



VACANT LAND FOR SALE

Development Opportunity

NEC Westwood Rd & Hudson Dr, Westlake, LA 70619

Presented By:

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PROPERTY DESCRIPTION

Commercial development opportunity on Westwood Drive, a major thoroughfare in Westlake, Louisiana, directly across from Pinederosa Park and Villa Westlake, a luxury apartment complex. The site consists of two tracts, totaling approximately 5.8 acres. The tracts are zoned for commercial use and ready for development.

PROPERTY HIGHLIGHTS

- Two Commercial Tracts Available
- Tract C is ±1.8 Acres & Tract B-1 is ±4.08
- Tract C is Zoned Commercial 1 (municipal)
- Tract B-1 is Zoned Commercial 2 (municipal)
- Both Tracts are Located in Flood Zone X
- Tracts can be Sold Separately or Together

OFFERING SUMMARY

Tract C:	±1.8 Acres
Tract C Pricing:	\$10.00 / SF
Tract B-1:	±4.08 Acres
Tract B-1 Pricing:	\$7.00 / SF
Zoning:	Commercial

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	85	351	1,059
Total Population	215	883	2,675
Average HH Income	\$76,402	\$76,402	\$77,717

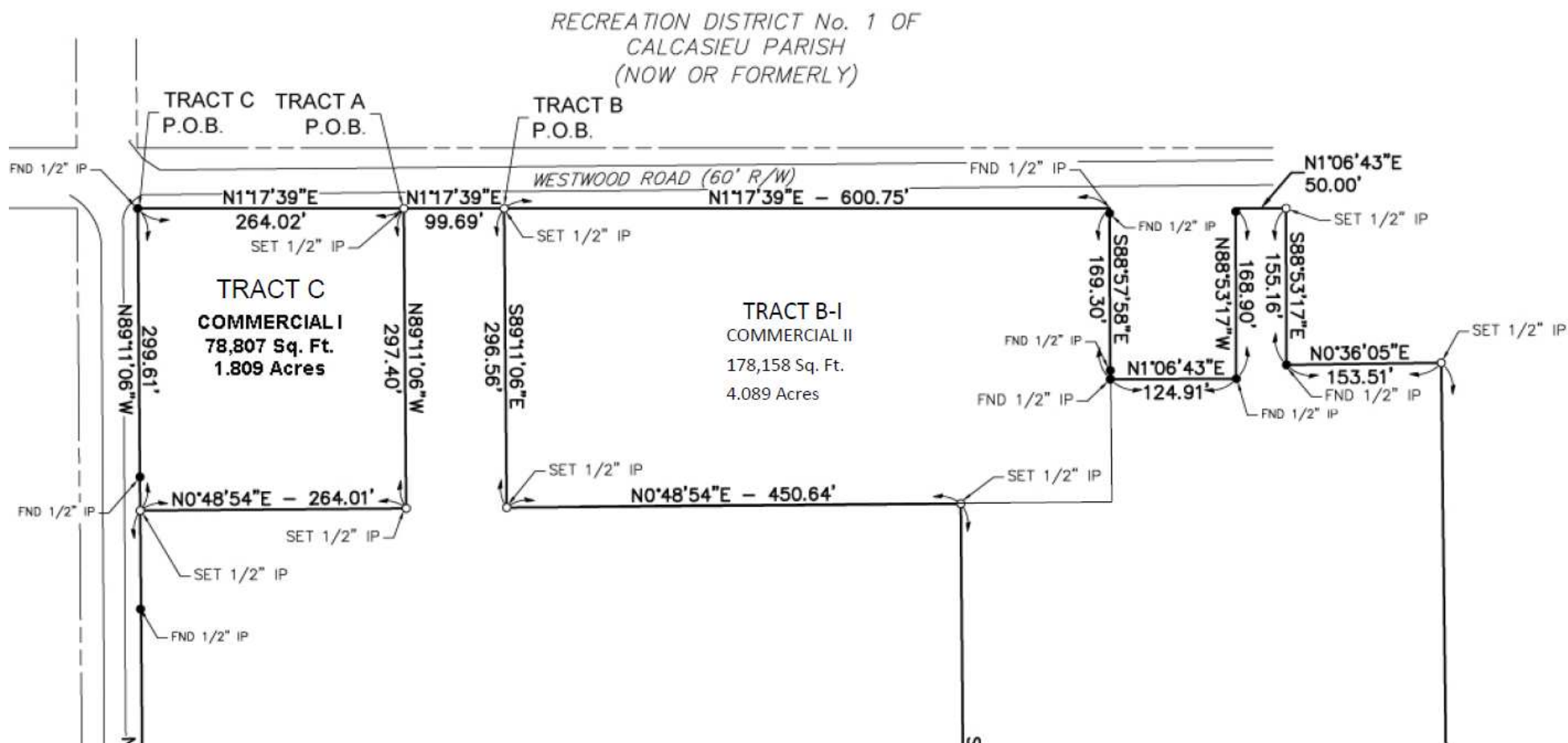
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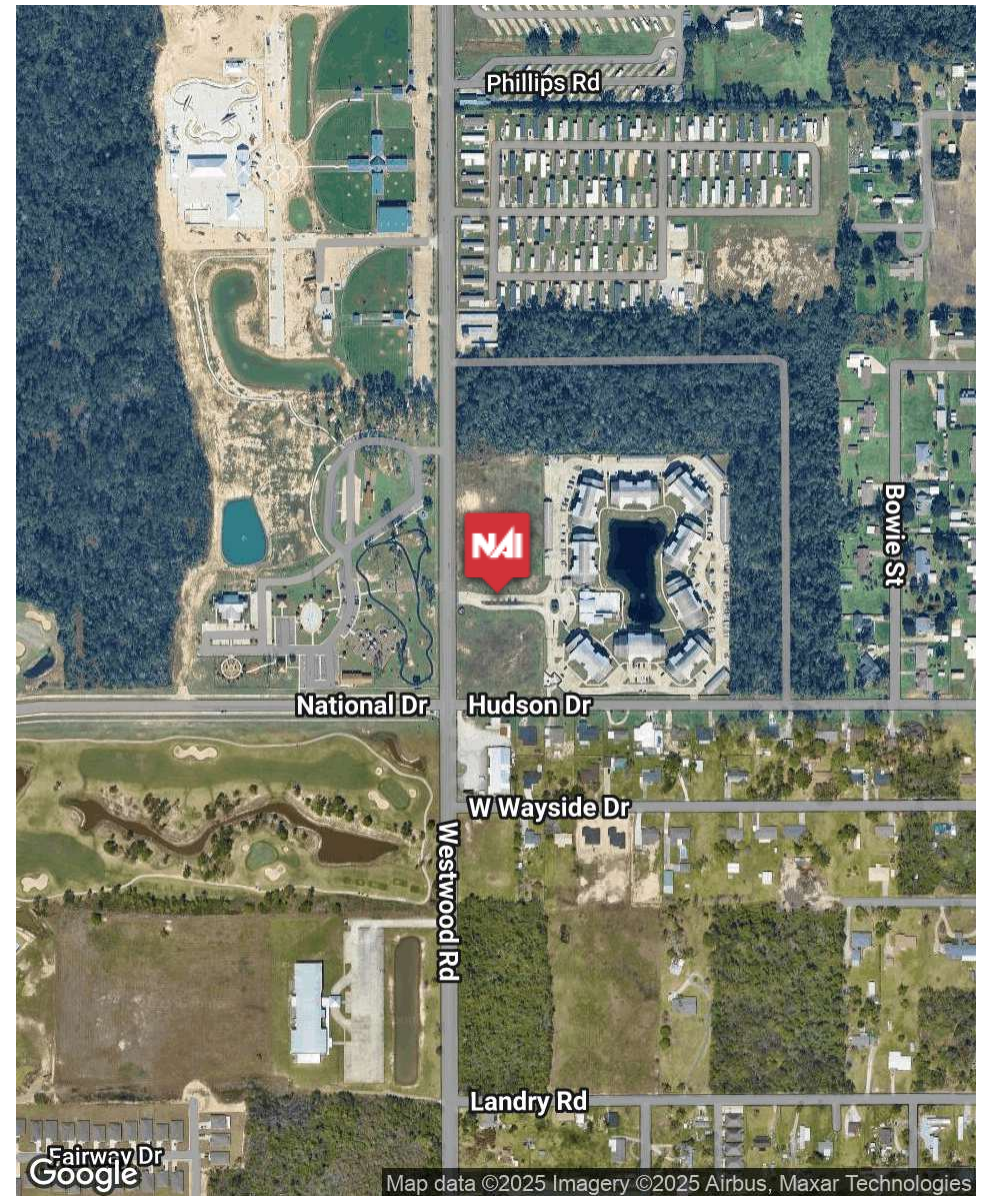
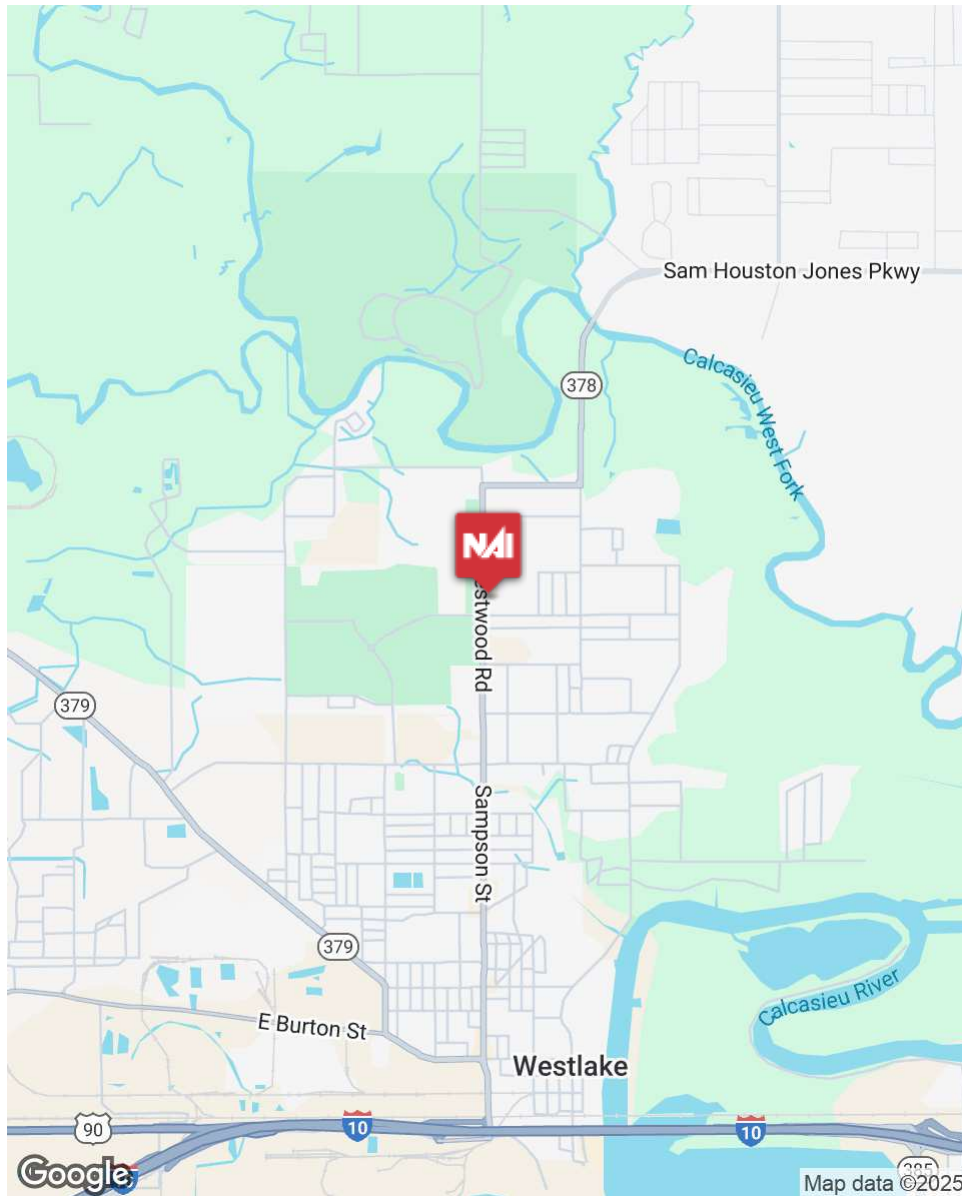
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