

FOR SALE

PROPERTY SUMMARY

Prime commercial property adjacent to corner of Airline and Highway 73 located in Prairieville. Situated between Sammy's restaurant and RaceTrac. MU (Mixed Use) zoning, with +/- 248.24' frontage on Airline and +/- 150.67' frontage on Old Jefferson Highway (Hwy. 73).

Paved cross-easement for access between Airline Hwy. and Jefferson in place. Excellent high visibility site for retail, medical, QSR, financial or special purpose like restaurant. Property to be sold "As-Is, Where-Is." Seller has installed water including private fire hydrant, and private sewage treatment plant. Sale includes minor use, building setback and signage restrictions. Call agent for additional information.

PROPERTY HIGHLIGHTS

- 1.78 Acres
- Fronts both Airline Highway & Old Jefferson
- MU (Mixed Use Zoning)
- Between RaceTrac & Sammy's Restaurant
- Paved cross-easement from Airline to Old Jefferson
- Some use, Building Setback & Signage Restrictions
- Sold "As Is - Where Is"
- Great site for bank, full service restaurant. QSR, special purpose or other retail use

LOT SIZE

- 1.78 Acres
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SALE PRICE

- \$1,395,000

TRAFFIC COUNT (ADT 2019)

- Airline Highway (north of site): 47,235
- Highway 73 (rear of site): 11,240

2020 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	3,478	37,591	181,668
Avg. HH Income	\$119,440	\$76,098	\$69,670



