



LOCATION DESCRIPTION

- Cleared lot with approximately 794' of frontage on Hwy-171, and approximately 2,018' of depth.
- Esri powered data indicates that this area of Beauregard Parish will see a gradual population increase from 2025-2030.
- DOTD indicates an average of 12,000+ vehicles per days in this area of Hwy-171.
- Property is within Floodzone-X.
- 3-phase powerlines, 12" water lines, AT&T fiber internet lines are already incorporated into the property.
- +/-0.43 acre man-made pond included near the front of the property.

OFFERING SUMMARY

Sale Price:	\$549,840 (\$24,000 per acre)
Lot Size:	22.91 Acres

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	808	1,630	6,302
Total Population	2,284	4,609	17,671
Average HH Income	\$99,299	\$99,021	\$100,816

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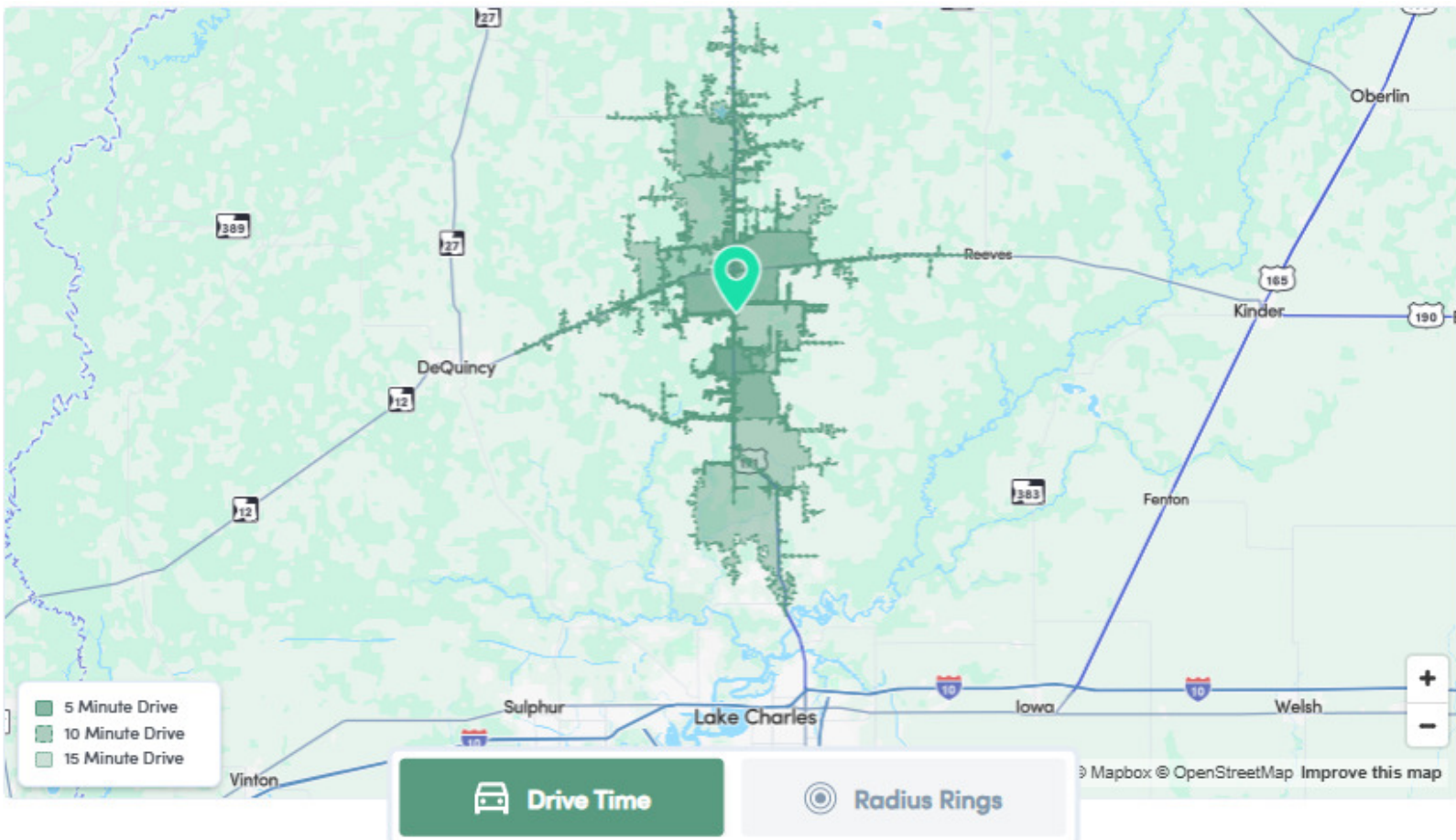
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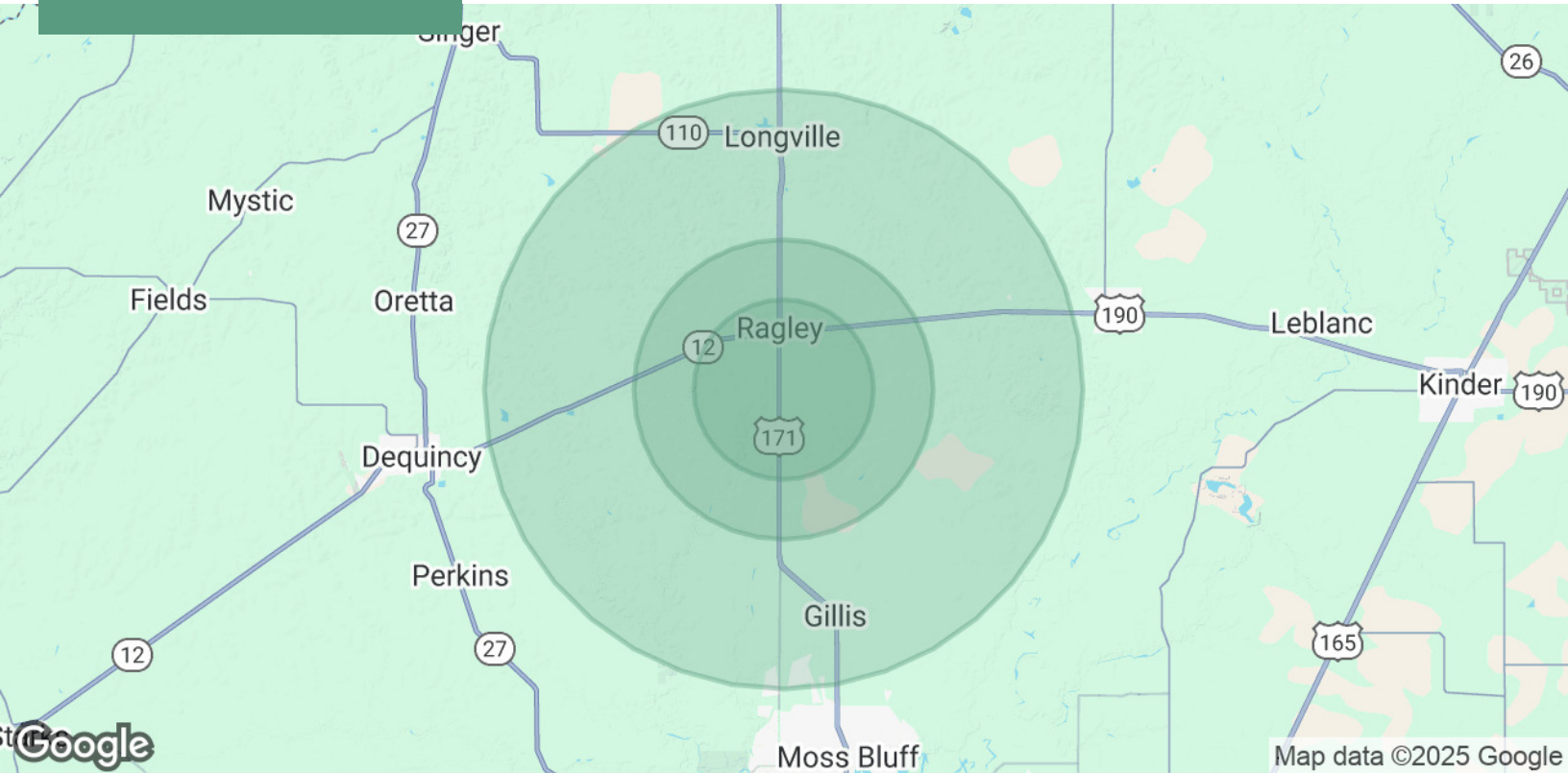
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	2,284	4,609	17,671
Average Age	38	37	38
Average Age (Male)	37	37	37
Average Age (Female)	38	38	39

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	808	1,630	6,302
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$99,299	\$99,021	\$100,816
Average House Value	\$299,858	\$297,580	\$279,352

Demographics data derived from AlphaMap