NVST
REAL ESTATE SOLUTIONS

VACANT LAND FOR SALE | SULPHUR, LA

PROPERTY DESCRIPTION

35 Acre Tract
Will Divide

LOCATION DESCRIPTION

- Located in a High Traffic and Highly Visible Area
- The property can be accessed by Maplewood Drive and Post Oak Road
- Two access points allow for Commerical and Residential Uses
- Located next to Maplewood Plaza Shopping Center which includes a Grocery Store and Several Restaurants
- 3 Minute Drive or Less to I-10, R.W. Vincent Elementary, W.W. Lewis Middle School and Sulphur High School
- 5 Minute Drive Time to N Cities Service Hwy, Walmart, Ruth Street and West Calcasieu Cameron Hospital
- 10 Minute Drive Time to Lake Charles and Westlake

OFFERING SUMMARY

Sale Price:	Contact Broker
Lot Size:	35 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,684	7,622	11,048
Total Population	5,722	15,303	22,741
Average HH Income	$56,676	$52,785	$53,964

NVST Real Estate Solutions, LLC
500 Kirby Street, Lake Charles, LA 70601
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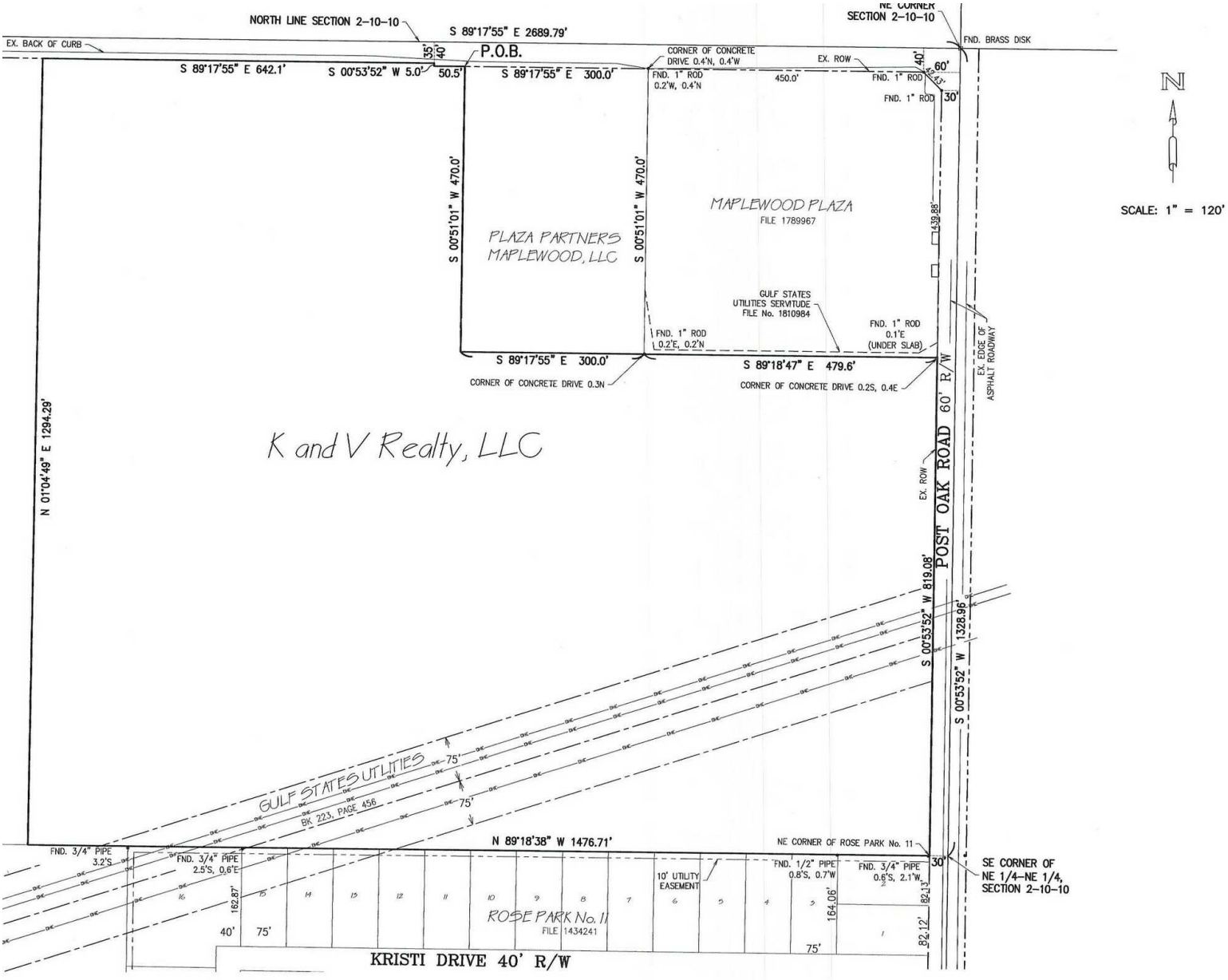
SURVEY



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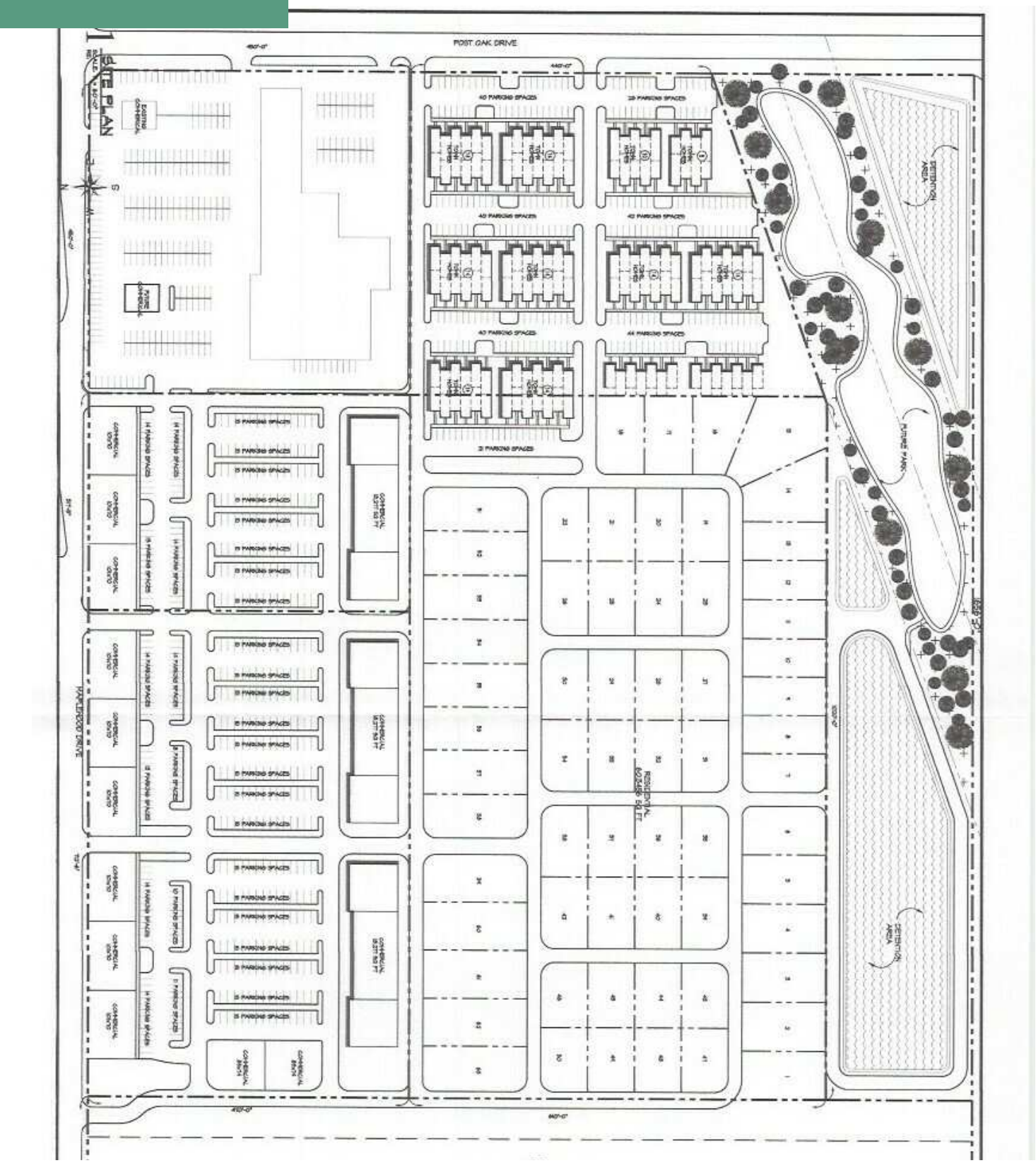
SITE PLAN



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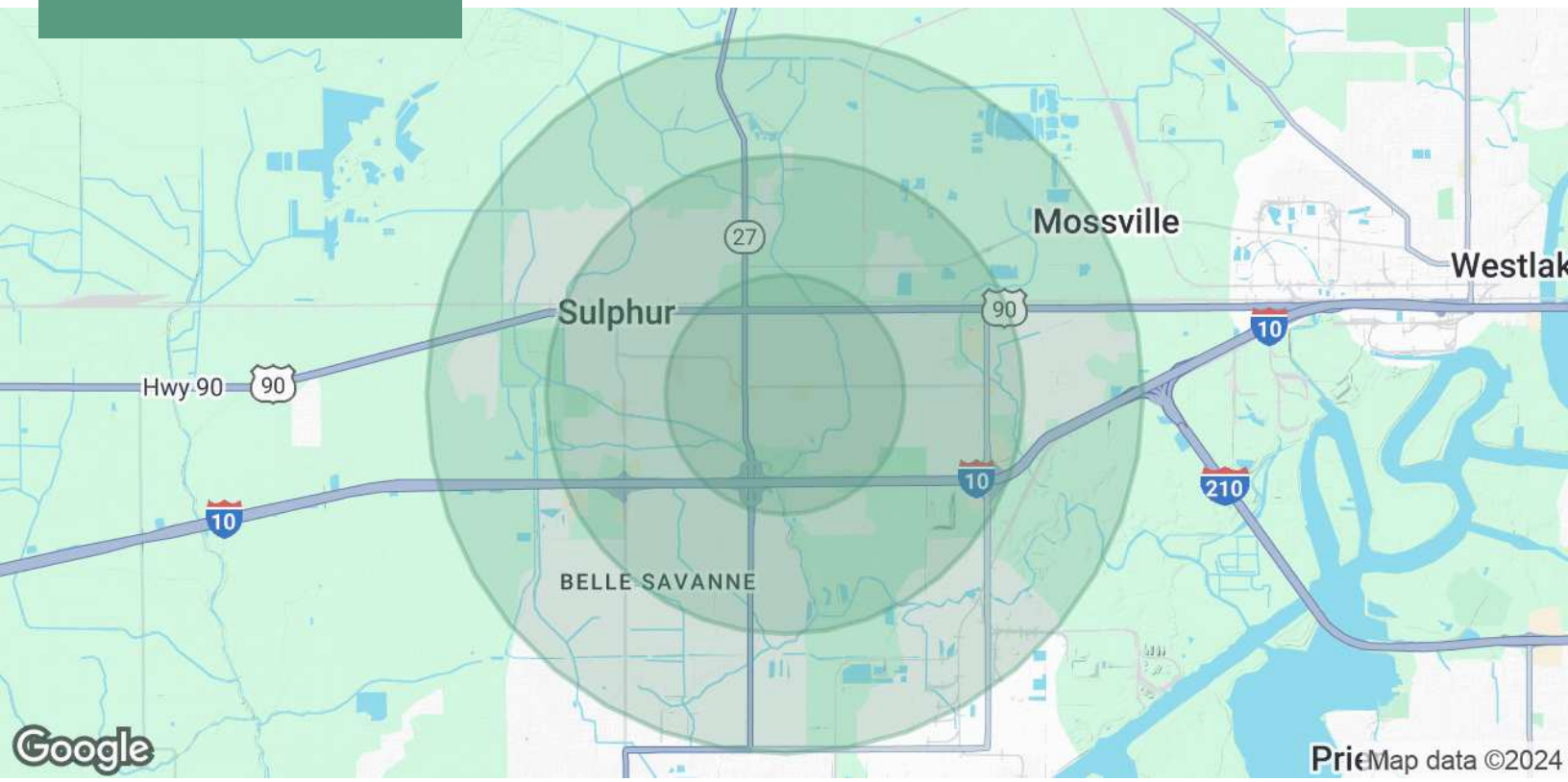
DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,722	15,303	22,741
Average Age	36.3	36.1	36.7
Average Age (Male)	34.5	36.1	35.6
Average Age (Female)	36.1	35.6	36.9

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,684	7,622	11,048
# of Persons per HH	2.1	2.0	2.1
Average HH Income	$56,676	$52,785	$53,964
Average House Value	$146,527	$137,828	$135,948

2020 American Community Survey (ACS)

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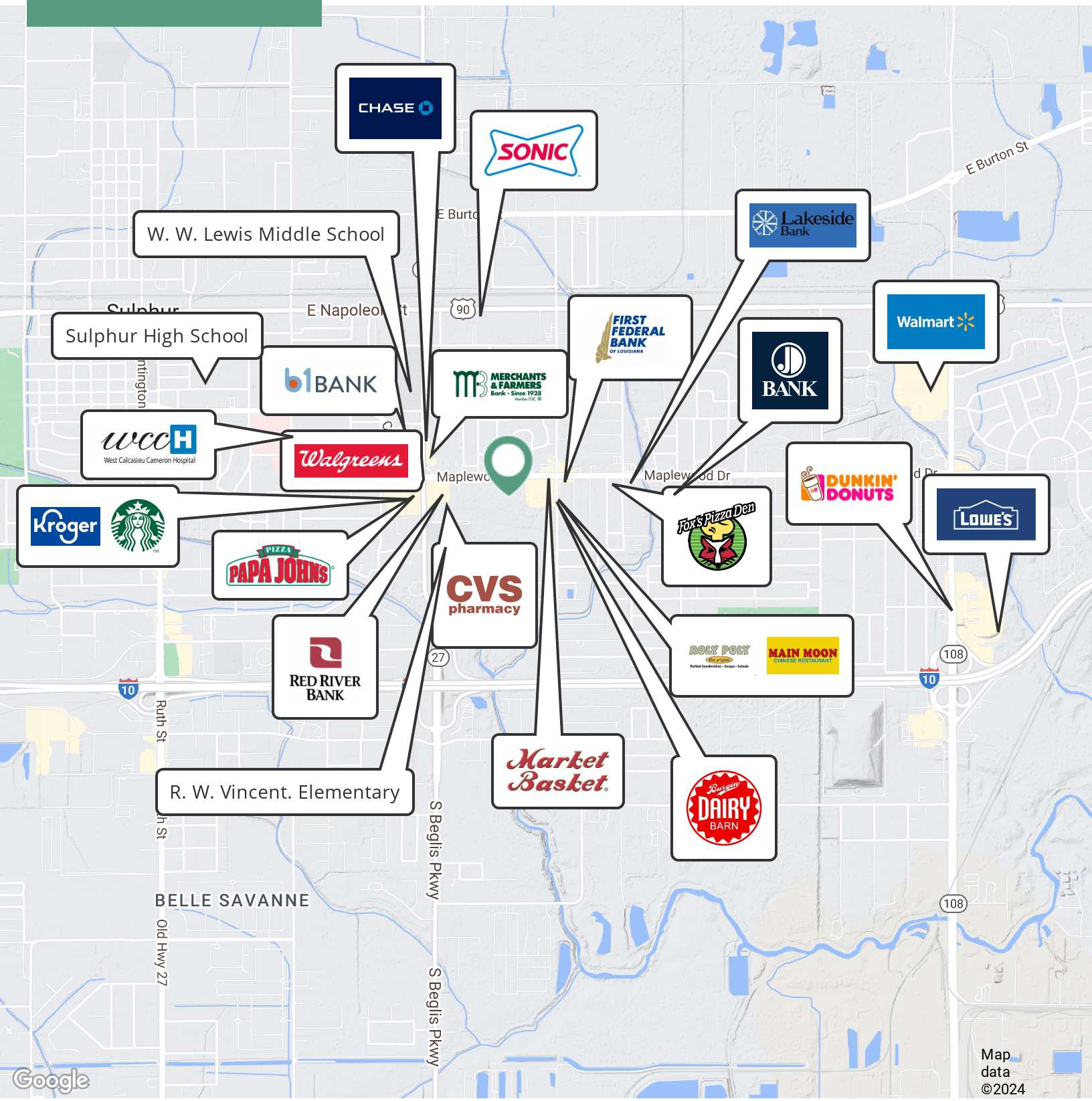
RETAILER MAP



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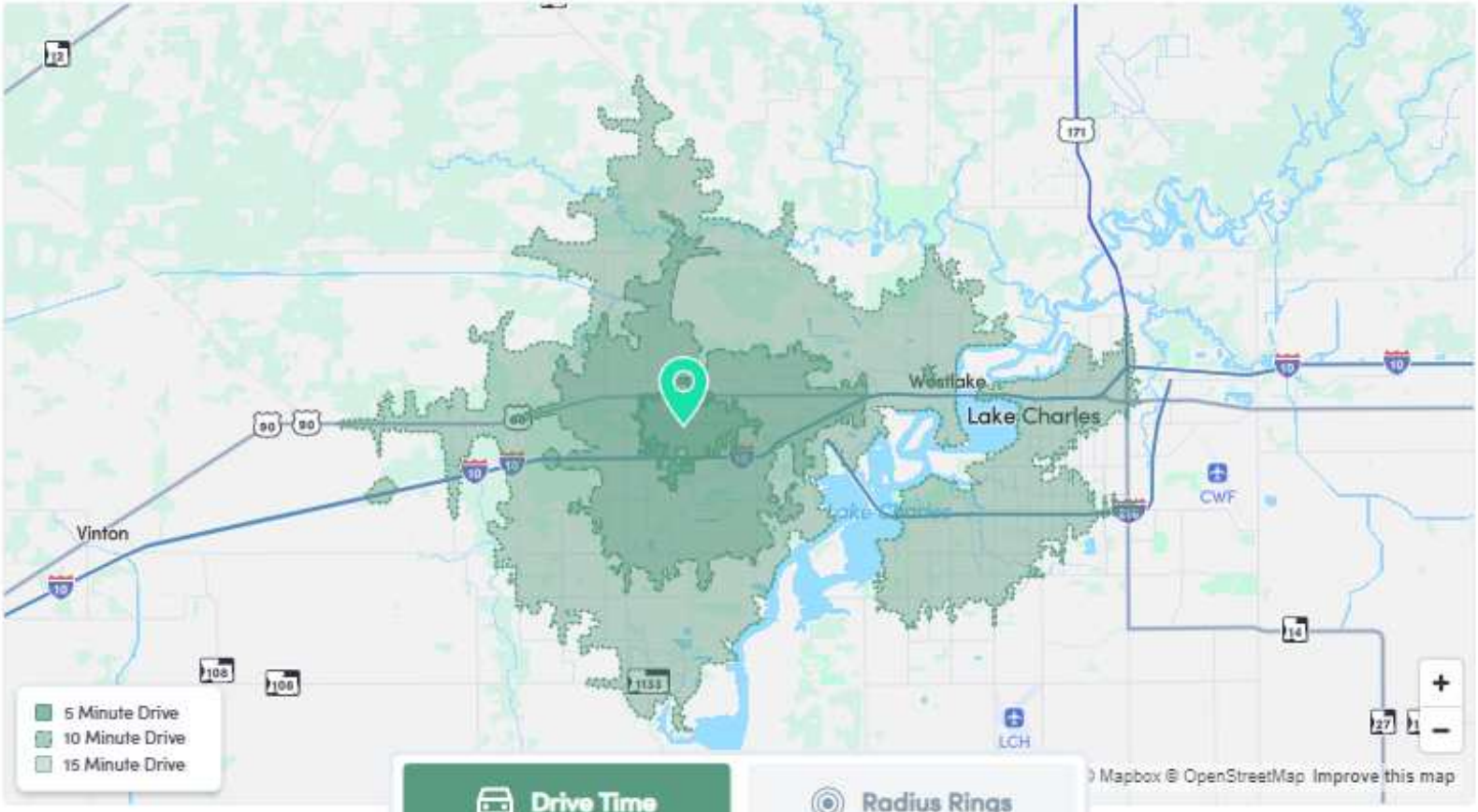
DRIVE TIME MAP



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