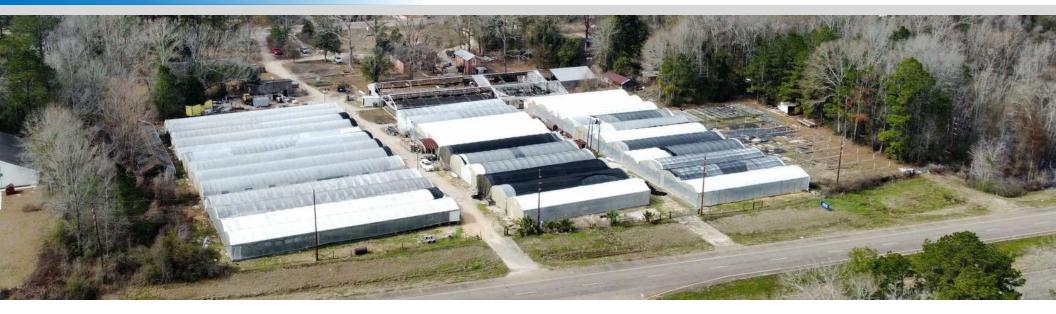
#### **SCHILLING GREENHOUSES**

2486 S COLUMBIA ST BOGALUSA, LA 70427

Greenhouse/Plant Nursery Property For Sale



#### PROPERTY DESCRIPTION

Located on S Columbia Street just east of Hwy 21 in Bogalusa, this 4.672 acre property includes six functional greenhouses with necessary infrastructure totaling 35 bays. Positioned for accessibility and income generation, this fully functional commercial greenhouse and plant nursery presents a lucrative investment opportunity for an existing plant nursery operator/growing operation or purely as a value-add real estate investment opportunity.

#### PROPERTY HIGHLIGHTS

- Subject totals 4.672 Acres
- Located in an Opportunity Zone
- Operating as a Plant Nursery for 50+ yrs
- Priced Below Appraisal

#### LOCATION DESCRIPTION

The subject property is just outside the city limits of Bogalusa on east side of South Columbia Street and fronting on LA Highway 21. To the north, this is primarily a commercial roadway in downtown Bogalusa, while the immediate surrounding land uses on South Columbia Street are generally residential in nature. Additionally, the subject property has frontage along Highway 21, a four- lane highway that connects Bogalusa to Bush and Covington to the south.

#### OFFERING SUMMARY

| Sale Price:    | \$800,000             |
|----------------|-----------------------|
| Lease Price:   | \$14,000.00/month NNN |
| Lot Size:      | 4.672 Acres           |
| Building Size: | 94,164 SF             |

JOHN DEARMOND

Licensed in LA 225.202.4649 jdearmond@stirlingprop.com STEVE LEGENDRE, CCIM Licensed in LA

225.329.0295 slegendre@stirlingprop.com

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| Name          | Туре                 | Size     | # of Bays | SF     | Age (Yrs) | <b>Gutter Connected</b> | Fans | Heaters | Faucets |
|---------------|----------------------|----------|-----------|--------|-----------|-------------------------|------|---------|---------|
| Greenhouse #1 | Unknown              | 42x168   | 2         | 14,112 | 44        | Yes                     | 13   | 0       | 4       |
| Greenhouse #2 | Stuppy System 2000   | 22x96    | 11        | 23,232 | 30        | Yes                     | 12   | 4       | 0       |
| Greenhouse #3 | Stuppy System 2000   | 22x96    | 10        | 21,120 | 29        | Yes                     | 4    | 5       | 6       |
| Greenhouse #4 | Caves Enterprise MFG | 17.5x150 | 4         | 10,500 | 48        | Yes                     | 6    | 0       | 5       |
| Greenhouse #5 | Caves Enterprise MFG | 20x150   | 4         | 12,000 | 35        | Yes                     | 8    | 1       | 4       |
| Greenhouse #6 | Stuppy System 2000   | 22x150   | 4         | 13,200 | 31        | Yes                     | 0    | 1       | 3       |
|               |                      | Total    | 35        | 94,164 |           |                         | 43   | 11      | 22      |







JOHN DEARMOND Licensed in LA 225.202.4649

jdearmond@stirlingprop.com

STEVE LEGENDRE, CCIM Licensed in LA 225.329.0295 slegendre@stirlingprop.com

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## **SCHILLING GREENHOUSES**

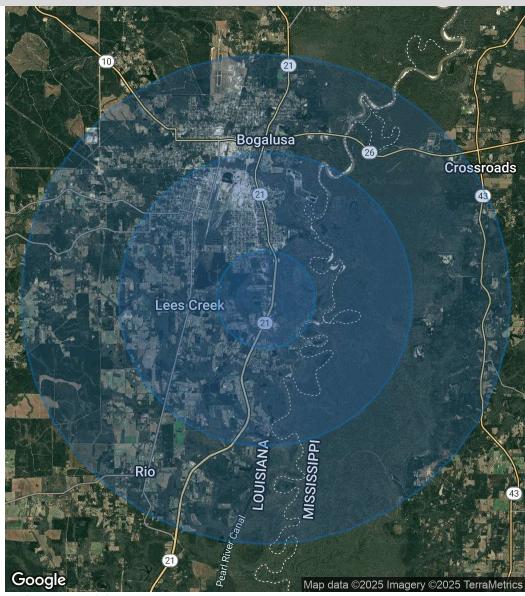
2486 S COLUMBIA ST BOGALUSA, LA 70427

Greenhouse/Plant Nursery Property For Sale

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 729    | 6,597   | 15,309  |
| Average Age          | 44.6   | 39.8    | 40.0    |
| Average Age (Male)   | 31.7   | 34.4    | 35.8    |
| Average Age (Female) | 55.5   | 45.1    | 42.6    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 377       | 3,446     | 7,605     |
| # of Persons per HH | 1.9       | 1.9       | 2.0       |
| Average HH Income   | \$40,123  | \$33,827  | \$40,410  |
| Average House Value | \$133,648 | \$119,814 | \$128,701 |

2020 American Community Survey (ACS)



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