prepared development plans are available, making this a turnkey opportunity for developers and investors to bring a high-potential waterfront project to life in a growing coastal market.

OFFERING SUMMARY

Sale Price:	$450,000
Lot Size:	4.25 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	43	72	571
Total Population	90	151	1,451
Average HH Income	$61,657	$61,657	$82,419

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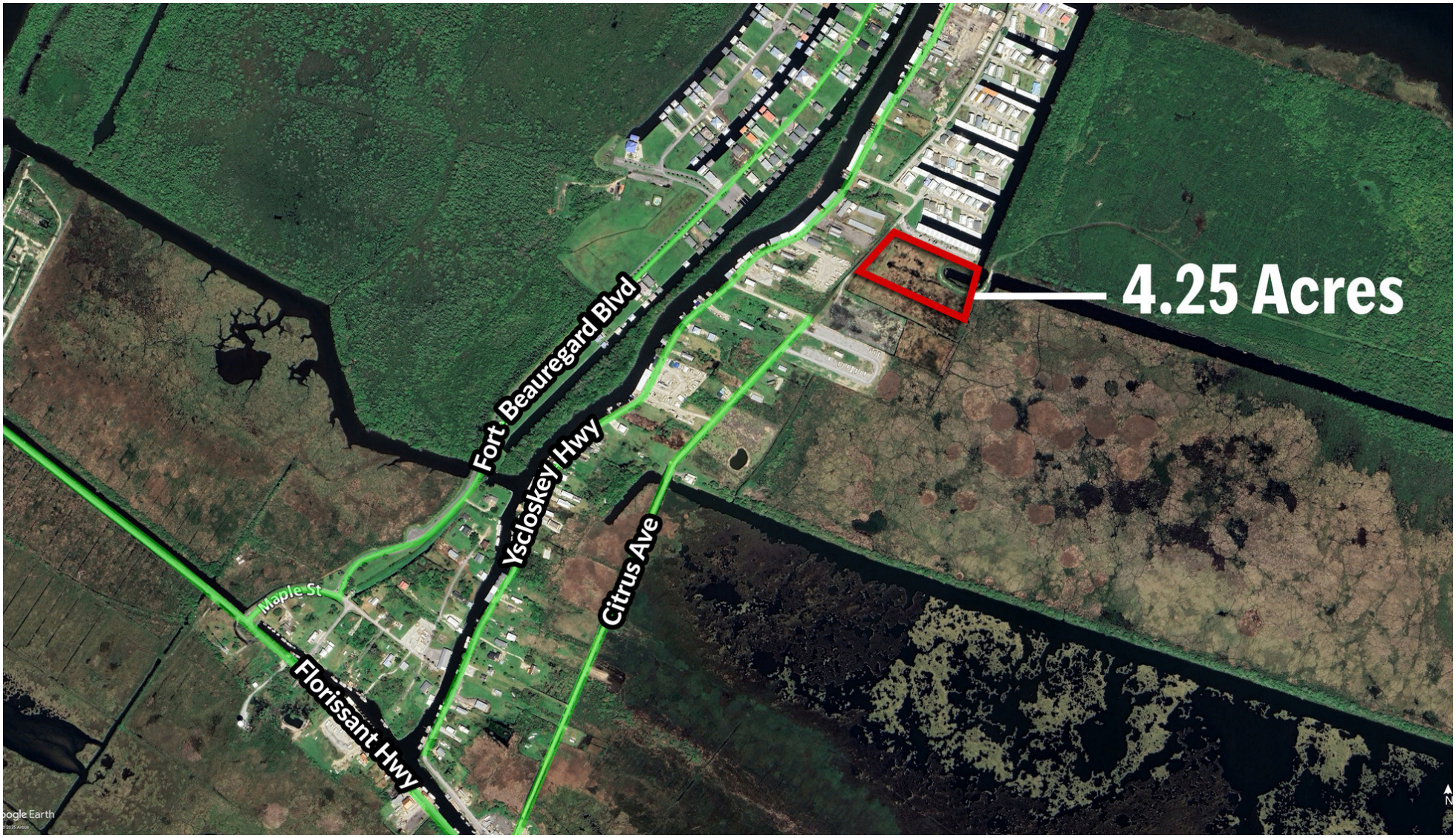

LAND FOR SALE

AERIAL

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LAND FOR SALE

PARCEL OUTLINE

SOUTHEAST COMMERCIAL REAL ESTATE