



PROPERTY DESCRIPTION

Vacant land located on John Stine Road off the major retail corridor on Sampson Street.

Close proximity to I-10, National Golf Club of Louisiana, Horseshoe Casino, Ponderosa Park, Westlake High School, Westlake Chemical, Phillips 66, PPG and Sasol.

1.8 acres zoned C-2 and 3.13 acres zoned R-2. Will Subdivide.

OFFERING SUMMARY

Sale Price:	\$418,000
Total Lot Size:	+/- 4.93 Acres
Zoned C-2:	+/- 1.8 Acres
Zoned R-2:	+/- 3.13 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,303	3,762	17,004
Total Population	3,145	9,514	42,309
Average HH Income	\$73,343	\$84,230	\$91,916

NVST Real Estate Solutions, LLC

500 Kirby Street, Lake Charles, LA 70601

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



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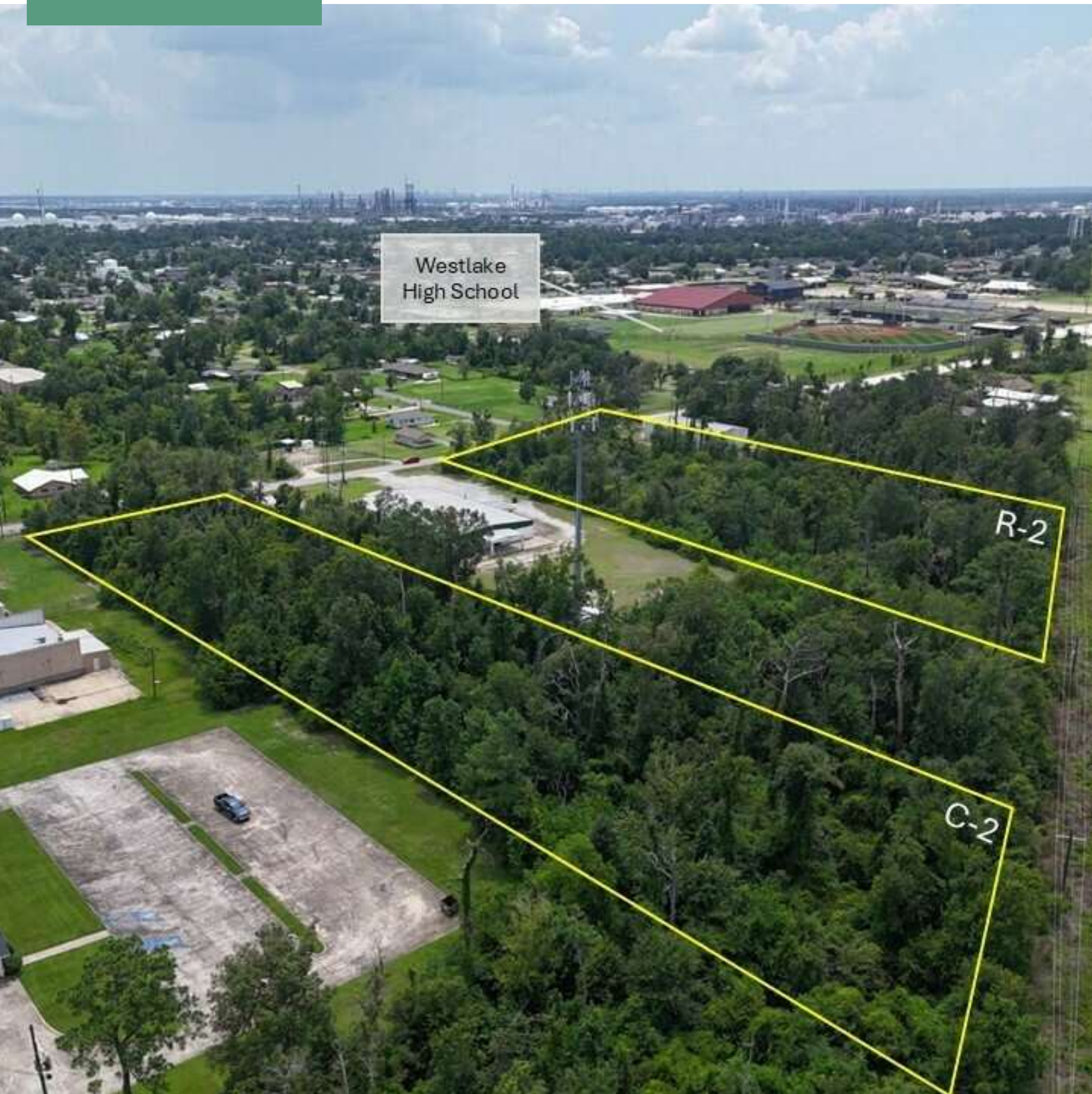
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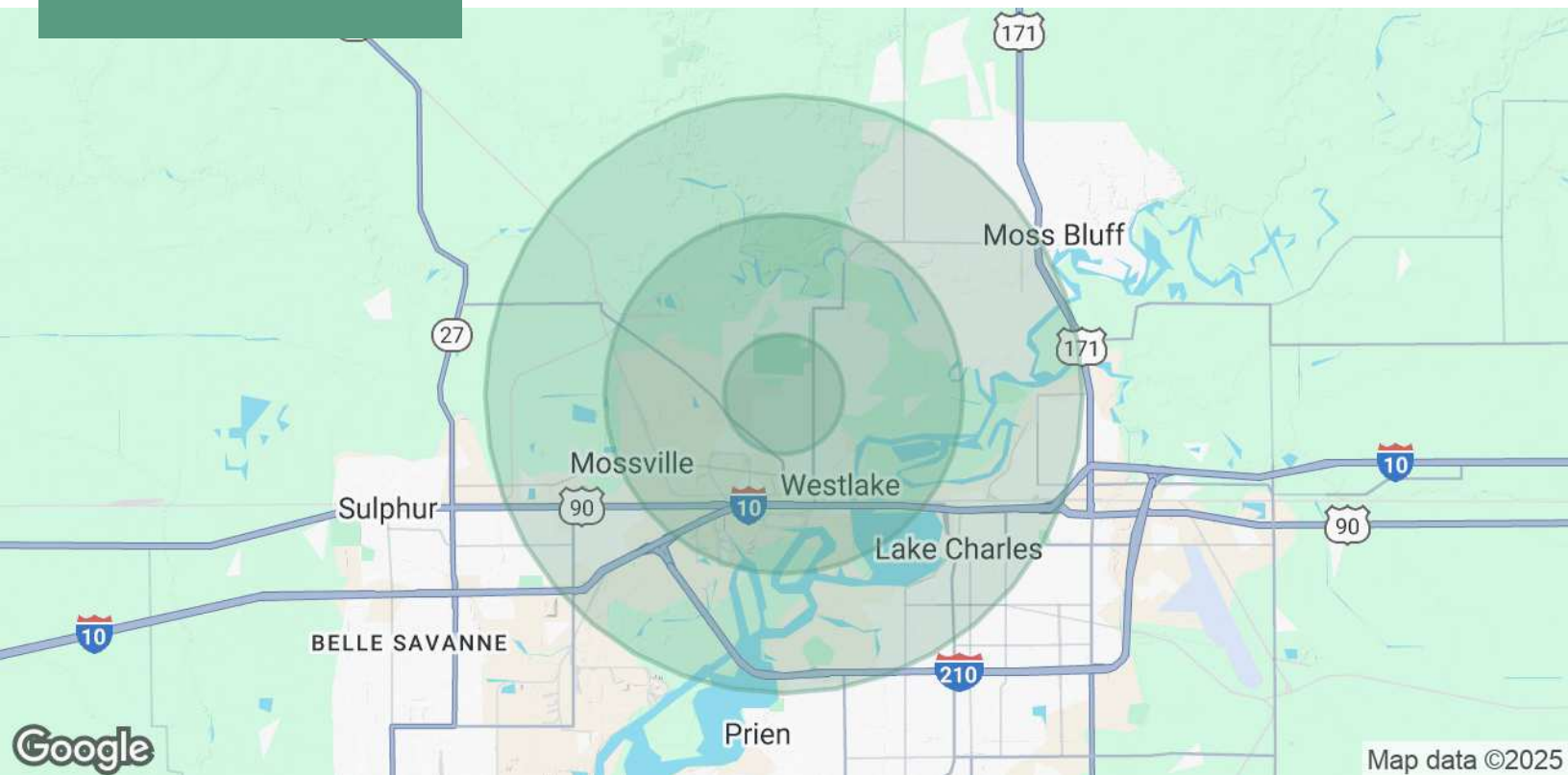


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,145	9,514	42,309
Average Age	41	40	40
Average Age (Male)	39	39	39
Average Age (Female)	42	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,303	3,762	17,004
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$73,343	\$84,230	\$91,916
Average House Value	\$197,150	\$219,669	\$266,500

Demographics data derived from AlphaMap

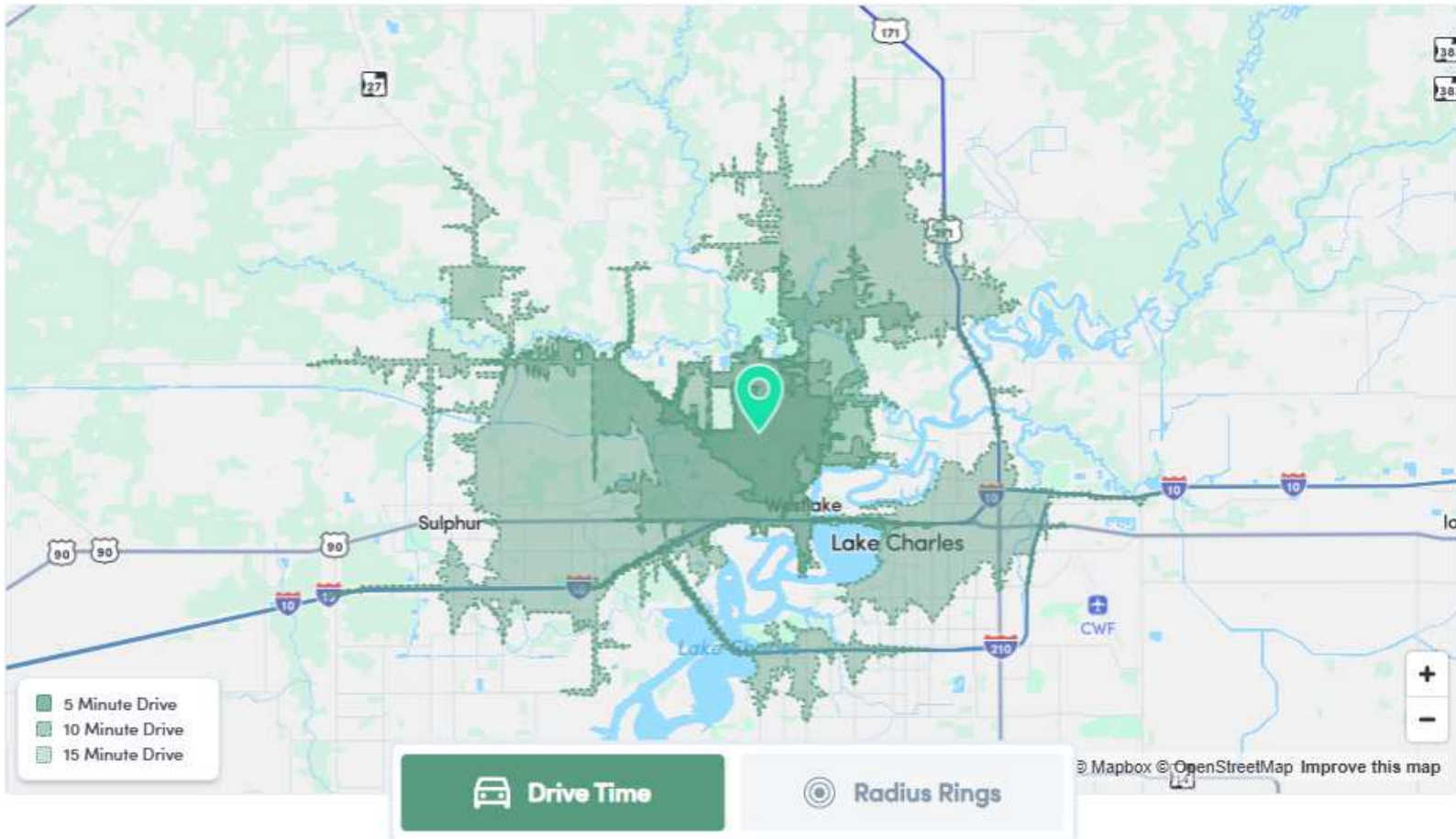


Map
data
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