

LA-1

American Way

# 2002 American Way

Port Allen, LA 70767

**LAND FOR SALE ON LA-1**

Prepared By:

**Jake Loach, CCIM**

Commercial Sales & Leasing  
O: 225.295.0800 | C: 256.724.2764  
jakeloach@latterblum.com

**Will Champney**

Commercial Sales & Leasing  
O: 225.295.0800 | C: 225.229.3730  
wchampney@latterblum.com

**Kim Blanchard**

O: 225.772.3443 | C:  
kblanchard@latterblum.com



### PROPERTY HIGHLIGHTS

- 3.3 acres for sale at the corner of LA-1 and American Way (LA-3237).
- Approximately 2 miles from I-10
- Second lighted access from I-10
- ±315 feet of frontage on LA-1
- Average LA-1 daily traffic count: 32,000
- Site is build ready
- Zoning: C1.3 - Regional-Scaled Commercial District
- Potential to subdivide if necessary
- Billboard not included in sale, but could be sold separately

### OFFERING SUMMARY

|             |             |
|-------------|-------------|
| Sale Price: | \$2,195,000 |
| Lot Size:   | 3.3 Acres   |



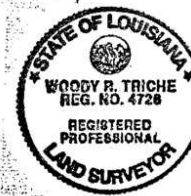
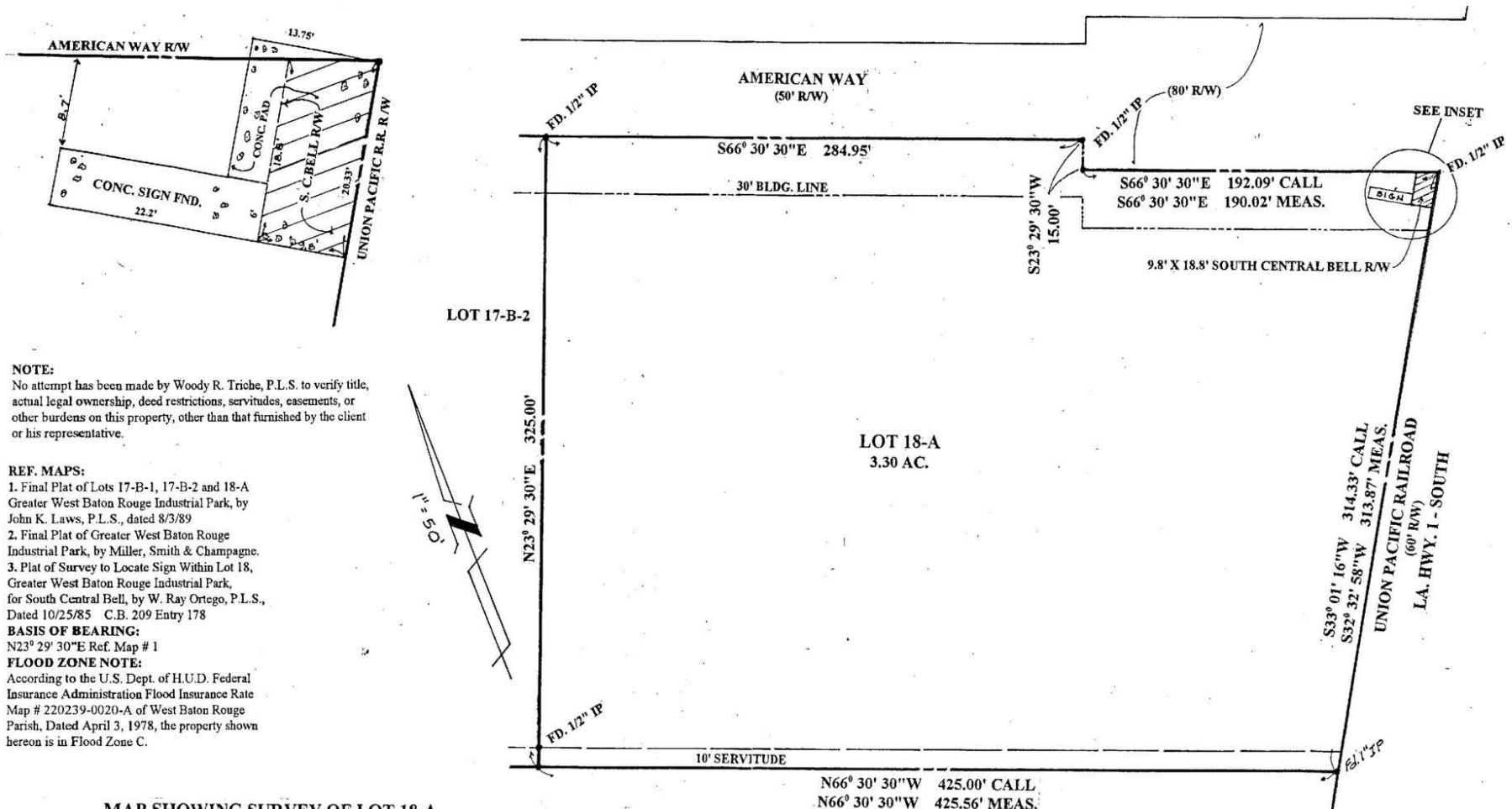
INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:  
I hereby certify that the above shown survey was made on the ground, per record description and that there are no encroachments either way across property lines, unless otherwise noted.

*Woody R. Triche*  
WOODY R. TRICHE, P.L.S.  
P.O. BOX 583  
PORT ALLEN, LA 70767

3/3/99  
DATE

INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA

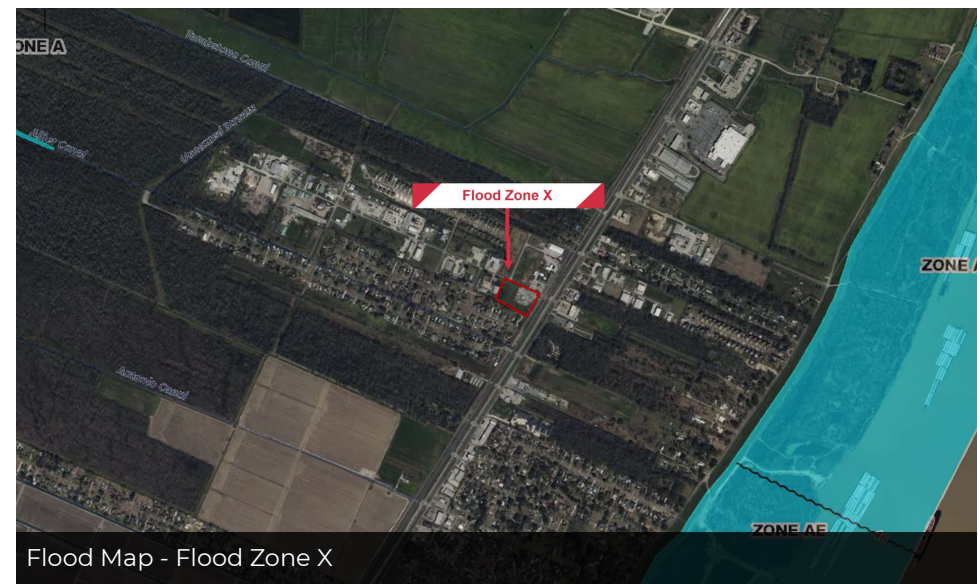




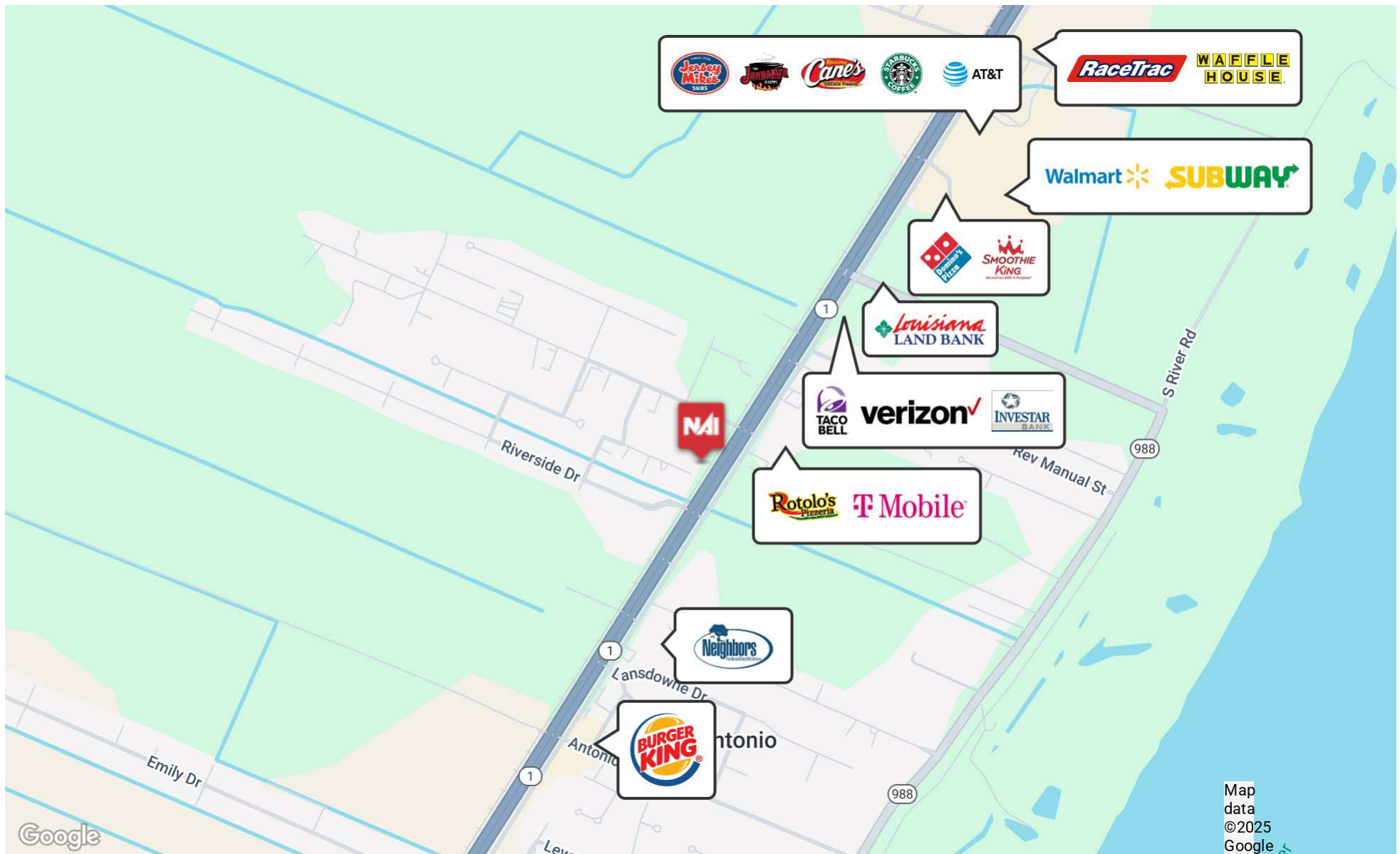
Zoning C1.3 - Regional Scaled Commercial District



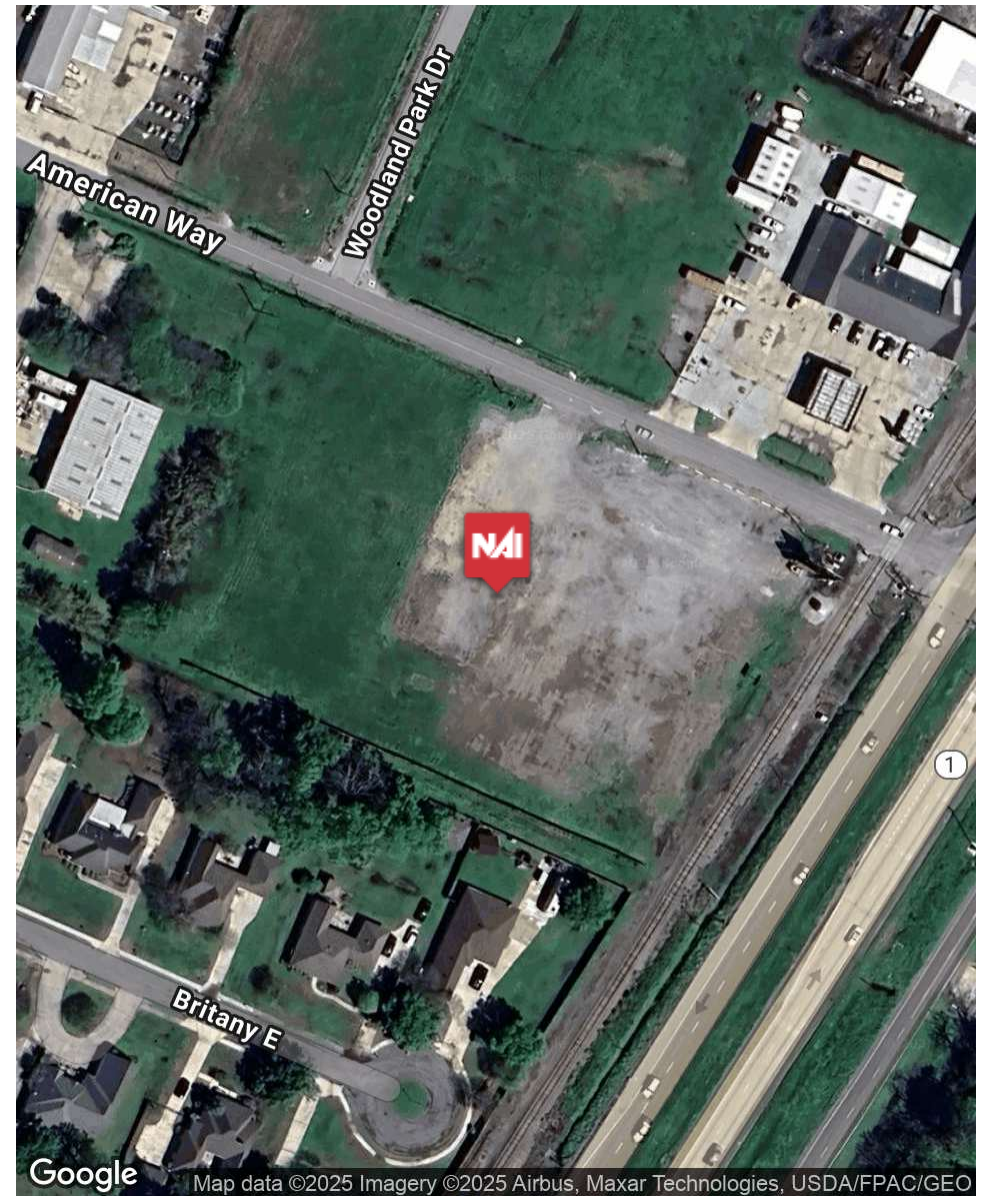
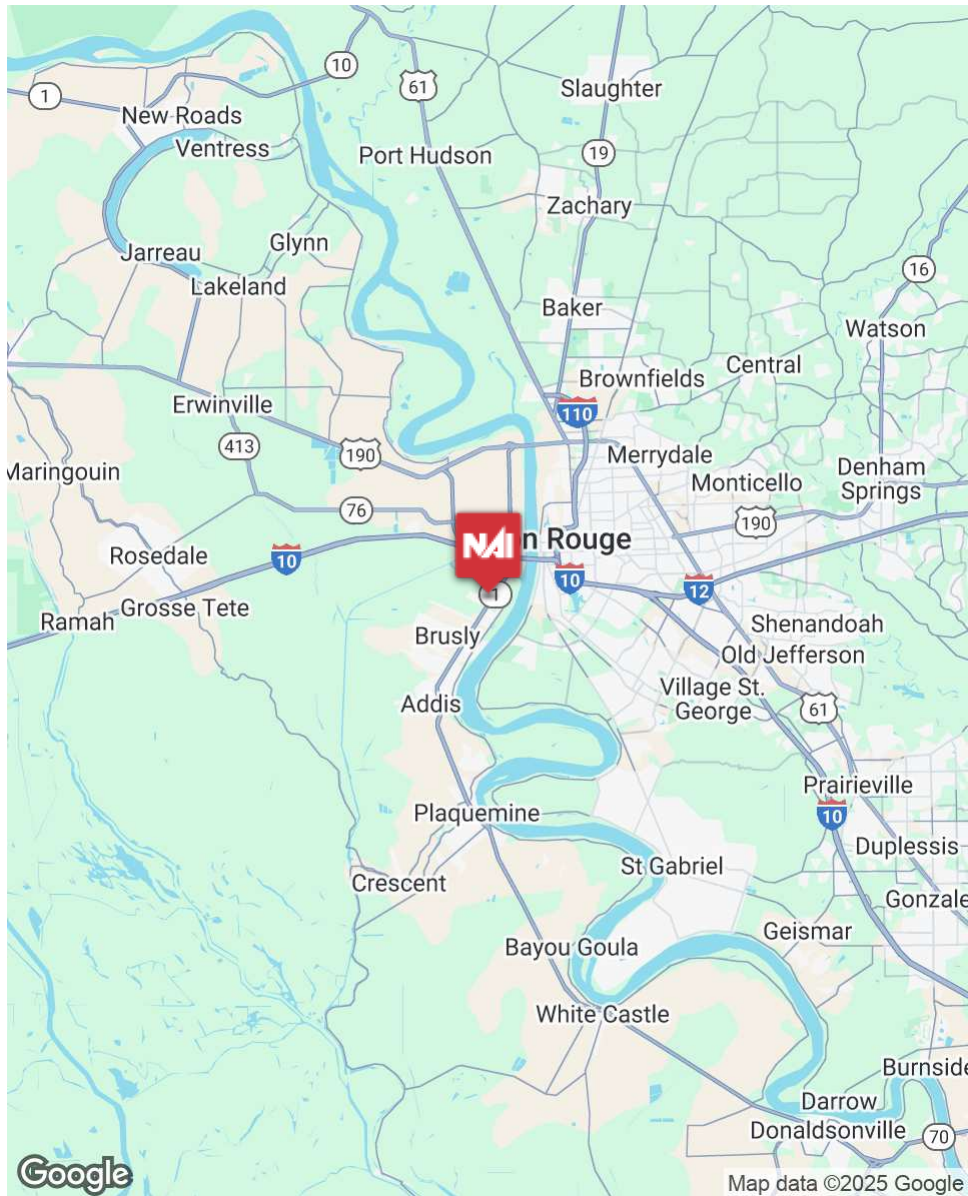
Wetlands Map - Site Does not Appear to Contain Wetlands



Flood Map - Flood Zone X



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



INFORMATION SUBJECT TO VERIFICATION & NO LIABILITY FOR ERRORS & OMISSION ASSUMED. // LICENSED IN LOUISIANA



LA-1

American Way

For More Information:

**Jake Loach, CCIM**

Commercial Sales & Leasing  
O: 225.295.0800 | C: 256.724.2764  
jakeloach@latterblum.com

**Will Champney**

Commercial Sales & Leasing  
O: 225.295.0800 | C: 225.229.3730  
wchampney@latterblum.com

**Kim Blanchard**

O: | C:  
kblanchard@latterblum.com

**NALatter&Blum**

1700 City Farm Drive  
Baton Rouge, LA 70806

[www.latterblum.com](http://www.latterblum.com)