



CORPORATE REALTY

1706 Cannes Dr, LaPlace, LA 70068
985.653.7368 | corp-realty.com

VACANT LAND | FOR SALE

Commercially Zoned Vacant Lot

Lot C, W 10th Street
RESERVE, LOUISIANA 70084

Lauren T. Marmande
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RESERVE PLANTATION ST. JOHN THE BAPTIST PARISH, LA.

RIVERSIDE ACADEMY

6.70' 6.70' 0.20' 13' DITCH

C

0.50'

ROAD

ILLINOIS CENTRAL GULF R.R. (SIDE)

ASPHALT

BAPTIST CHURCH

211.09' 164'

239.99'

WEST 10TH (LATE COMMUNITY CLUB ROAD) ST.

METairie, LA.

NOVEMBER 5, 1977

SURVEY MADE AT THE REQUEST OF MISSISSIPPI RIVER DEVELOPMENT CORP. AND LAWYERS TITLE INS. CORP.

CERTIFIED CORRECT

J. J. KREBS & SONS, INC.

BY *John O. Marshall*

JOB No. 777785

2.6 ACRES OF DEVELOPABLE LAND

Lot C, W 10th Street, Reserve, Louisiana 70084

DESCRIPTION

Lot C is a 2.60-acre land parcel in the Reserve Plantation Subdivision. Located on W 10th Street near Railroad Avenue, only steps away from the Port of South Louisiana, it is zoned for commercial development, suitable for a variety of uses including storage and office/warehouse. It is primed and ready for development.

OVERVIEW

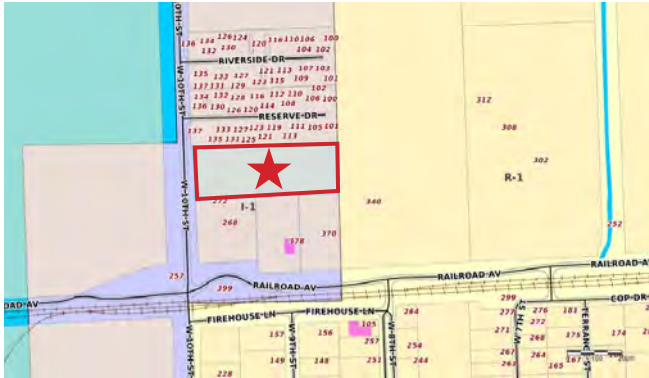
SIZE	113,195 sf (2.60 acres) (size is approximate)
SALE PRICE	\$250,000
ZONING	Commercial

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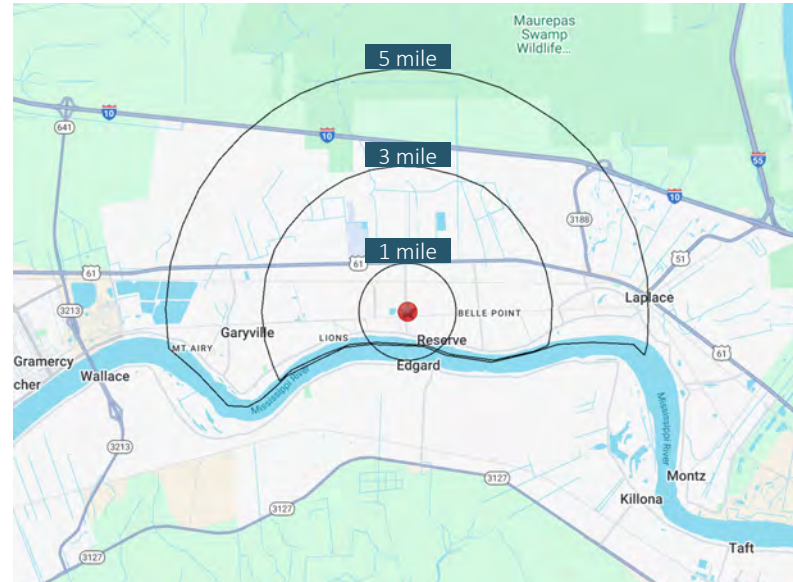
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LOT C, W 10TH STREET

LEGAL DESCRIPTION & DEMOGRAPHICS



LOT C, RESERVE PLANTATION SUBDIVISION, ST. JOHN THE BAPTIST PARISH, RESERVE, LA 70084. SAID PROPERTY COMMENCING 239.99' NORTH OF RAILROAD AVENUE, FRONTING 211.09' ON THE EAST SIDE OF W. 10TH STREET, BY DEPTHS OF 549.27' AND 549.76', HAVING A WIDTH IN THE REAR OF 200', CONTAINING APPROXIMATELY 113,195 S.F. OR 2.60 ACRES.



DEMOGRAPHICS (EST. 2025)

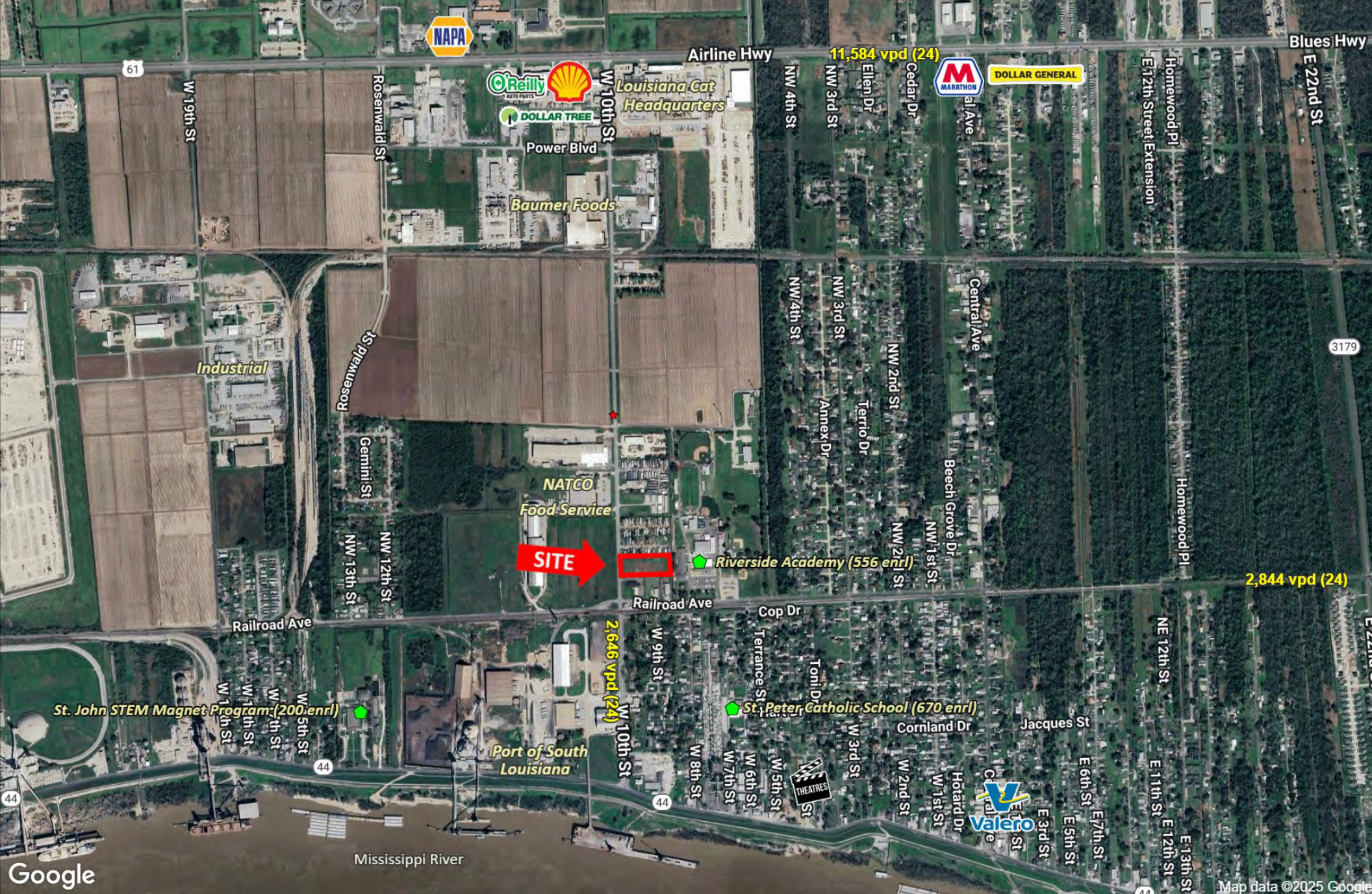
	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	3,003	8,197	23,894
Average HH Income:	\$78,812	\$70,477	\$78,792
Median HH Income:	\$66,874	\$58,368	\$62,666
Daytime Population:	1,634	3,562	9,262



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