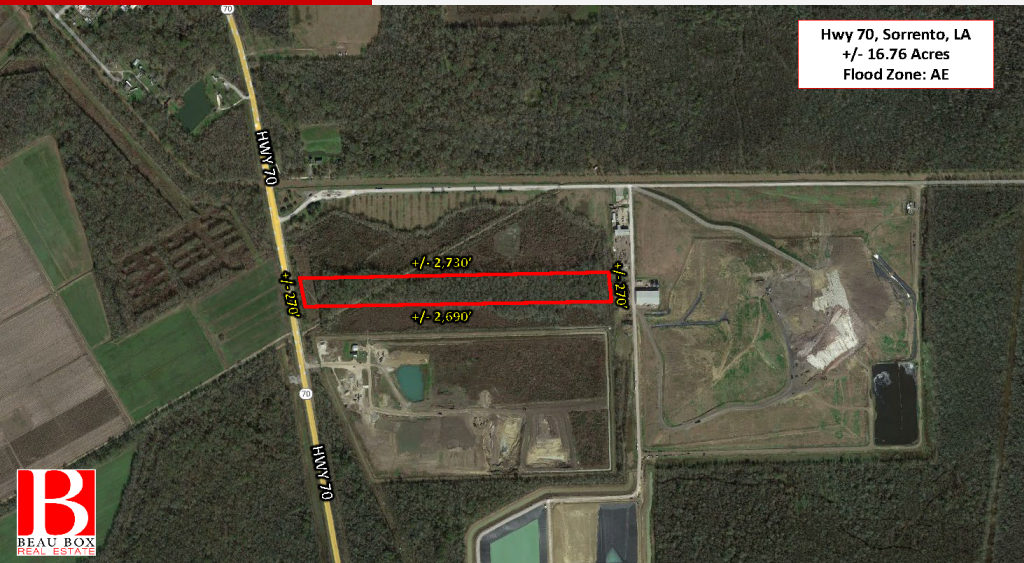


# 16.76 Acres - Sorrento, LA

## 5200 Hwy 70 Sorrento, LA 70778

### PROPERTY SUMMARY



### Property Description

16.76 Acres of Industrial Land located on Hwy 70 in Sorrento, LA.

### Property Highlights

- 270' of frontage on Hwy 70
- Flood Zone AE
- Natural Growth Timber
- Relatively level

### Offering Summary

Sale Price:	\$365,000
Price / Acre	\$21,775
Lot Size:	270' Frontage, 2,730' North Boundary, 270' East Boundary, 2,690' South Boundary

Demographics	1 Mile	5 Miles	10 Miles
Total Households	124	4,138	28,617
Total Population	321	10,984	72,220
Average HH Income	\$52,899	\$78,089	\$76,251

**Marshall A. Rice**  
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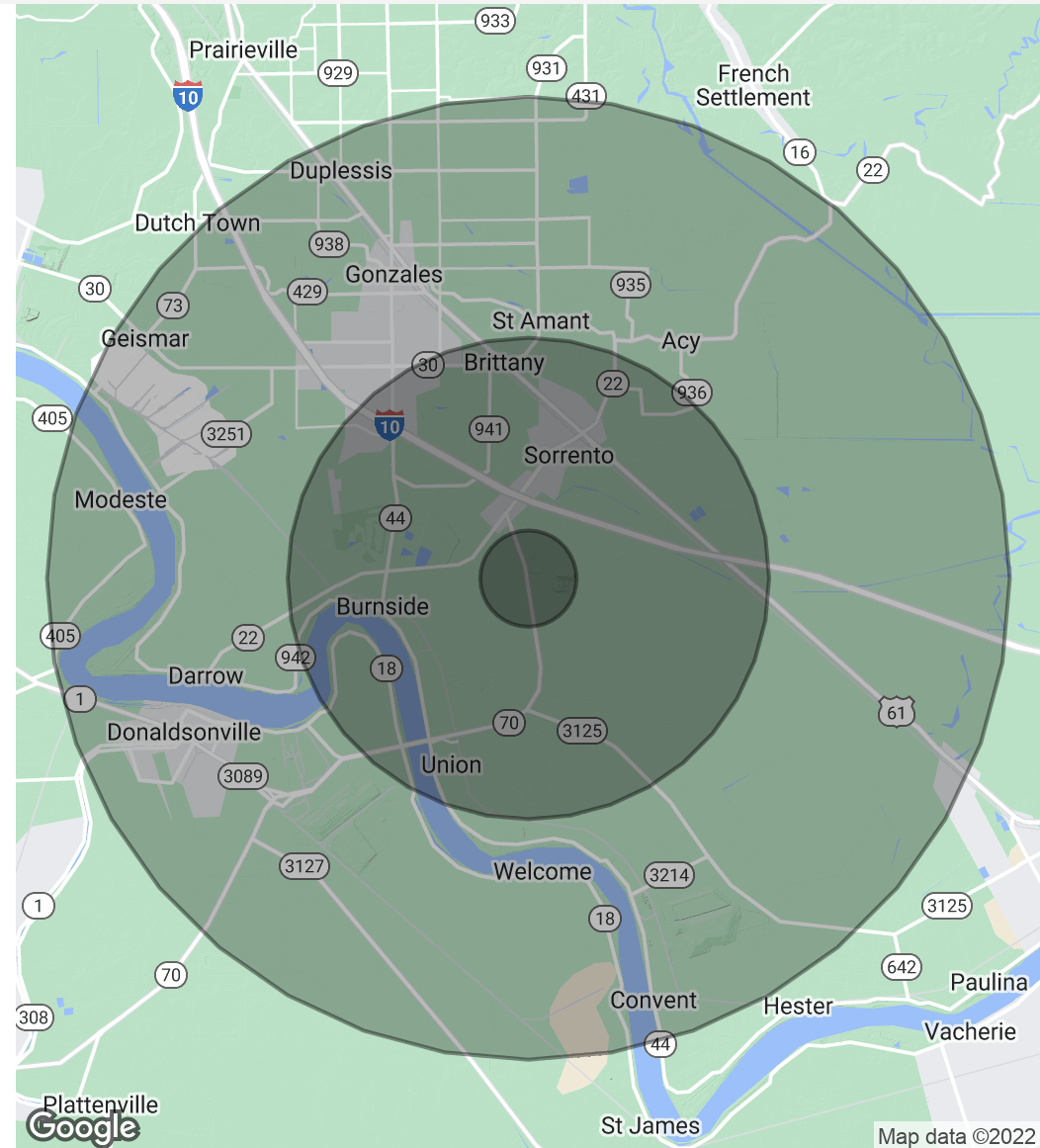
### DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	321	10,984	72,220
Average Age	40.5	39.0	36.8
Average Age (Male)	55.6	38.7	35.7
Average Age (Female)	34.8	41.9	38.2

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	124	4,138	28,617
# Of Persons Per HH	2.6	2.7	2.5
Average HH Income	\$52,899	\$78,089	\$76,251
Average House Value	\$215,846	\$219,032	\$201,330

\* Demographic data derived from 2020 ACS - US Census



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