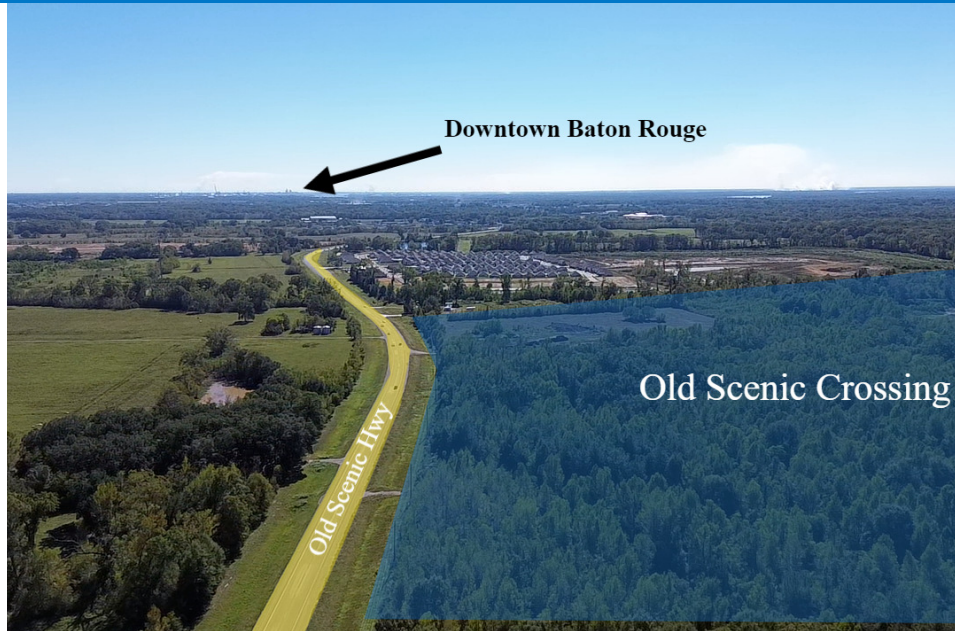


stirling

FOR SALE / LEASE

VACANT LAND FOR SALE

OLD SCENIC HIGHWAY | ZACHARY, LA



PROPERTY DESCRIPTION

This site along Old Scenic Highway offers retail, office, and warehouse space with potential drive-through opportunities and strong visibility along Old Scenic Highway (31,000 VPD). The hard corner location provides flexibility for a wide range of users. The property is located near the City of Zachary and the Lane Regional Medical Campus, which is undergoing a \$90 million renovation, and sits within the Zachary School District. Positioned in one of Louisiana's highest household income areas, the site serves an underserved retail market. The trade area supports grocers, restaurants, retail, medical, and office uses.

PROPERTY HIGHLIGHTS

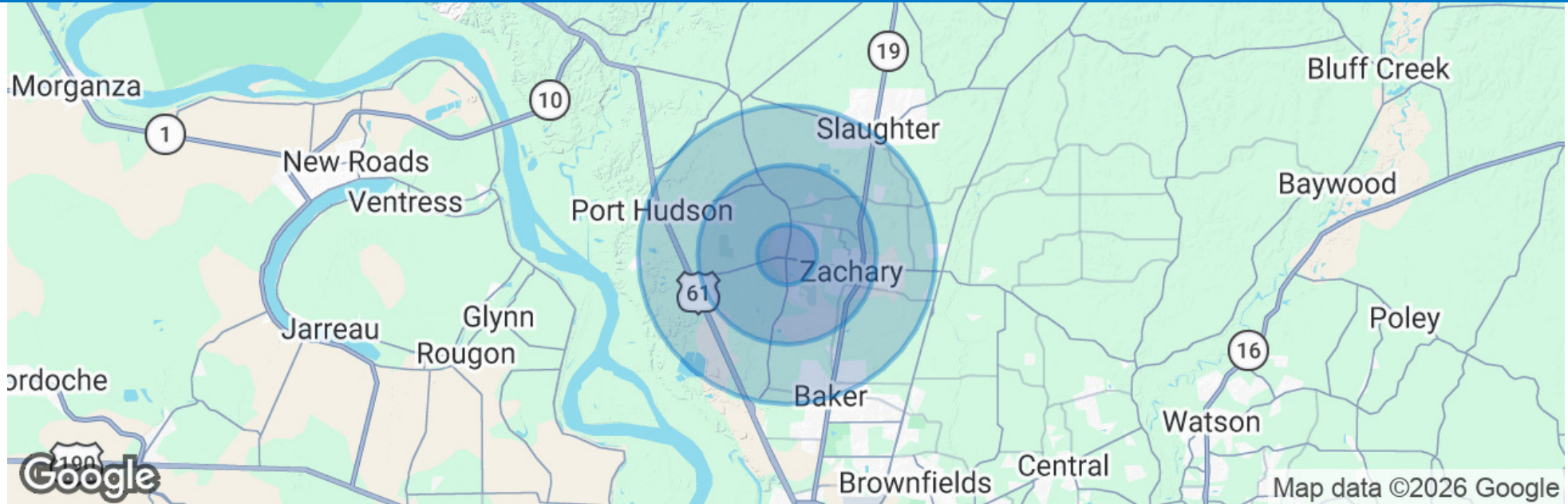
- Attractive Demographic Profile
- Approximately 2000 Approved Residential Lots Located within 0.5 mi
- Zoning- Planned Unit Development (PUD)
- Strong Traffic Counts (31,000 VPD)
- Sale, Ground Leases, or Build to Suit Opportunities

OFFERING SUMMARY

Sale Price:	\$3,500,000
Available SF:	2,000 SF
Lot Size:	46.4 Acres







POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,958	14,656	25,141
Average Age	30.4	33.3	35.3
Average Age (Male)	29.1	30.7	32.0
Average Age (Female)	31.6	35.4	37.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	586	4,846	9,458
# of Persons per HH	3.3	3.0	2.7
Average HH Income	\$105,925	\$98,360	\$80,770
Average House Value	\$268,882	\$246,783	\$209,584

2020 American Community Survey (ACS)