



PROPERTY DESCRIPTION

This property is situated just off Interstate 10, near the Sugarcane Residential Development in Iowa. It lies between the exits for Hwy 383 (Iowa exit) and Hwy 165.

Its location offers high visibility and traffic from I-10, with easy access to the service road, making it an ideal investment property for residential or commercial use.

OFFERING SUMMARY

Sale Price:	\$1,275,000
Location:	S. Frontage Road, Iowa, LA 70647
Lot Size:	+/- 112 Acres
Frontage:	+/- 1,660'
Zoned:	Mixed Residential -Agricultural
Topography:	Mostly Cleared Prairieland

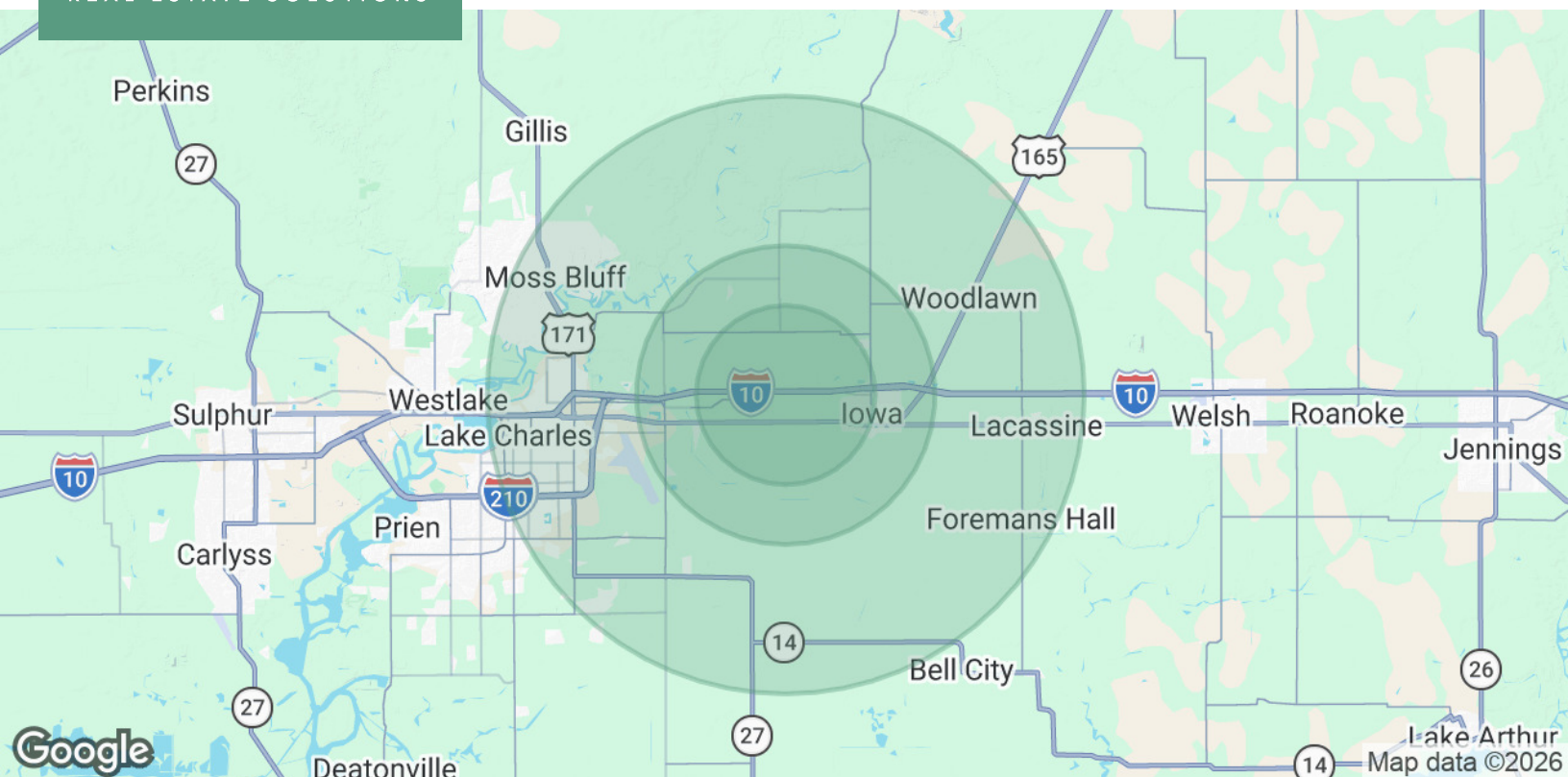
DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,856	4,286	39,347
Total Population	5,085	12,625	101,501
Average HH Income	\$77,566	\$80,639	\$80,010

NVST Real Estate Solutions, LLC

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

J. Hardtner Klumpp, CCIM

337.263.2397
hklumpp@nvstrealestate.com



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	5,085	12,625	101,501
Average Age	37	37	39
Average Age (Male)	36	36	38
Average Age (Female)	38	38	40

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,856	4,286	39,347
# of Persons per HH	2.7	2.9	2.6
Average HH Income	\$77,566	\$80,639	\$80,010
Average House Value	\$212,857	\$243,828	\$245,860

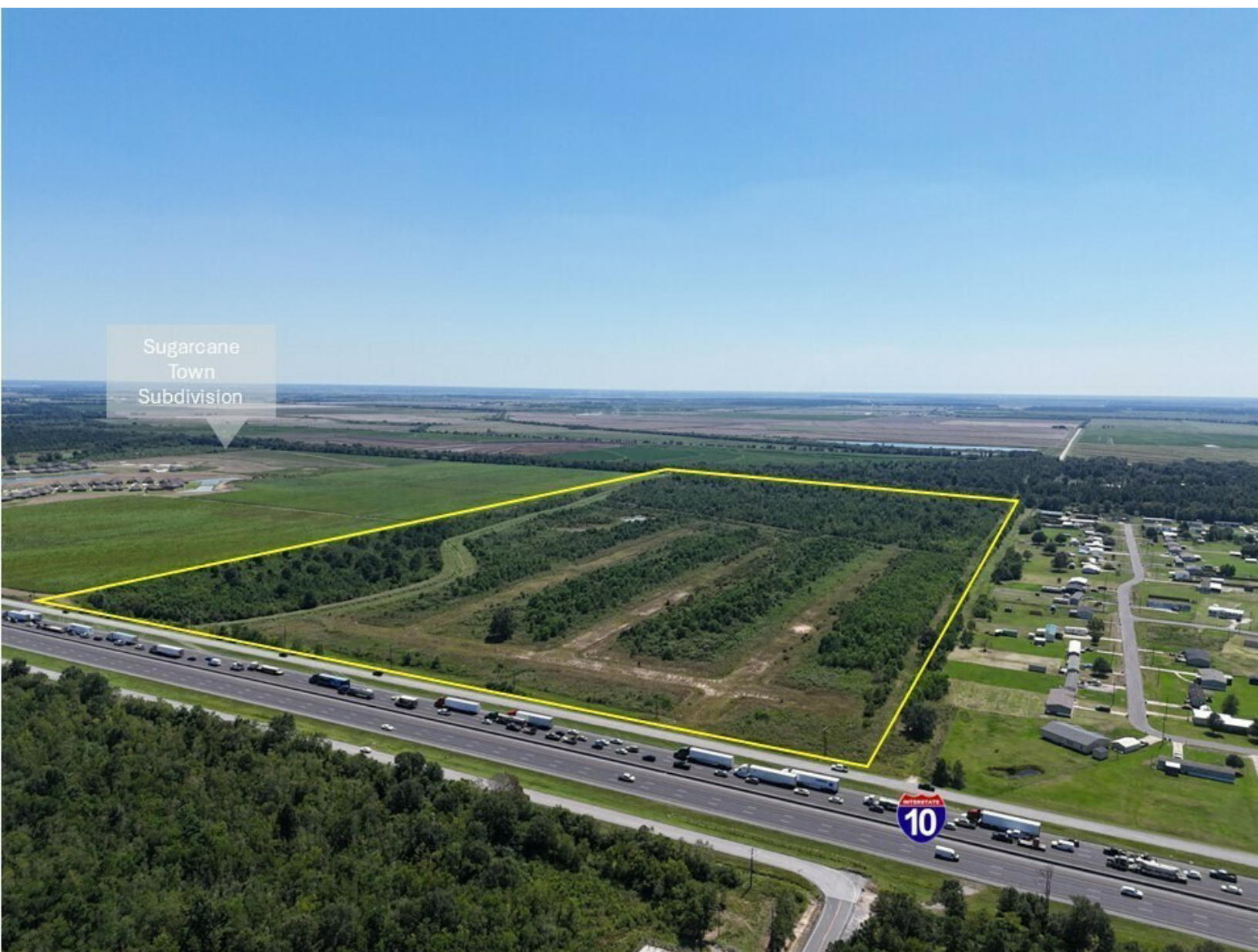
2020 American Community Survey (ACS)



NVST Real Estate Solutions, LLC
500 Kirby Street, Lake Charles, LA 70601
337.433.0511 | NVSTrealestate.com

J. Hardtner Klumpp, CCIM
337.263.2397
hklumpp@nvstrealestate.com

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



NVST Real Estate Solutions, LLC
500 Kirby Street, Lake Charles, LA 70601
337.433.0511 | NVSTrealestate.com

J. Hardtner Klumpp, CCIM
337.263.2397
hklumpp@nvstrealestate.com

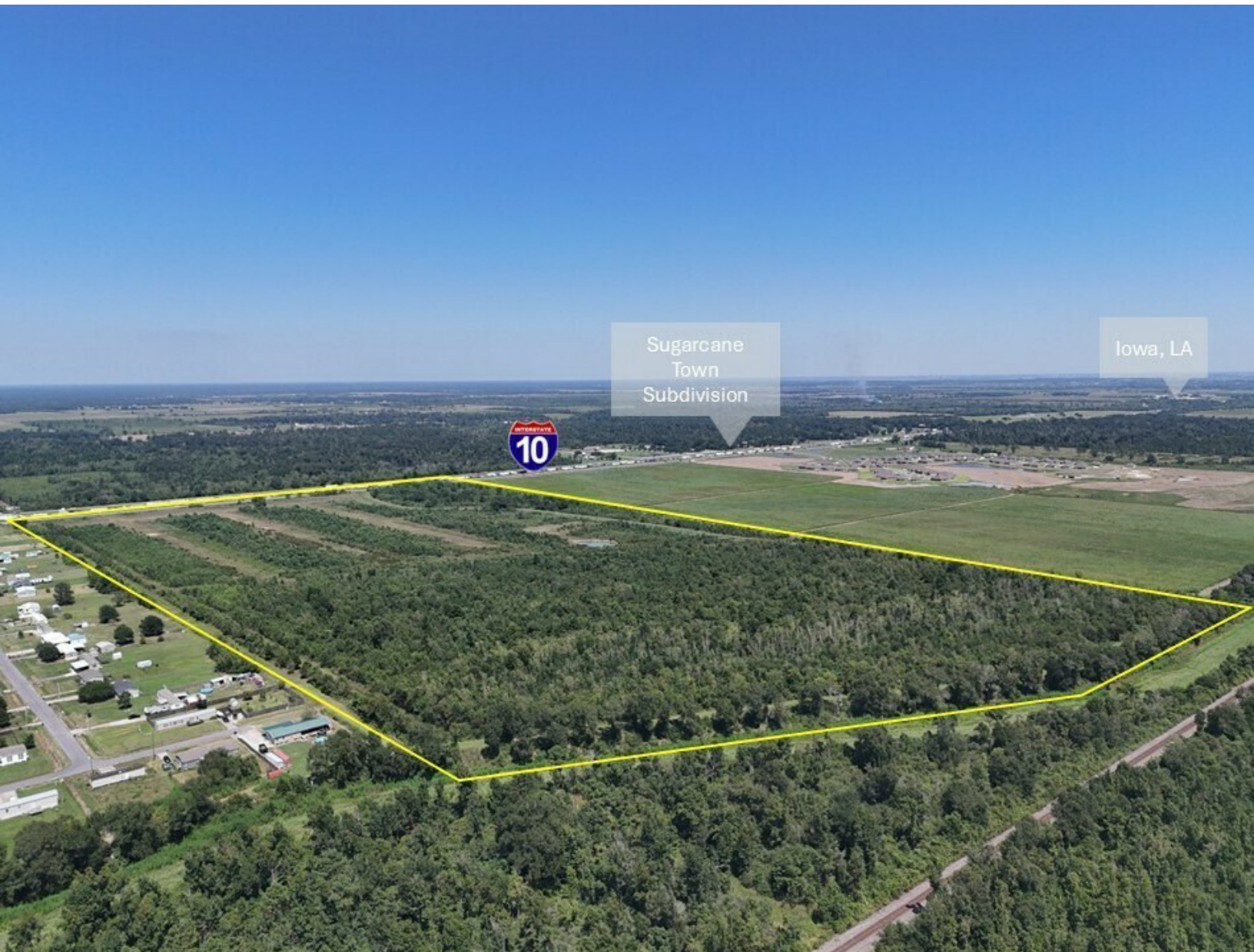
All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.

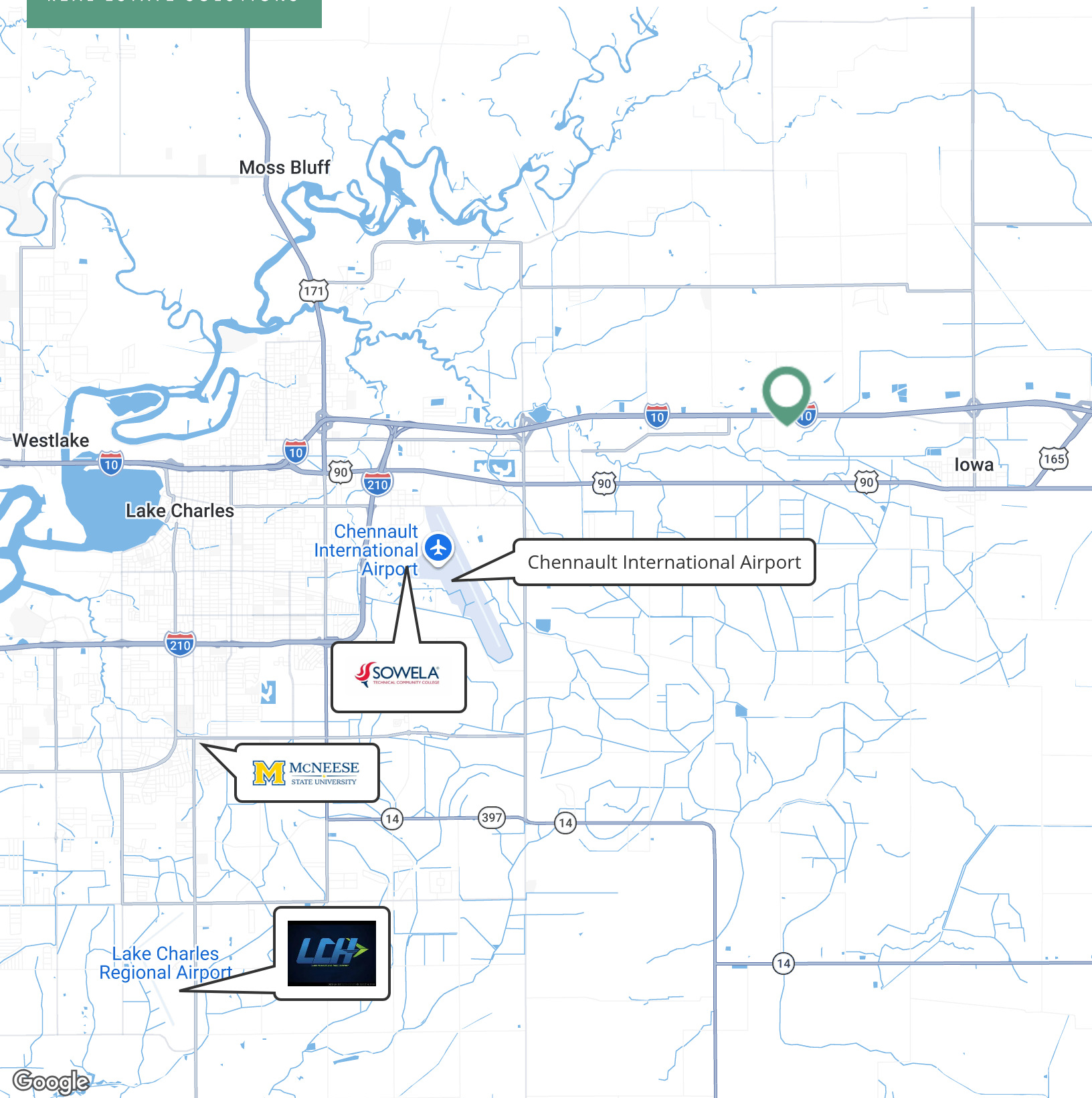


NVST Real Estate Solutions, LLC
500 Kirby Street, Lake Charles, LA 70601
337.433.0511 | NVSTrealestate.com

J. Hardtner Klumpp, CCIM
337.263.2397
hklumpp@nvstrealestate.com

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





NVST Real Estate Solutions, LLC

500 Kirby Street, Lake Charles, LA 70601

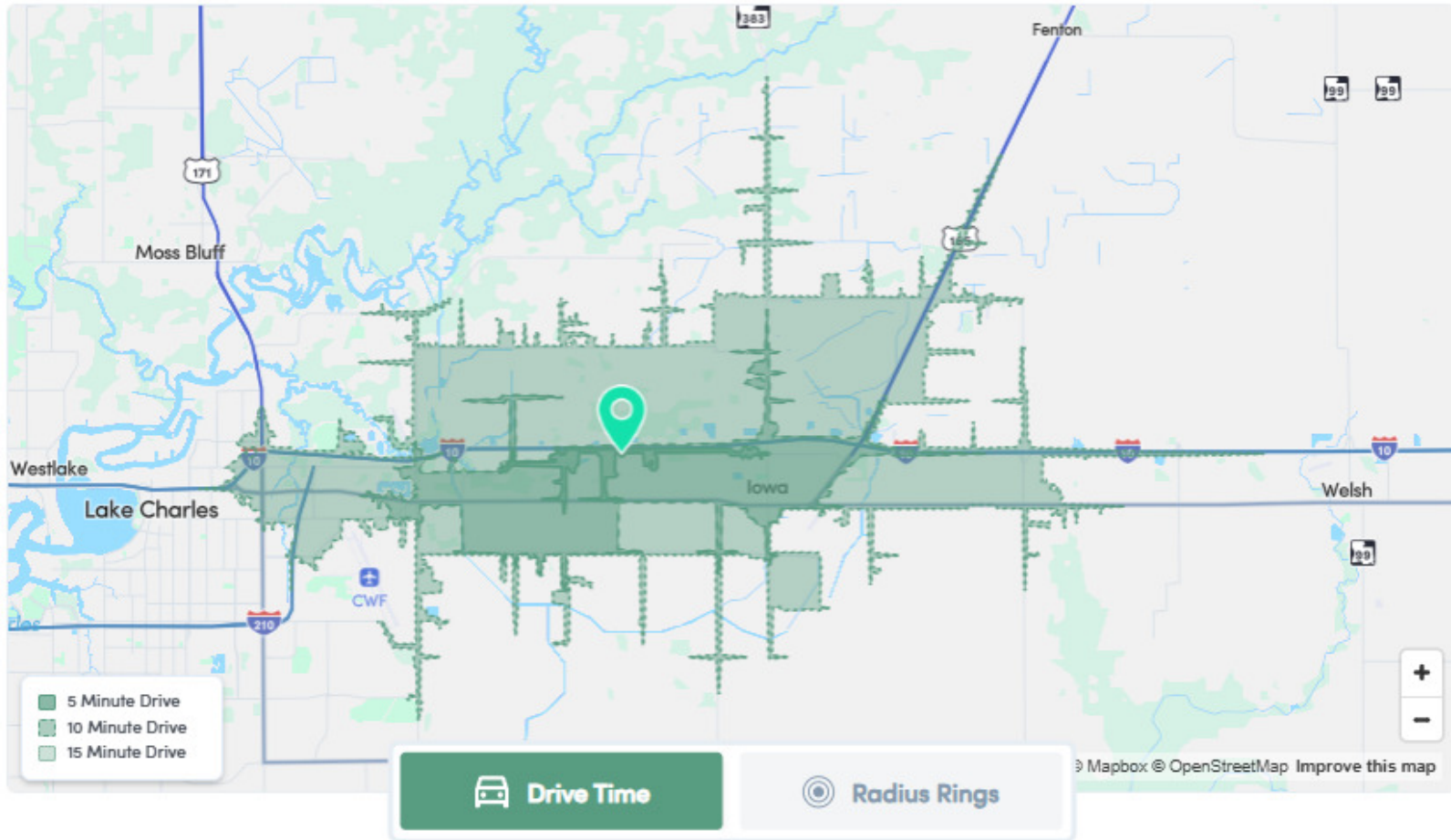
337.433.0511 | NVSTrealestate.com

J. Hardtner Klumpp, CCIM

337.263.2397

hklumpp@nvstrealestate.com

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



NVST Real Estate Solutions, LLC
500 Kirby Street, Lake Charles, LA 70601
337.433.0511 | NVSTrealestate.com

J. Hardtner Klumpp, CCIM
337.263.2397
hklumpp@nvstrealestate.com

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