

# 146+/- Acres For Sale

LAND FOR SALE

(Carmena Tract) Main Street, Zachary, LA 70791

Cade Bogan | 225.333.9807 | [cbogan@beaubox.com](mailto:cbogan@beaubox.com)  
Andy Batson | 225.229.4919 | [abatson@beaubox.com](mailto:abatson@beaubox.com)



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## PROPERTY HIGHLIGHTS



## Property Highlights

- 146+/- acres of land in Zachary, LA
- Zoned "RE" Residential Estate
- The property is located within the Zachary School District and is located adjacent to Lane Regional Medical Center and The Home Depot, and near Walmart Supercenter.
- 36' Servitude of Passage via Lot X-1 (The Home Depot parcel) to the subject property accessing Main Street.
- Deeded Access to the site via Park Drive.
- Approximately 10+/- Acres located in Flood Zone X
- Price: \$650,000



**Cade Bogan**

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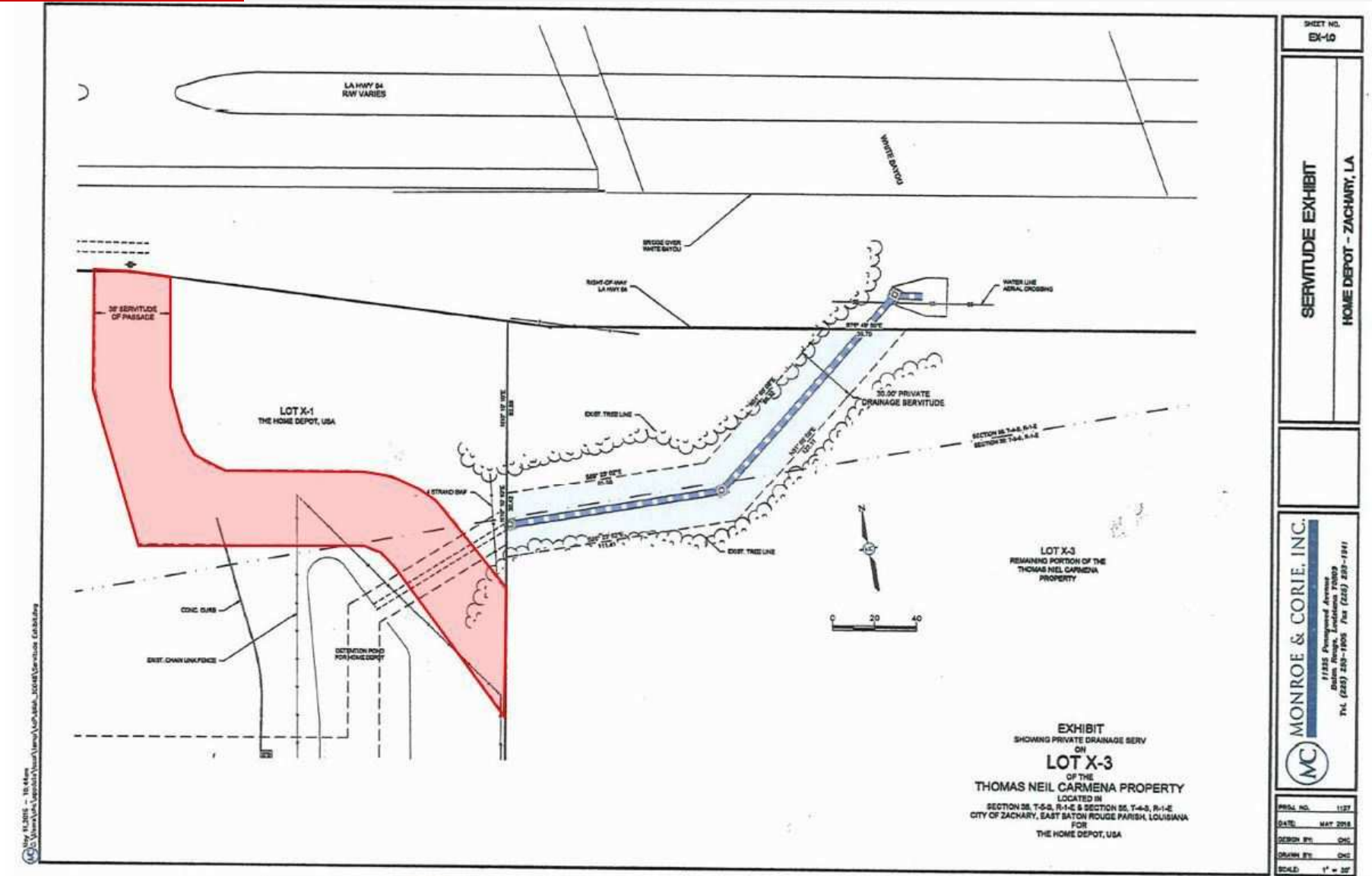
abatson@beaibox.com

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### 36' SERVITUDE OF PASSAGE



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AERIAL PHOTO 1



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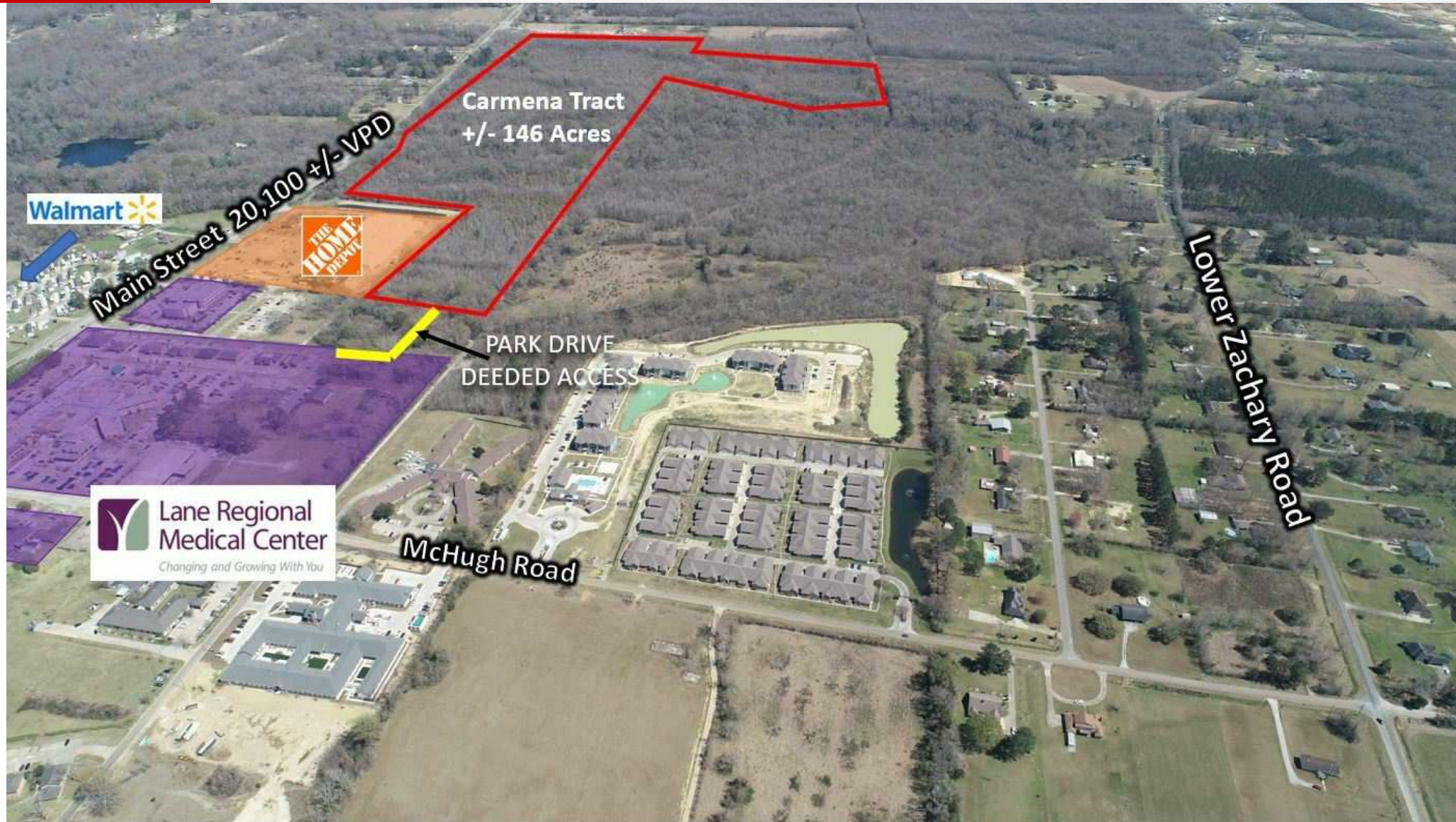
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AERIAL PHOTO 2



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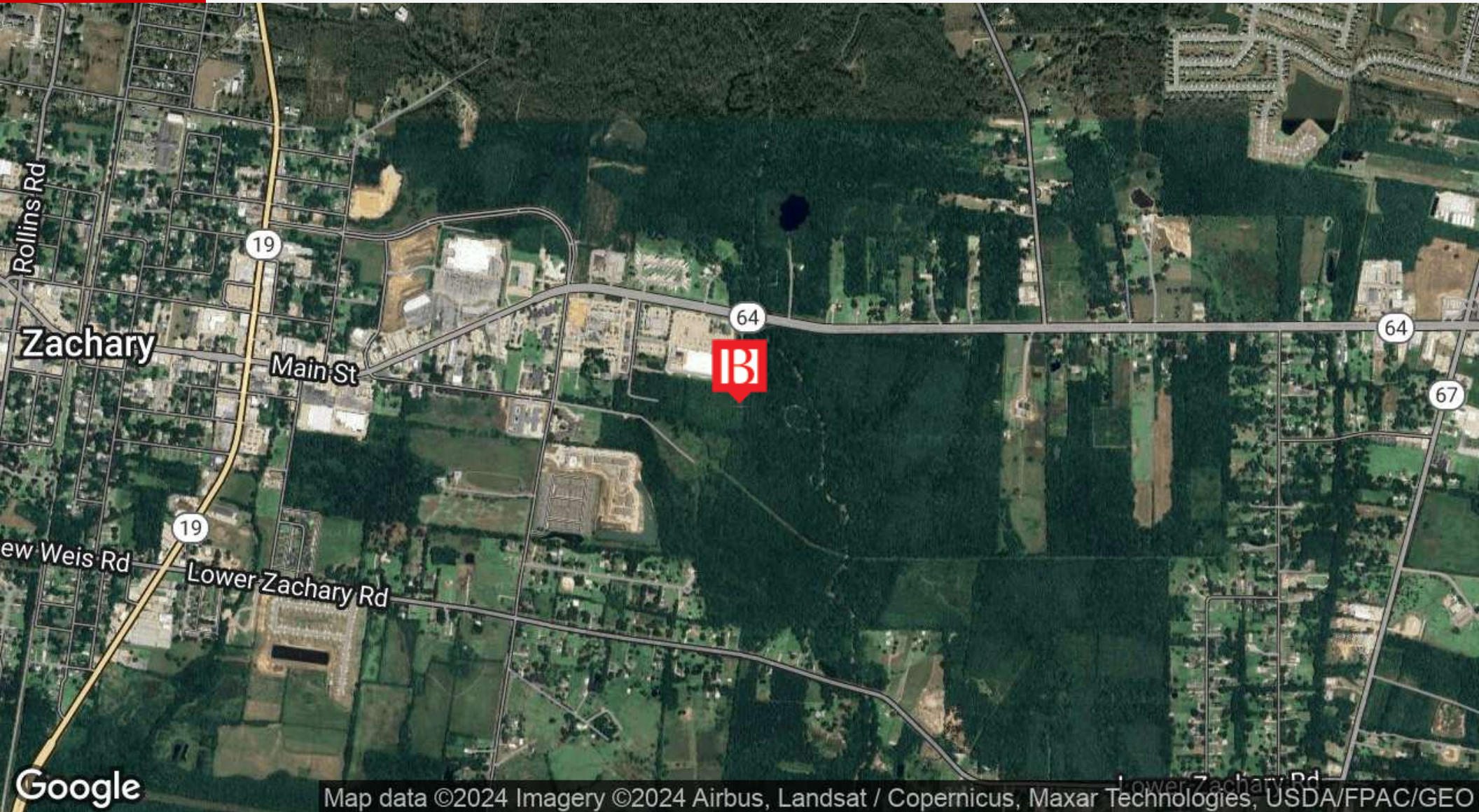
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## LOCATION MAP



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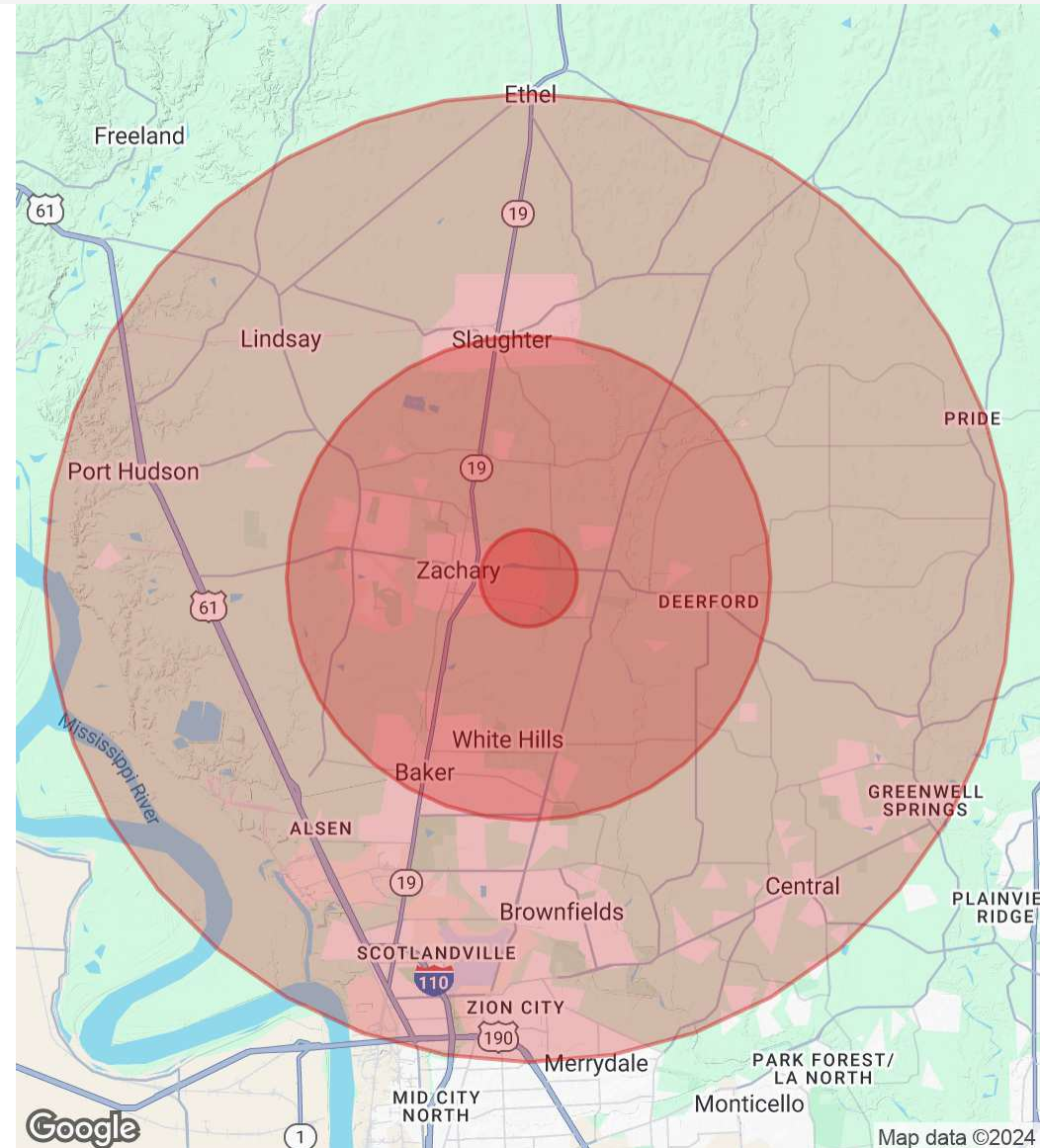
## DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	1,692	42,605	153,257
Average Age	31.9	34.8	33.4
Average Age (Male)	30.3	33.2	31.4
Average Age (Female)	33.0	36.0	35.3

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	592	14,944	52,311
# Of Persons Per HH	2.9	2.9	2.9
Average HH Income	\$58,070	\$58,501	\$50,915
Average House Value	\$183,649	\$148,186	\$143,960

\* Demographic data derived from 2020 ACS - US Census



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