



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



Name	Type	Size	# of Bays	SF	Age (Yrs)	Gutter Connected	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



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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)

