

For Sale

VACANT LAND

**HIGHWAY 64 (MAIN STREET) @ MONTEGUDO BLVD
ZACHARY, LOUISIANA**

\$1,750,000



PROPERTY INFO:

- 34.5 Acres
- Zoned BP (Business Park)
- Great accessibility via Hwy 64 and newly extended Montegudo Blvd
- Located Across from Lane Regional Medical Center.
- Area Retailers Include Walmart & Home Depot
- Zachary's School System is Ranked #1 in the State of Louisiana for the ninth consecutive year.

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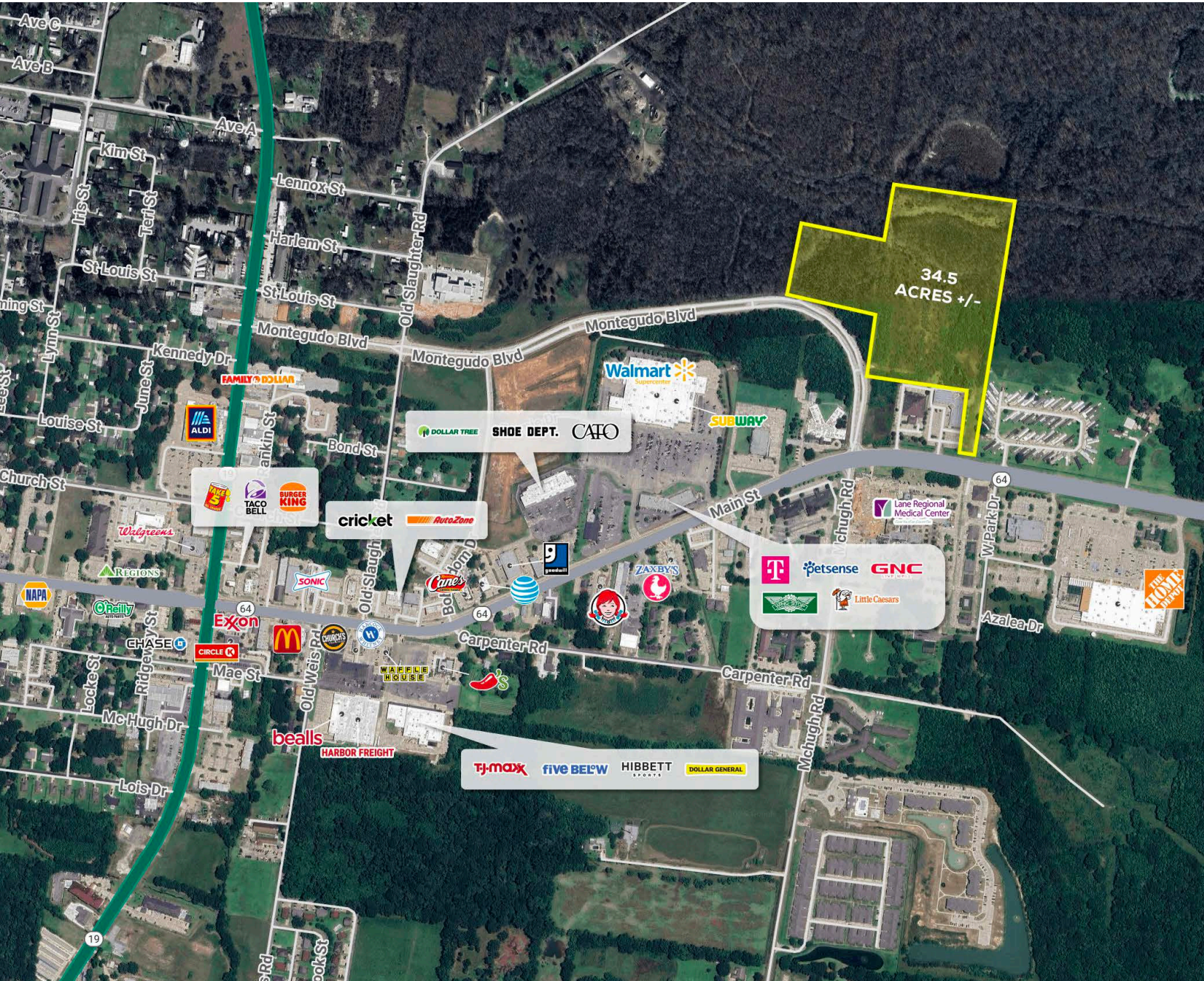
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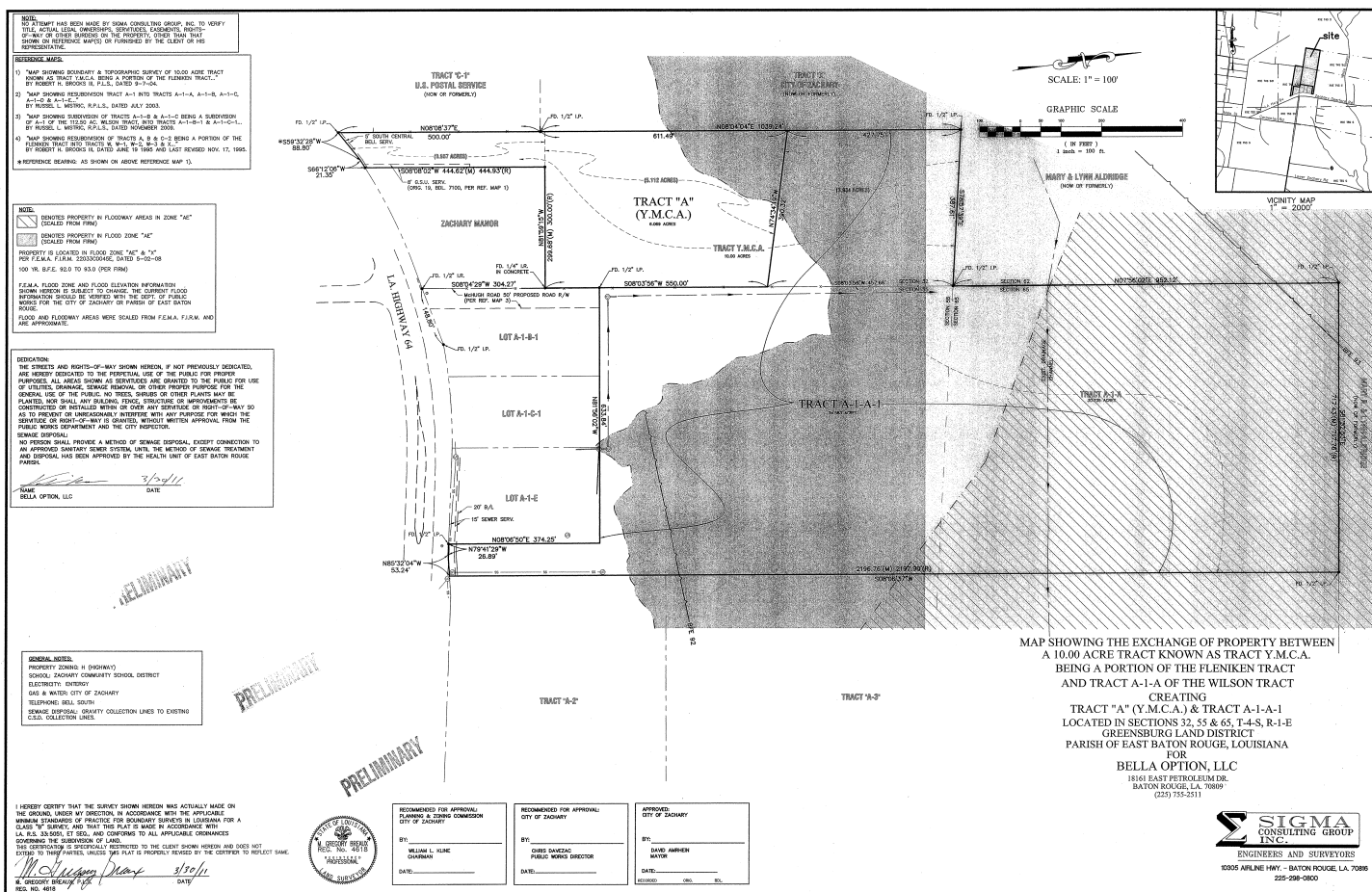


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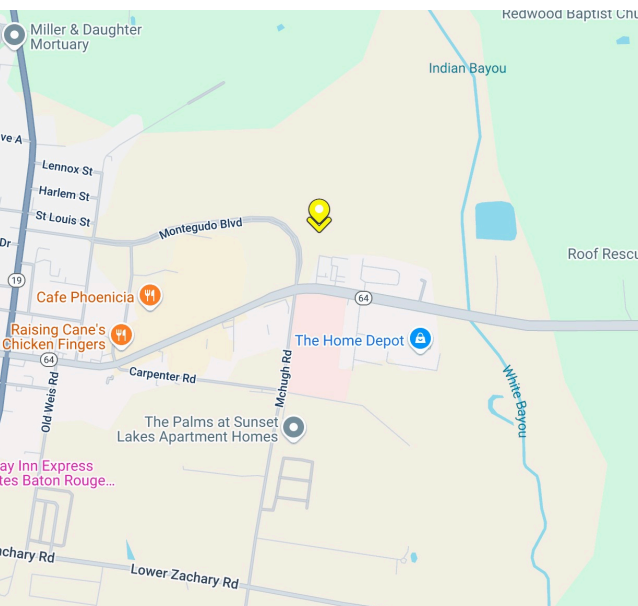
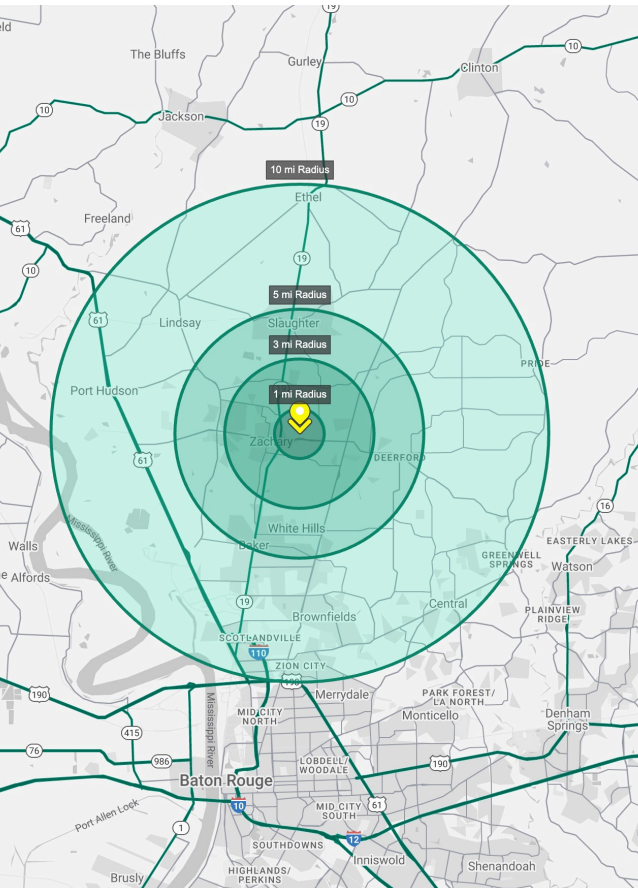
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**1 mi
radius** **3 mi
radius** **5 mi
radius**

POPULATION

2025 Estimated Population	1,813	15,830	33,679
2030 Projected Population	1,774	15,384	33,007
2020 Census Population	1,584	15,976	34,260
2010 Census Population	1,792	14,134	30,450
Projected Annual Growth 2025 to 2030	-0.4%	-0.6%	-0.4%
Historical Annual Growth 2010 to 2025	-	0.8%	0.7%
2025 Median Age	39.5	35.8	35.8

HOUSEHOLDS

2025 Estimated Households	718	5,623	12,140
2030 Projected Households	726	5,619	12,185
2020 Census Households	613	5,756	12,417
2010 Census Households	656	4,945	10,679
Projected Annual Growth 2025 to 2030	0.2%	-	-
Historical Annual Growth 2010 to 2025	0.6%	0.9%	0.9%

RACE AND ETHNICITY

2025 Estimated White	42.3%	49.7%	41.8%
2025 Estimated Black or African American	52.4%	45.0%	53.2%
2025 Estimated Asian or Pacific Islander	1.5%	1.5%	1.2%
2025 Estimated American Indian or Native Alaskan	0.2%	0.1%	0.1%
2025 Estimated Other Races	3.6%	3.6%	3.6%
2025 Estimated Hispanic	3.0%	3.0%	3.2%

INCOME

2025 Estimated Average Household Income	\$81,718	\$118,137	\$104,003
2025 Estimated Median Household Income	\$66,514	\$96,469	\$80,127
2025 Estimated Per Capita Income	\$32,665	\$42,028	\$37,545

EDUCATION (AGE 25+)

2025 Estimated Elementary (Grade Level 0 to 8)	1.0%	0.9%	1.6%
2025 Estimated Some High School (Grade Level 9 to 11)	7.7%	4.6%	4.6%
2025 Estimated High School Graduate	34.6%	28.2%	30.2%
2025 Estimated Some College	18.4%	18.7%	19.8%
2025 Estimated Associates Degree Only	5.0%	7.7%	6.6%
2025 Estimated Bachelors Degree Only	24.2%	25.6%	21.7%
2025 Estimated Graduate Degree	9.2%	14.3%	15.4%

BUSINESS

2025 Estimated Total Businesses	245	724	1,350
2025 Estimated Total Employees	2,497	6,514	10,192
2025 Estimated Employee Population per Business	10.2	9.0	7.5
2025 Estimated Residential Population per Business	7.4	21.9	24.9

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