

BATTURE PROPERTY BAYOU STEEL RD @ HWY 628

BAYOU STEEL RD. (Hwy. 3217) @ HWY 628, LAPLACE, LA 70068

FOR SALE

7.6 ACRES

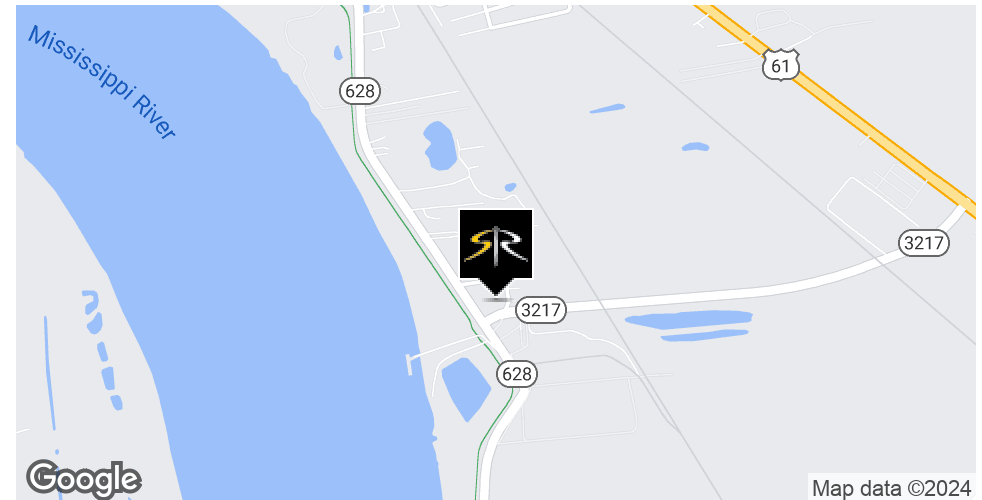


OFFERING SUMMARY

Sale Price:	\$450,000
Lot Size:	+/- 7.6 Acres

PROPERTY HIGHLIGHTS

- +/- 7.6 Total Acres Available in St. John the Baptist Parish
- +/- 2.9 Acres of Batture Land
- Corner Lot Area: Approx. 30,000 SF @ Hwy. 628 and Bayou Steel Rd. (Hwy. 3217)
- 3,500 Feet Frontage along Bayou Steel Rd. (Hwy. 3217)
- Batture Land between Hwy. 628 and the Mississippi River
- River Frontage: Approx. 175'
- None of the property is in the "Flood Zone"



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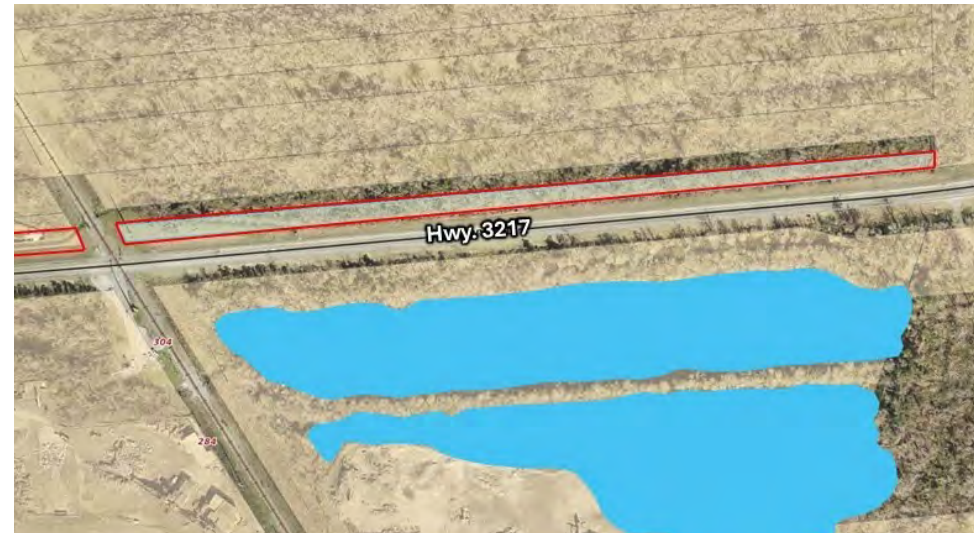
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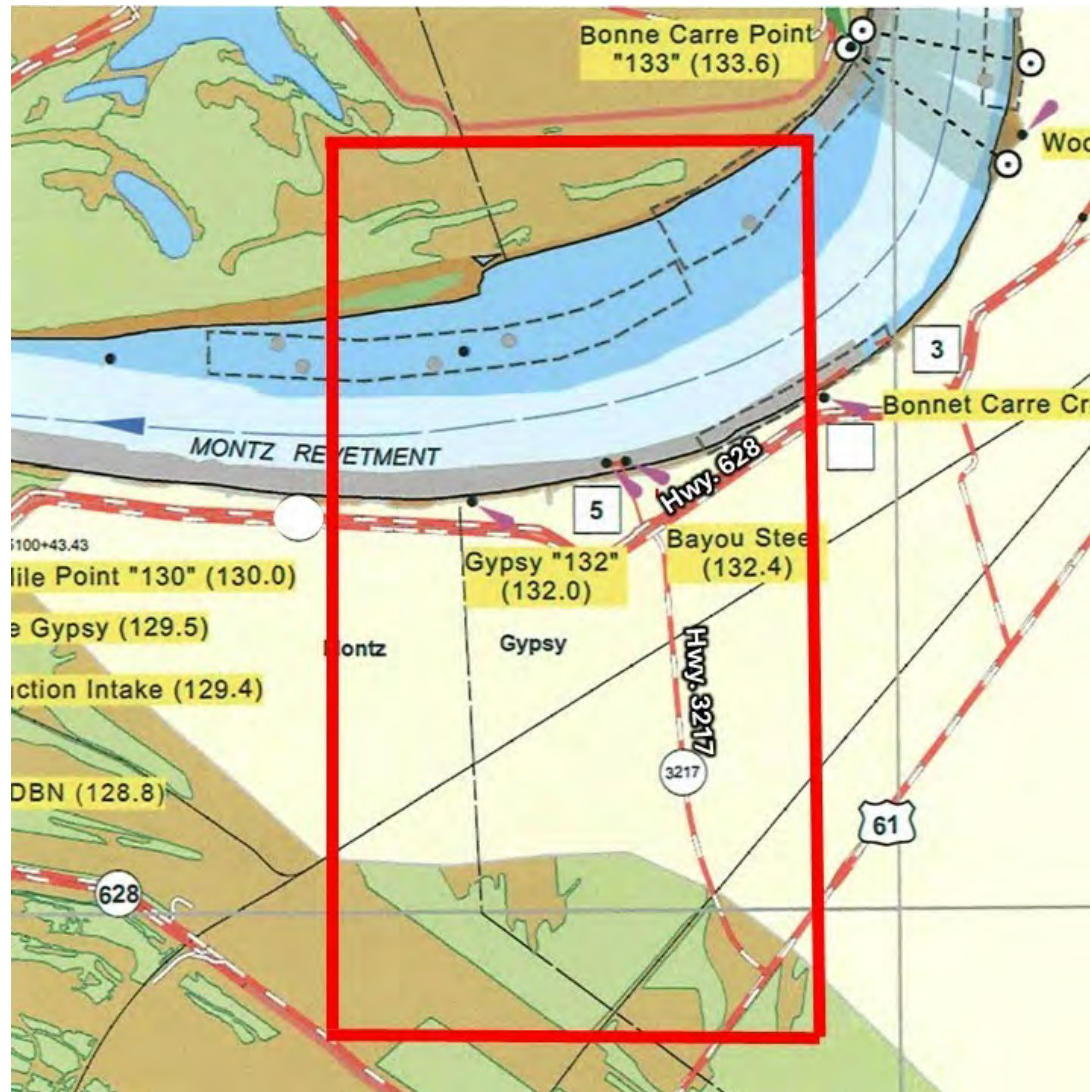
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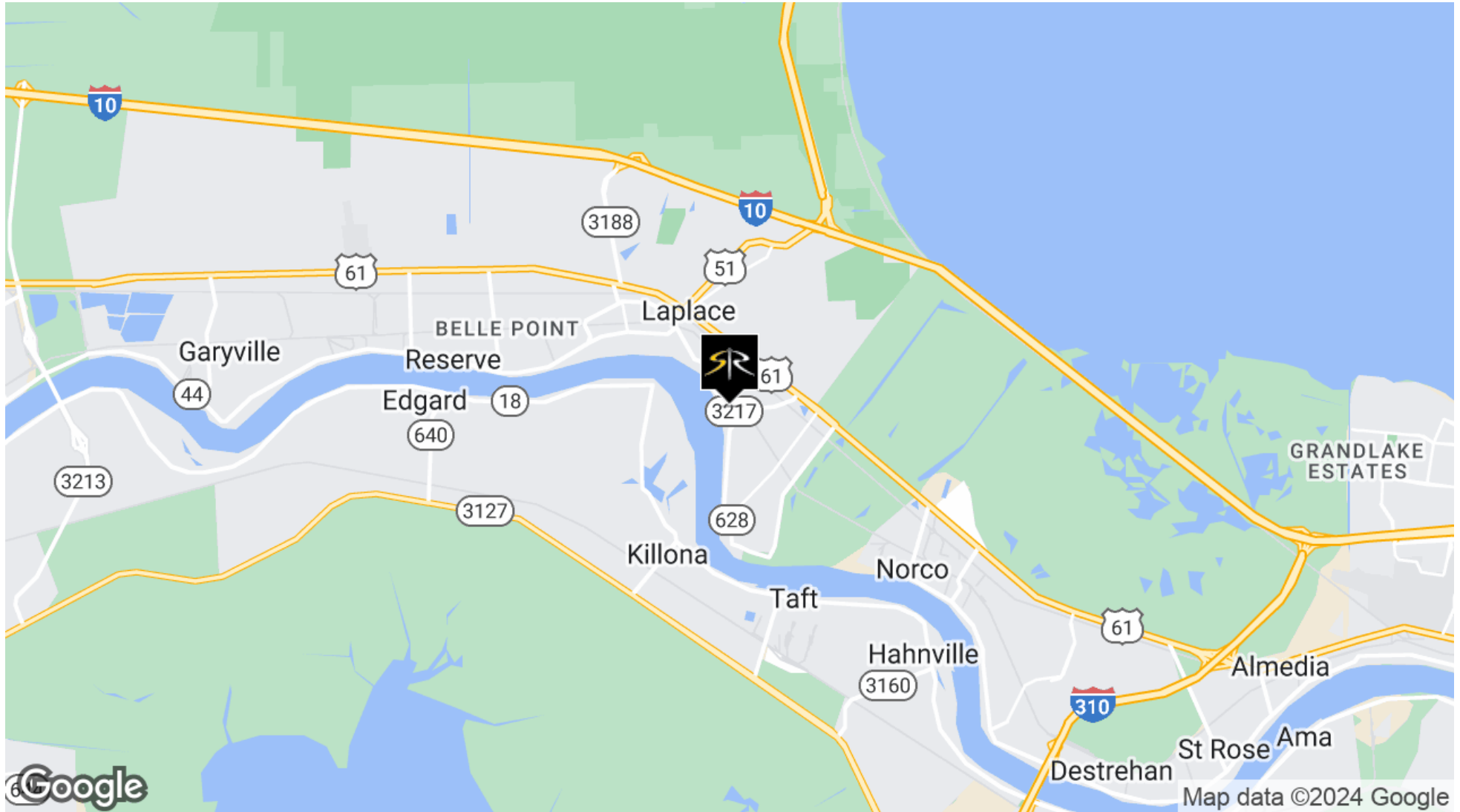
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LOCATION MAP

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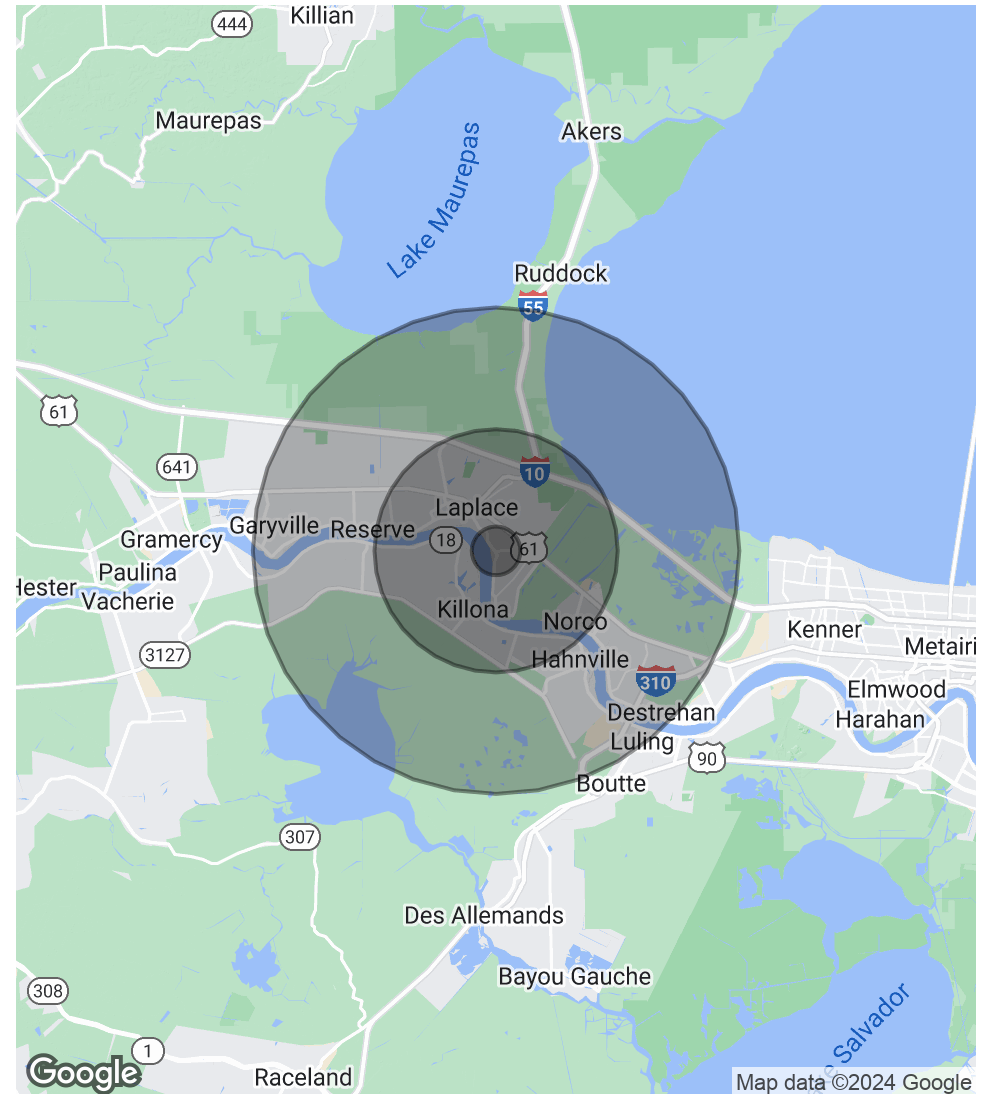
FOR SALE

7.6 ACRES

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	210	10,568	29,873
Average Age	44.1	43.5	42.7
Average Age (Male)	38.7	40.6	41.6
Average Age (Female)	51.1	47.2	44.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	86	4,599	13,056
# Of Persons Per HH	2.4	2.3	2.3
Average HH Income	\$69,148	\$59,511	\$60,536
Average House Value	\$152,139	\$164,419	\$162,469

* Demographic data derived from 2020 ACS - US Census



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