



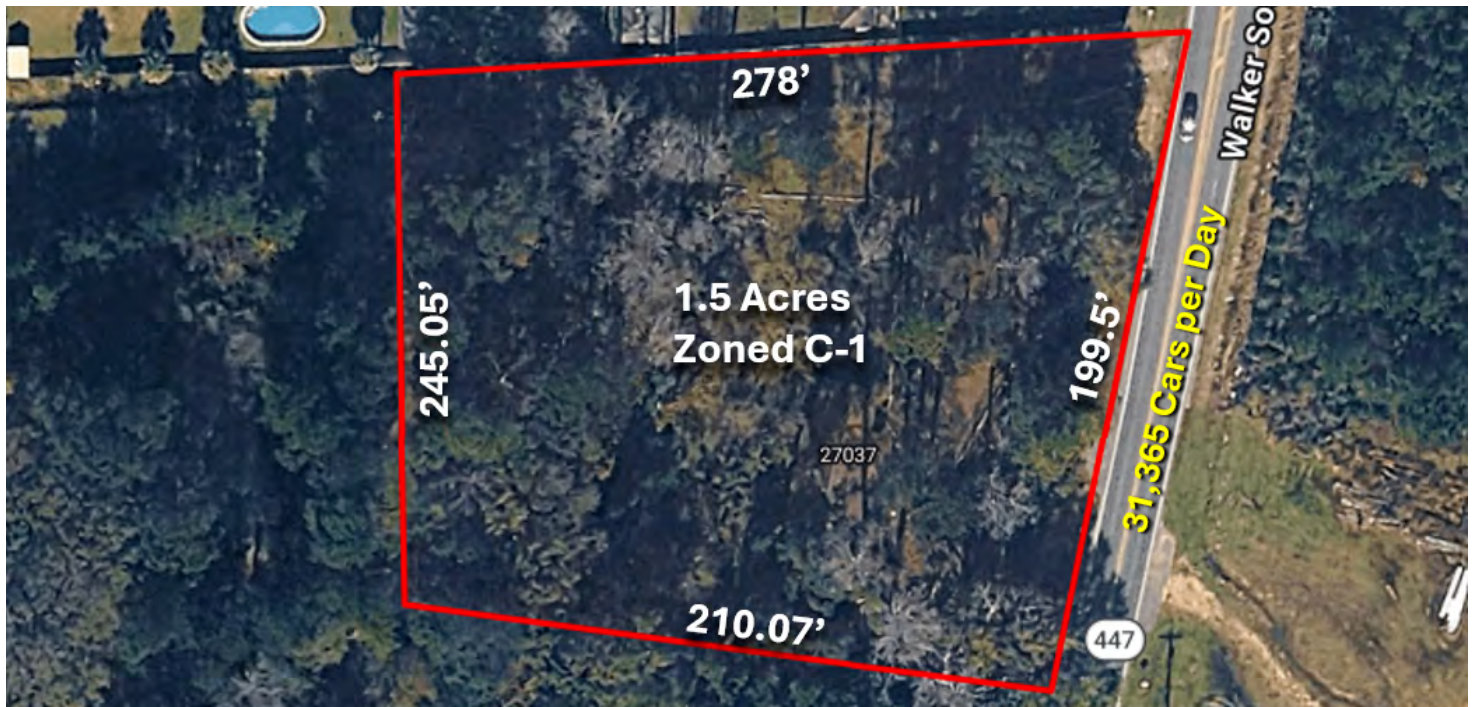
SAURAGE ROTENBERG™
COMMERCIAL REAL ESTATE

1.5 ACRES - COMMERCIAL LAND (2 MINUTES FROM I-12)

27037 WALKER SOUTH ROAD, WALKER, LA 70785

FOR SALE

1.5 ACRES



OFFERING SUMMARY

Sale Price:	\$265,000
Lot Size:	1.5 Acres
Price / Acre:	\$176,667
Zoning:	C-1 (Light Commercial)

PROPERTY HIGHLIGHTS

- 1.5 ac. For Sale on Walker South Rd. w/Ample Frontage (199')
- Located in Walker, LA between I-12 and Buddy Ellis Rd., adjacent to Shadow Trace Subdivision and just before the entrance to the Our Lady of the Lake Regional Medical Center on O'Donovan Blvd.
- 2 Minutes from I-12 just South of the I-12/Walker South Rd. Interchange
- Perfect for Gas Station, Strip Center, Office, Car Wash, Retail, Fast Food, Medical, Dentist, Veterinarian, Daycare, Drive-Thru
- Traffic Counts 31,365/cars per day
- Walker, LA Fastest Growing City with great School System, 8.86% Growth Rate and 14,339 surrounding Roof Tops



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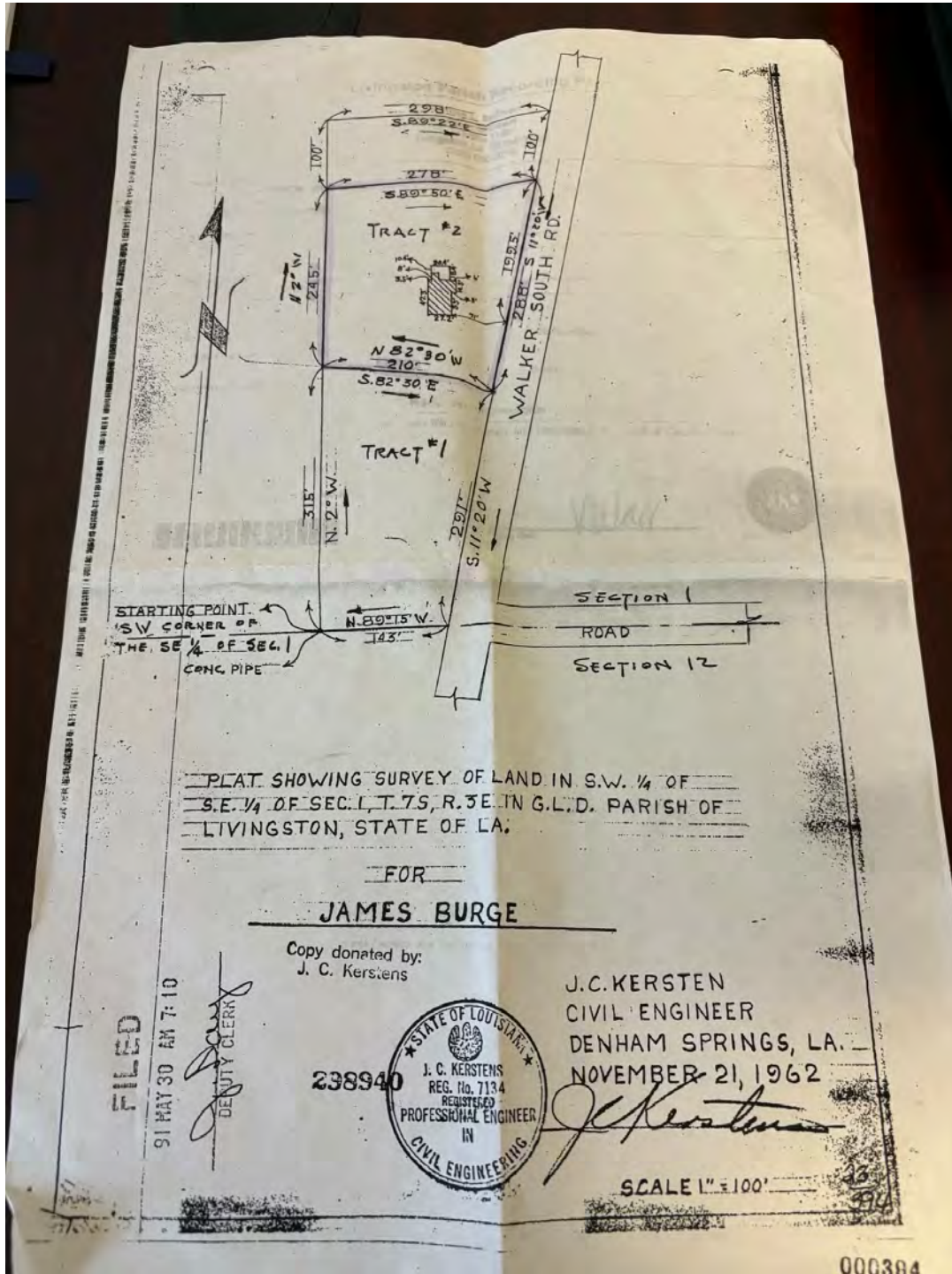
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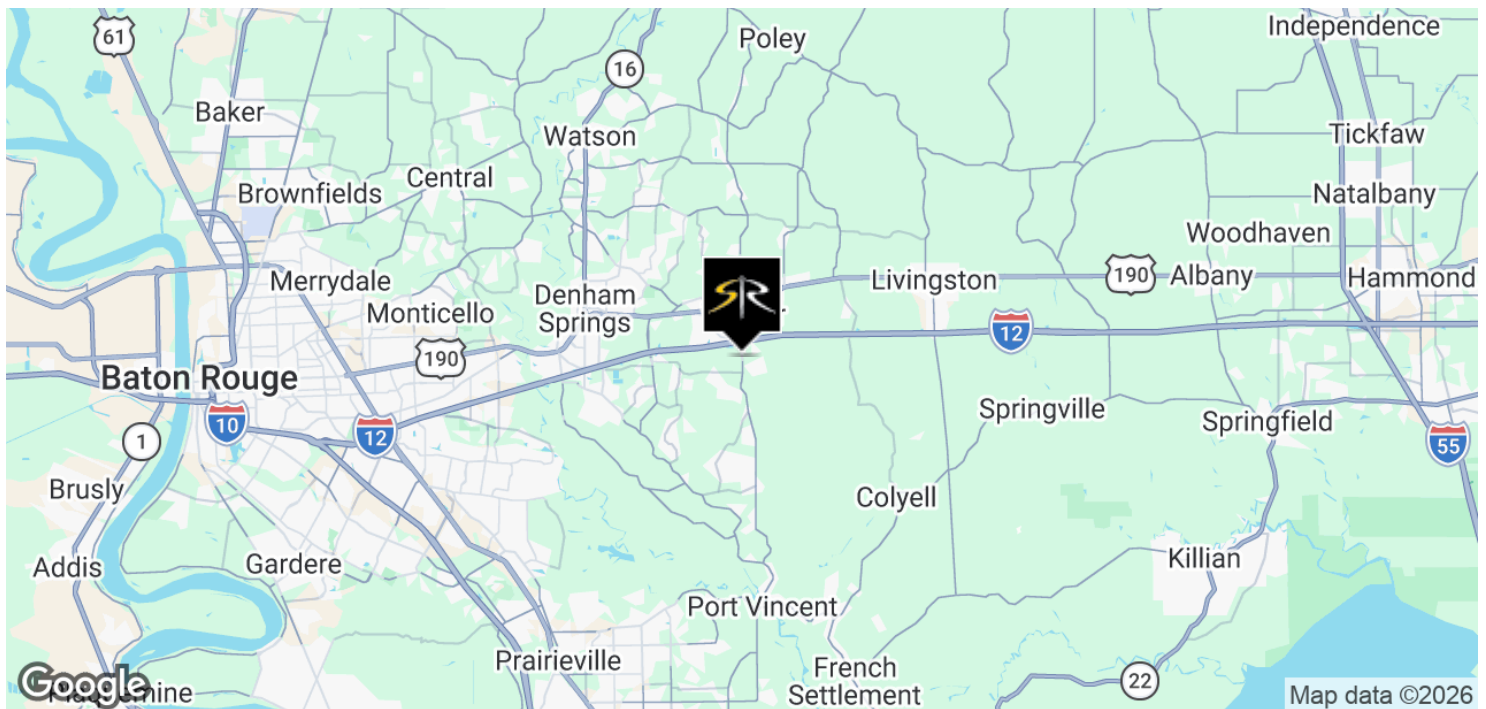
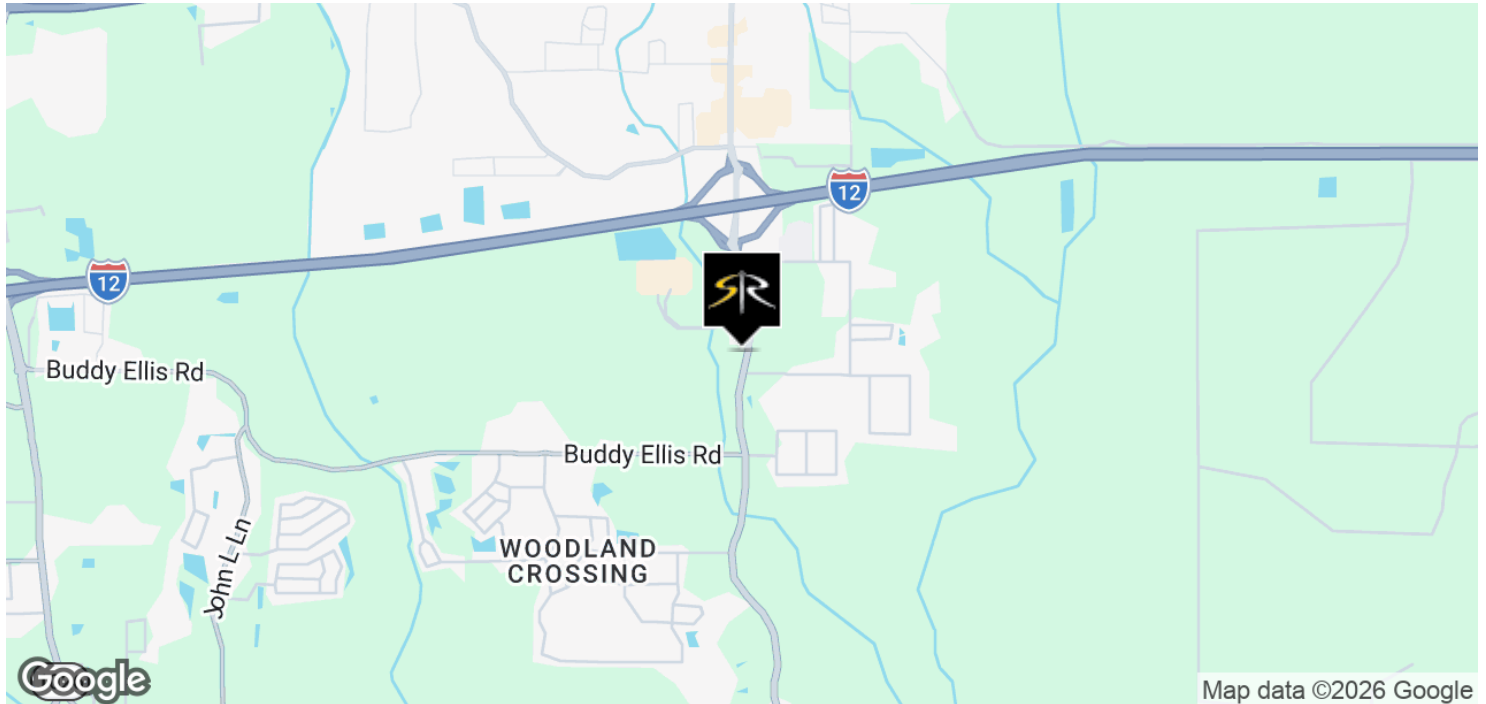
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LOCATION MAPS

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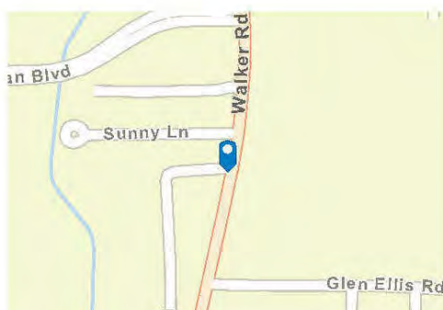
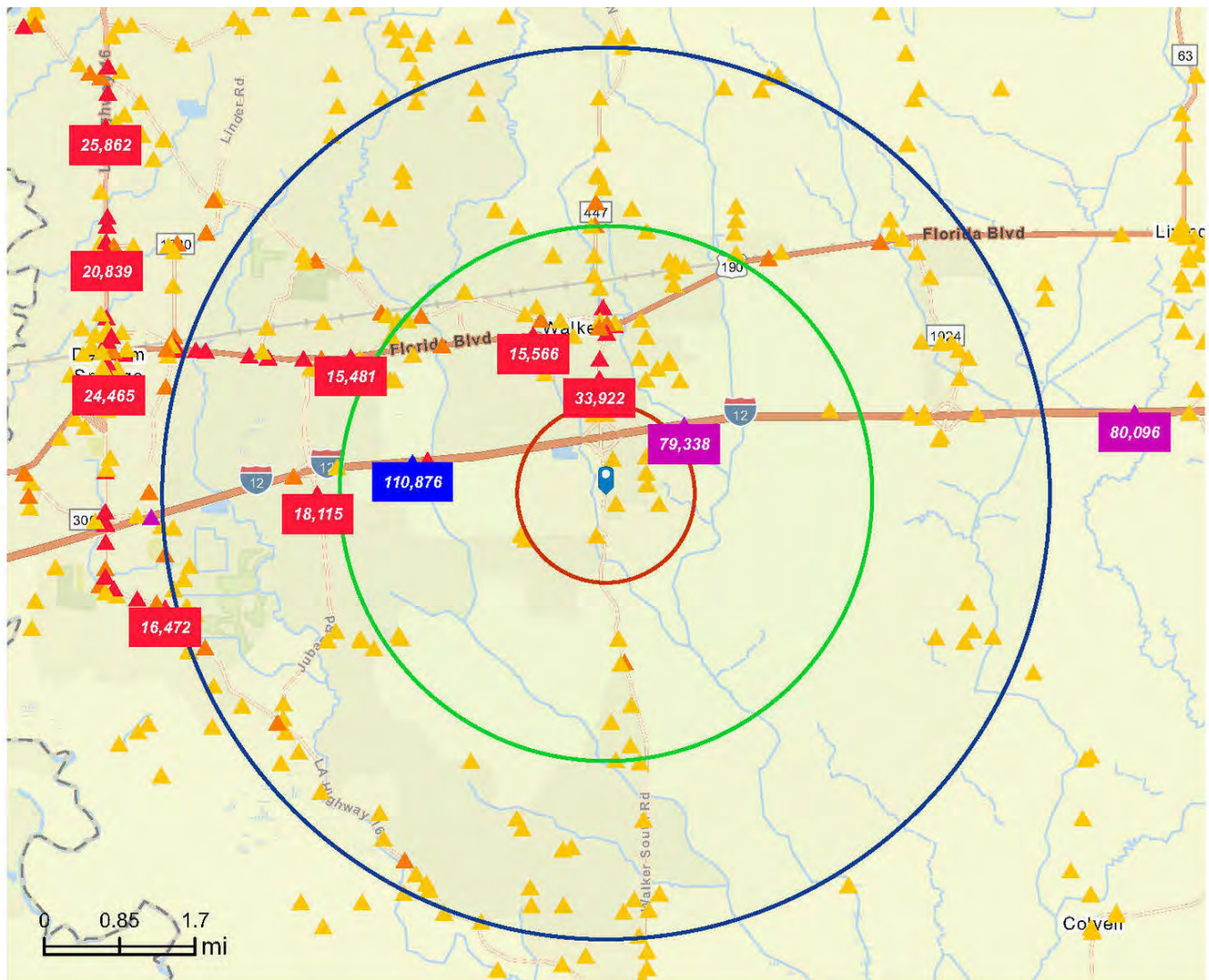
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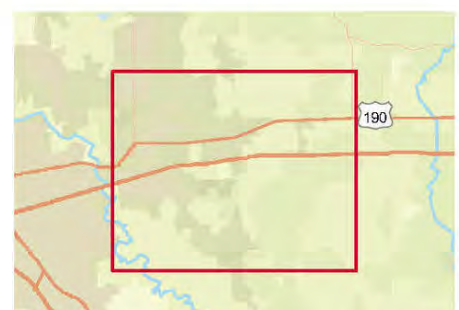
TRAFFIC COUNT MAP: 1, 3, 5 MILE RADII
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Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



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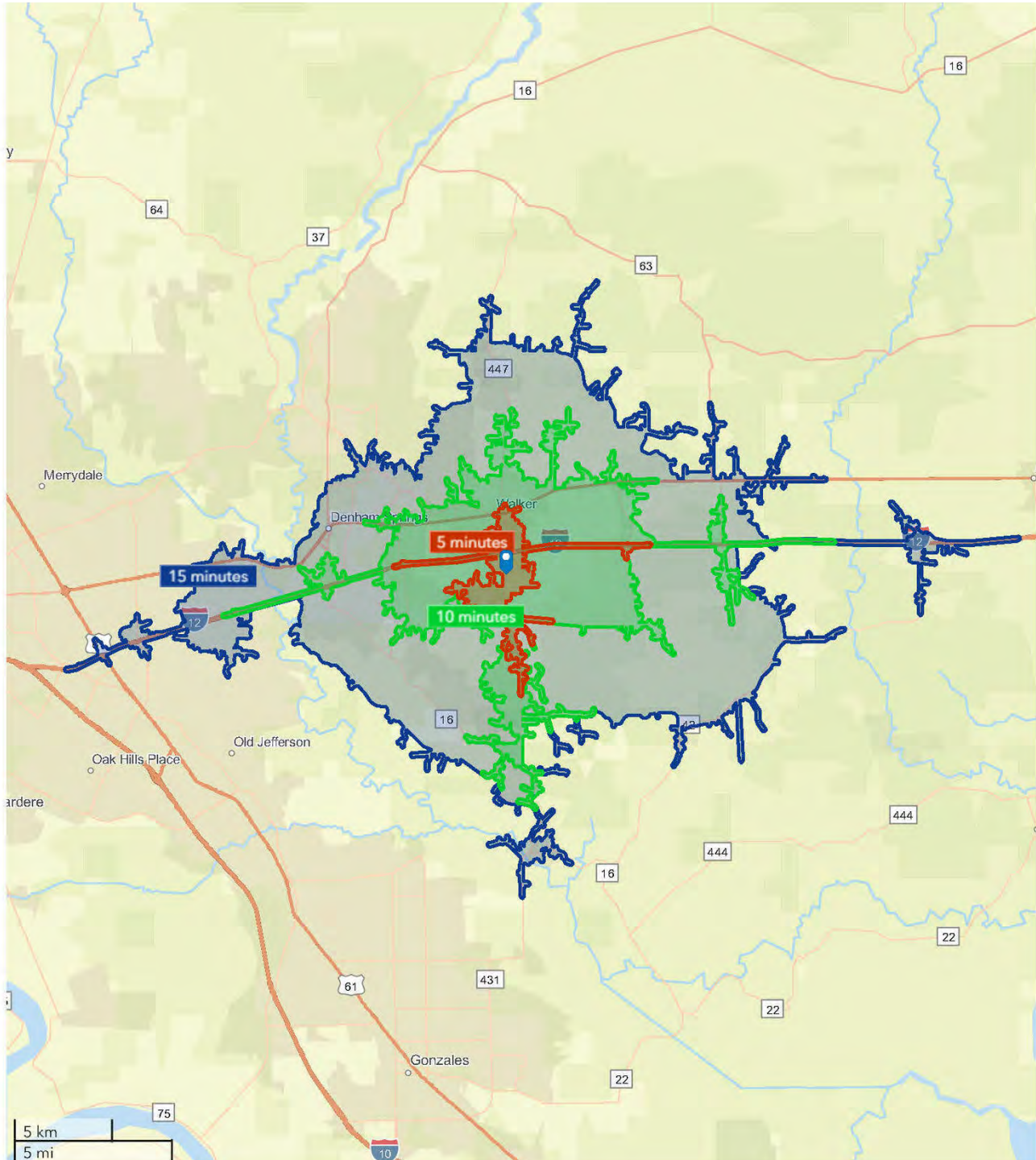
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DRIVE TIME MAP: 5, 10, 15 MINUTE RADII
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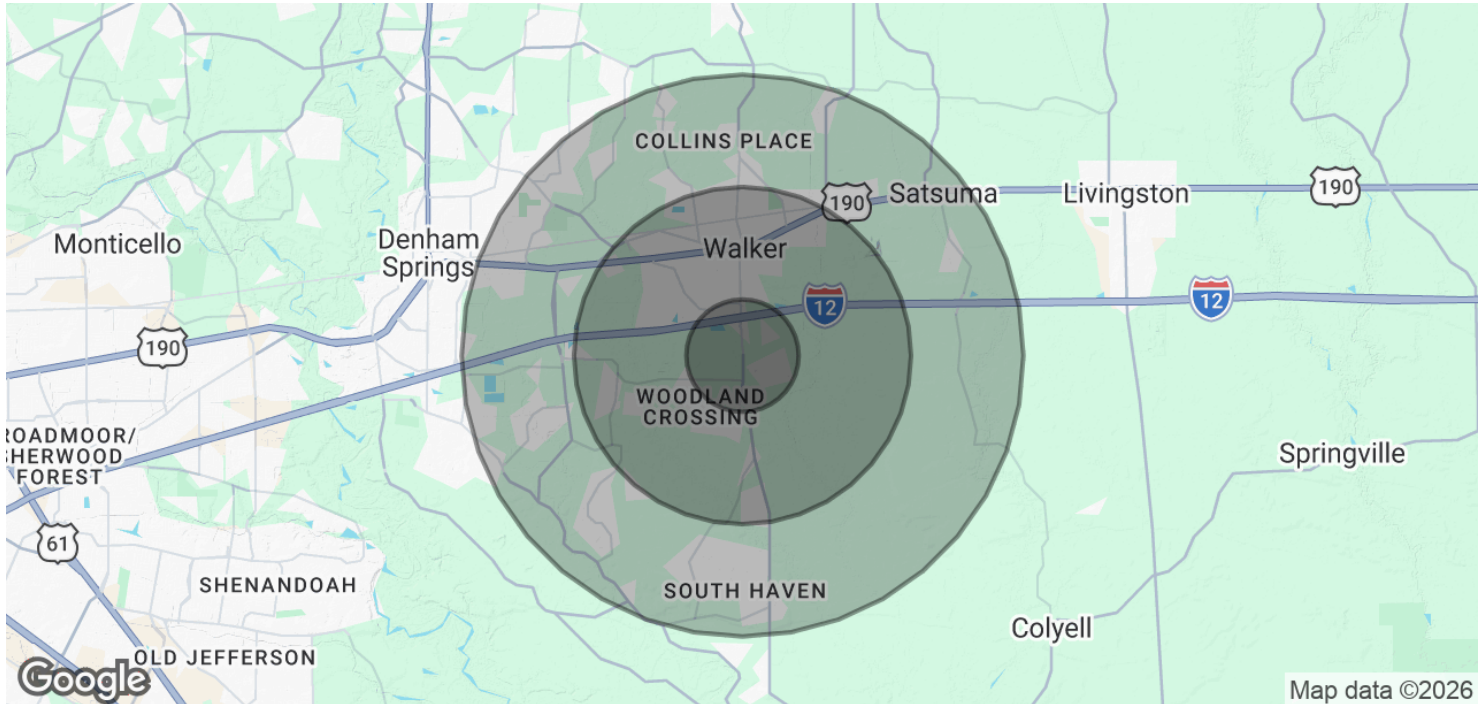
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,713	16,846	47,970
Average Age	34.7	34.6	34.9
Average Age (Male)	32.1	31.1	34.0
Average Age (Female)	36.0	36.3	35.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	701	6,331	16,795
# Of Persons Per HH	2.4	2.7	2.9
Average HH Income	\$90,530	\$88,688	\$90,936
Average House Value	\$222,000	\$218,075	\$219,629

2023 American Community Survey (ACS)

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