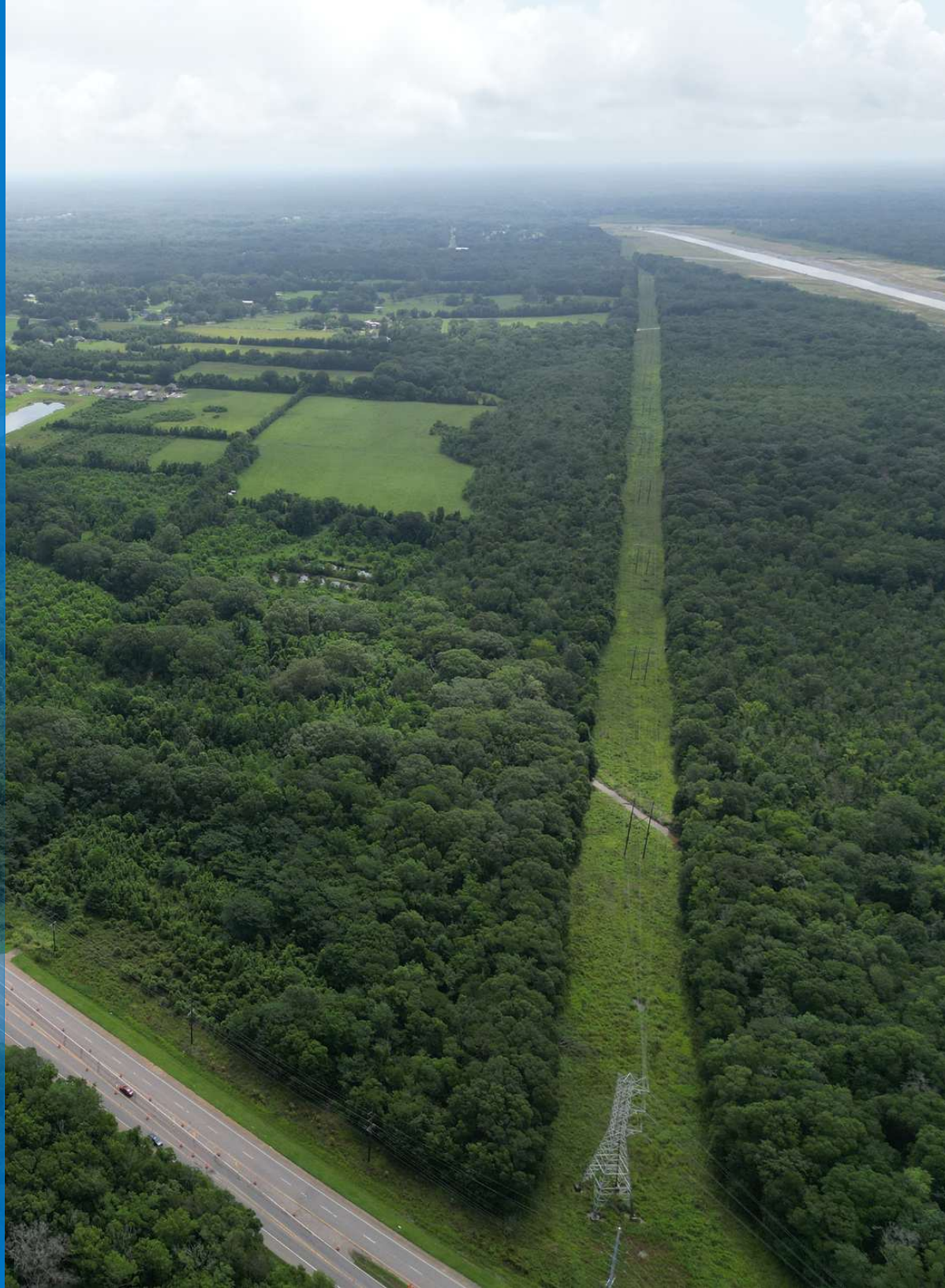


LAND FOR SALE
JULY 2025

3190 LA-19

ZACHARY, LA

stirling





PROPERTY DESCRIPTION

3190 LA-19 offers approximately 108 acres of strategically positioned land with high-visibility commercial frontage along Highway 19 and expansive rear acreage suited for residential development. The site features flexible space ideal for retail, office, or service-based uses, with ample parking and direct access. Located in the growth corridor of Zachary, this property presents a rare opportunity for investors or owner-users to capitalize on both immediate commercial potential and long-term residential value in a rapidly expanding market.

PROPERTY HIGHLIGHTS

- Prime frontage along LA Highway 19 in Zachary, LA
- Convenient access to major roads and nearby residential neighborhoods
- Located in a high-growth, business-friendly community
- Surrounded by national retailers and local businesses
- Flexible layout with potential for redevelopment or expansion

LOCATION DESCRIPTION

Strategically located along the high-traffic LA Highway 19 corridor in the heart of Zachary, just 10 miles north of Baton Rouge, 3190 LA-19 offers strong visibility and direct access to one of the region's most affluent and fastest-growing communities. With a population of over 20,000 and a median household income nearing \$90,000, Zachary is anchored by a top-rated public school system, Lane Regional Medical Center, and a solid mix of national retailers and local businesses. The area's strong residential base, steady traffic counts, and proximity to major roadways make this site well-positioned to serve both local and regional demand for housing and commercial services.

OFFERING SUMMARY

Sale Price:	\$1,600,000
Lot Size:	up to 108 Acres
Zoning:	RS
Flood Zone:	AE



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies, USDA/FPAC/GEO

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RETAIL BROKERS NETWORK

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Approximate property boundaries drawn in red are for conceptual proposes only and are not warranted.

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Pt. 1 (30.6364, -91.1487) ⬆

Community: Zachary

Effective FIRM (Effective: 6/19/2012)
Flood Zone: X-AREA OF MINIMAL FLOOD
HAZARD
FIRM Panel ID: 22033C0045F
FIRM Panel Date: 6/19/2012

Ground Elevation¹: 89.9 ft

[Community Info](#) [What Does This Mean?](#)

Pt. 2 (30.6364, -91.1548) ⬆

Community: Zachary

Effective FIRM (Effective: 9/28/2012)
Flood Zone: AE
FIRM Panel ID: 22033C0045F
FIRM Panel Date: 6/19/2012

Area Revision

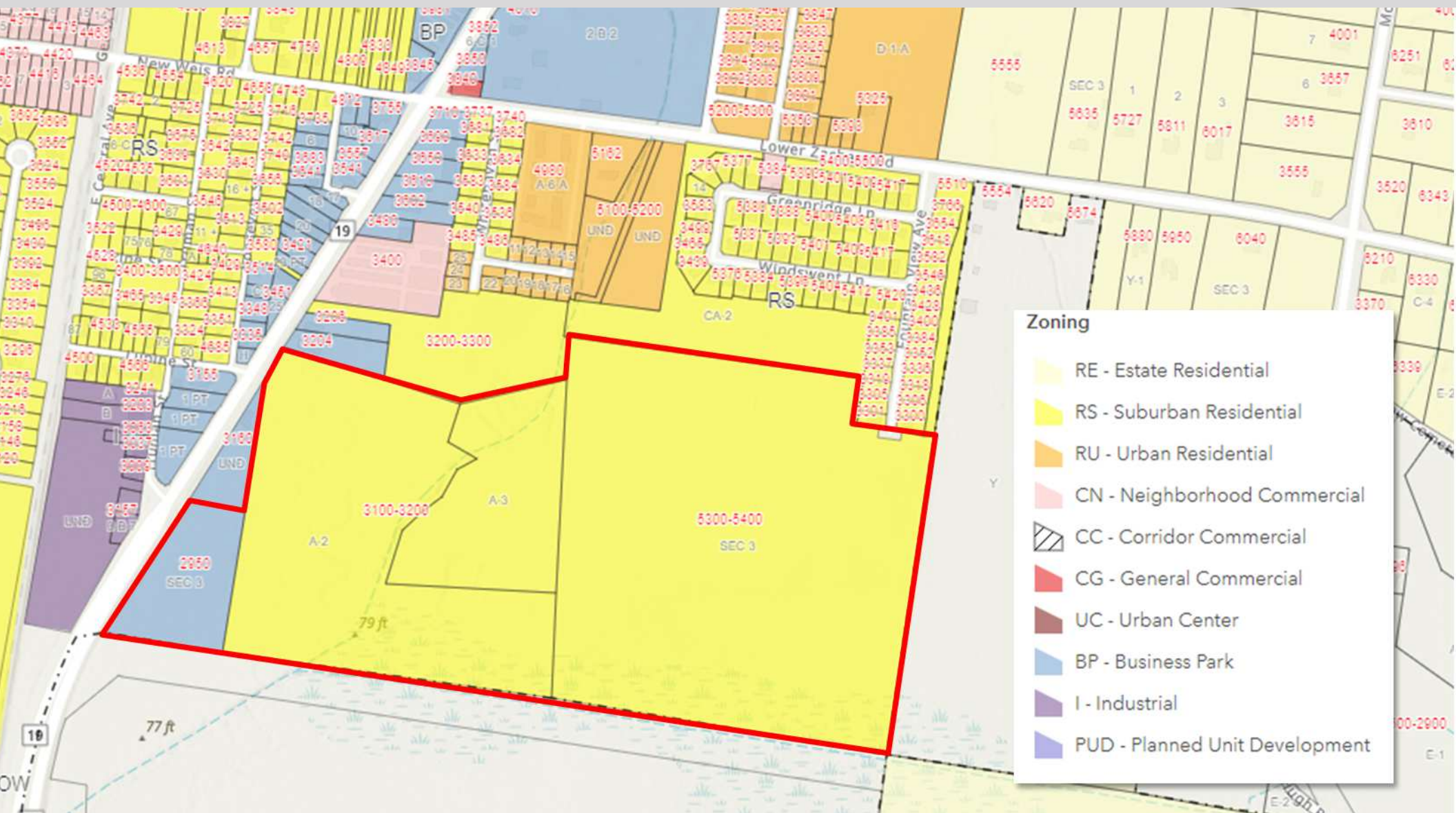
This point is in an area revised by FEMA
Letter of Map Revision (LOMR).

LOMR Area: [08-06-2569P](#)
LOMR Area: [12-06-3468P](#)

Revisions to flood zones and BFE's are
reflected in the map and data displayed
here.

Ground Elevation¹: 79.3 ft

[Community Info](#) [What Does This Mean?](#)



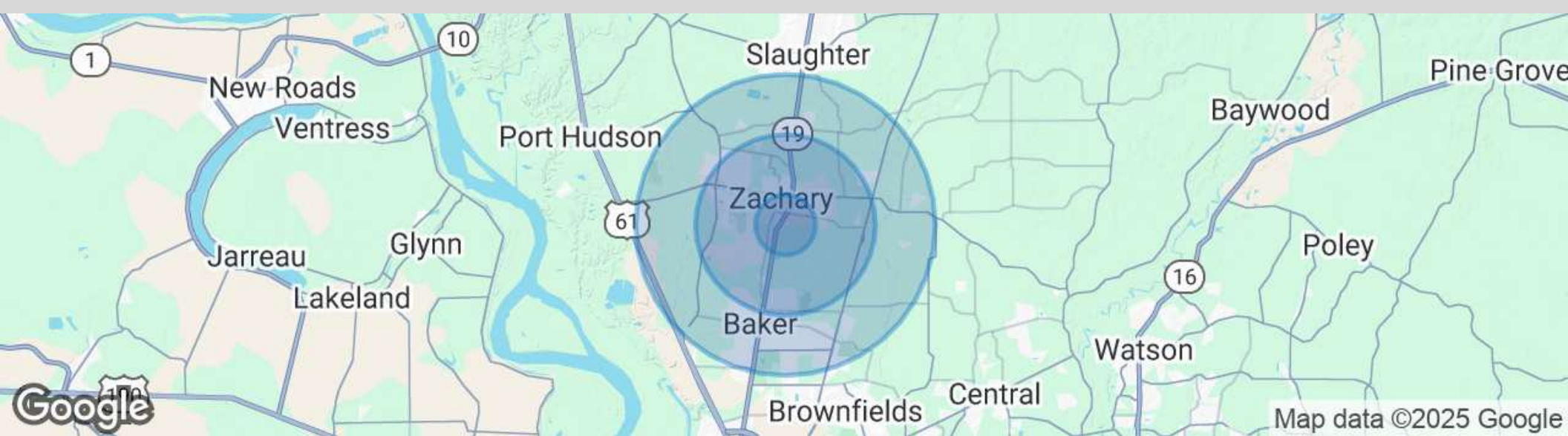
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Member of RETAIL BROKERS NETWORK

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,669	19,290	39,527
Average Age	40	38	38
Average Age (Male)	37	36	37
Average Age (Female)	42	39	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,066	7,015	14,482
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$91,561	\$99,077	\$88,983
Average House Value	\$266,879	\$289,723	\$265,267

Demographics data derived from AlphaMap