



SAURAGE ROTENBERG
COMMERCIAL REAL ESTATE

+/-8.65 ACRES VACANT COMMERCIAL DEVELOPMENT LAND

**13356 Miller Rd
Walker, LA 70785**

CARMEN AUSTIN, MBA, CCIM, SIOR
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+/-8.65 ACRES VACANT COMMERCIAL DEVELOPMENT LAND

FOR SALE

13356 MILLER RD, WALKER, LA 70785

+/- 8.65 ACRES

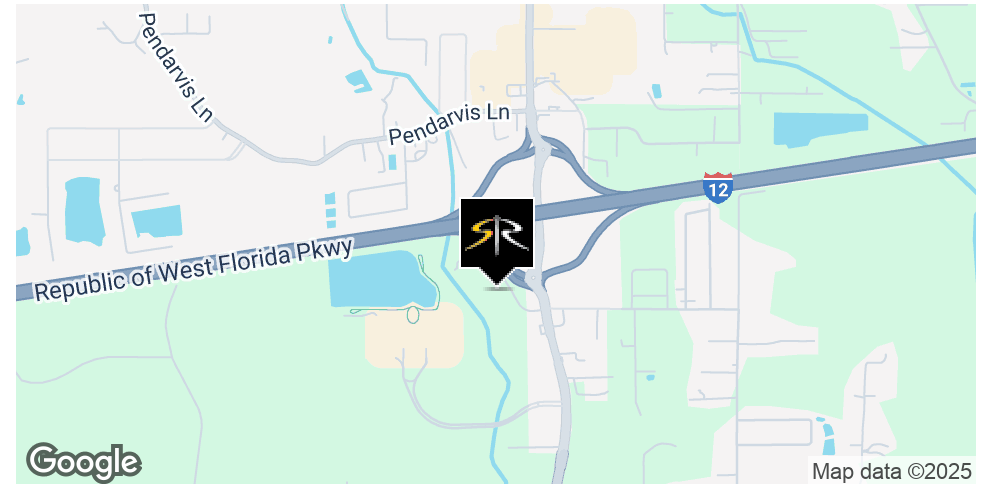


OFFERING SUMMARY

Sale Price:	\$8.95 / SF
Lot Size:	+/- 8.65 Acres
Price / Acre:	\$389,862

PROPERTY OVERVIEW

This high-potential ±8.65-acre commercial parcel is ideally located along the rapidly developing I-12 Interchange corridor in Walker, Louisiana near Juban Rd. Intersection. Located in one of the fastest growing municipalities, with a growth rate of 8.86%, and surrounded by major retail anchors and growing residential neighborhoods, this site is primed for a variety of commercial uses.



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PROPERTY HIGHLIGHTS

- Location: 13356 Miller Rd. in Walker, LA not far from Juban Rd.
- Size: ±8.65 Acre
- Zoning: Commercial
- Topography: Level
- Utilities: Water, Sewer, and Electricity available at site
- Access: Strong visibility and direct access to Miller Rd. and Walker South Rd.
- Traffic Generators: Close proximity to I-12 and Juban Crossing

LOCATION BENEFITS:

- Located near Our Lady of the Lake Hospital with I-12 Visibility
- Minutes from Juban Crossing, home to Rouses, Target (coming soon) TJ Maxx, and more
- Near Walker South Rd and I-12 Interchange, offering strong regional access
- Area supported by new residential subdivisions and quality public schools
- Dense daytime population and increasing consumer demand

DEMOGRAPHICS (3-Mile Radius):

- Population: ±20,000
- Average Household Income: \$107,323
- Residential Growth: New subdivisions and multi-family developments nearby

IDEAL USES:

- Retail Strip Center/Hotel/TND/Big Box or Grocery Anchored Shopping Center
- Quick Service Restaurant (QSR)
- Convenience Store or Fuel Station
- Medical or Professional Office
- Neighborhood Services
- Multifamily

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DRIVE TIME MAP: 5, 10, 15 MINUTES (LEFT) | TRAFFIC COUNT MAP: 1, 3, 5 MILE RADII (RIGHT)
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+/-8.65 ACRES VACANT COMMERCIAL DEVELOPMENT LAND

RETAIL MAP

13356 MILLER RD, WALKER, LA 70785

+/- 8.65 ACRES



Map
data
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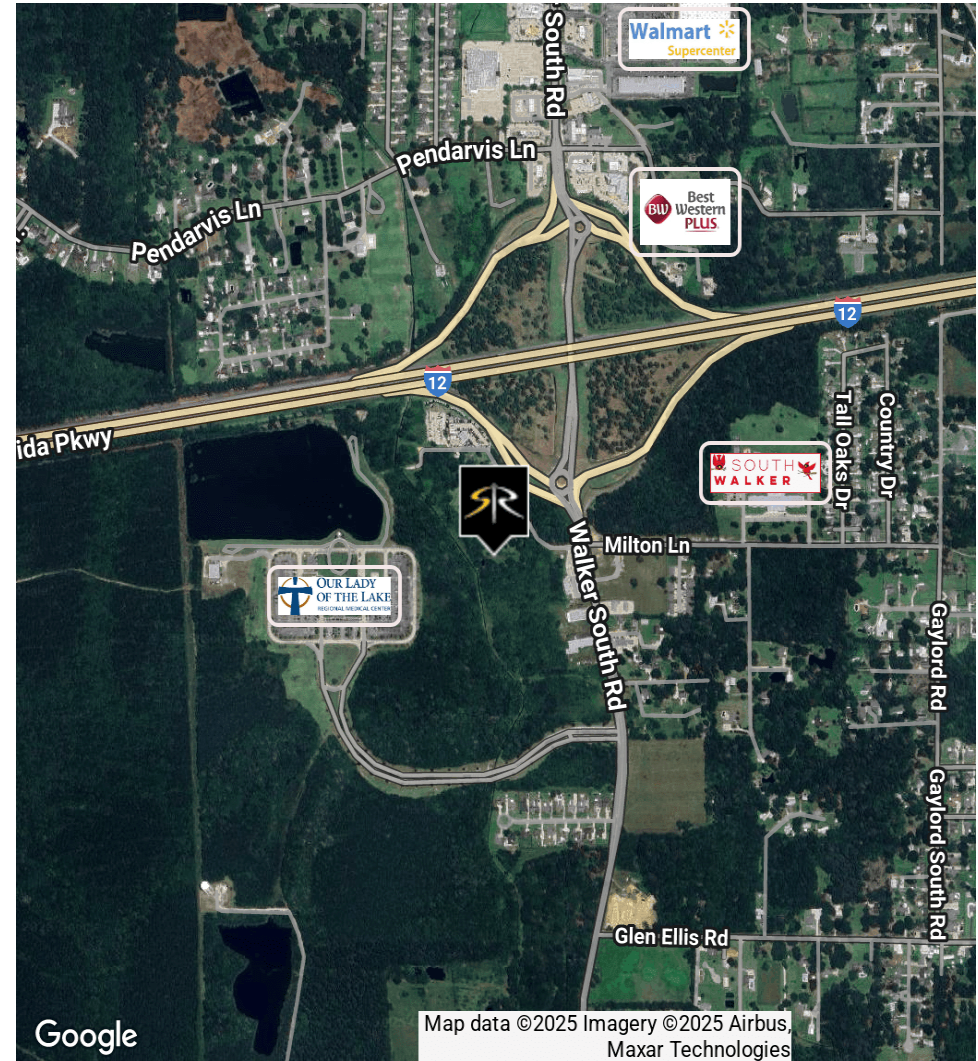
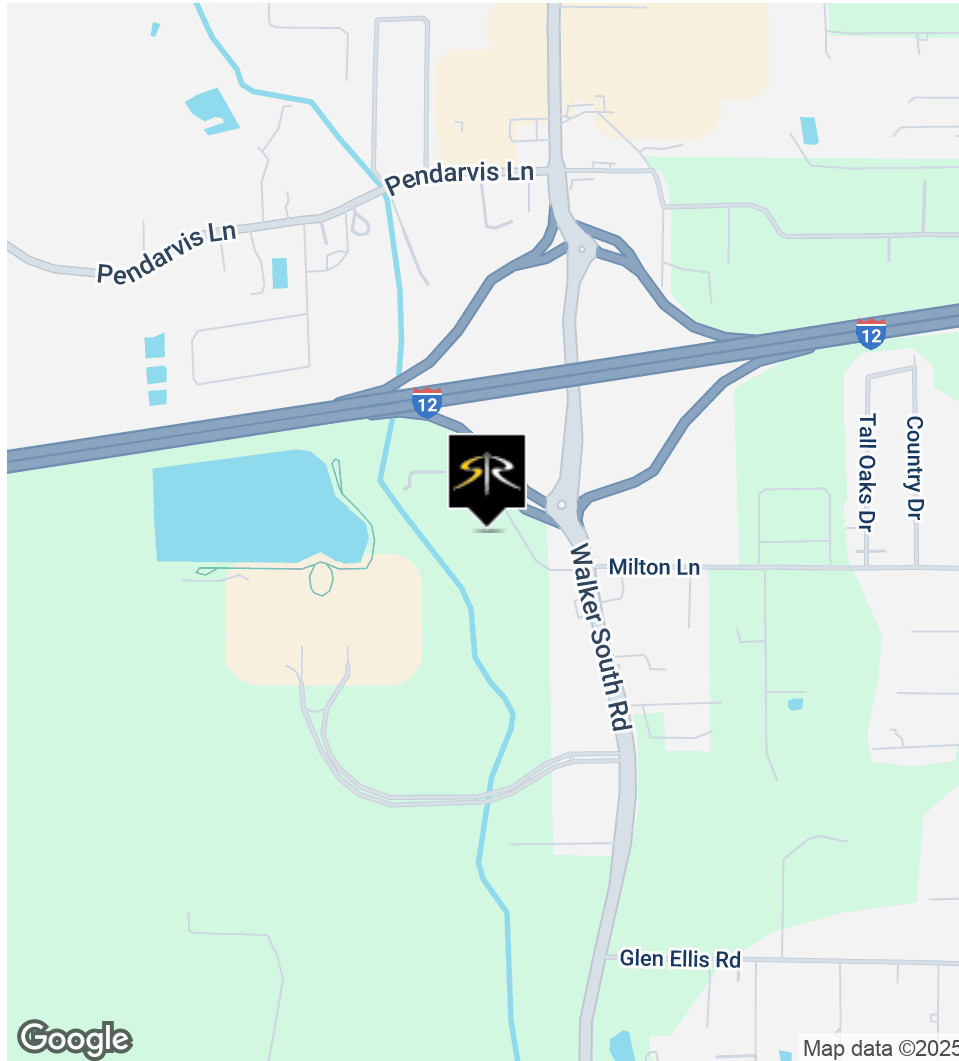
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LOCATION MAPS

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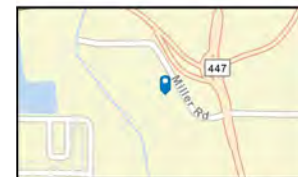
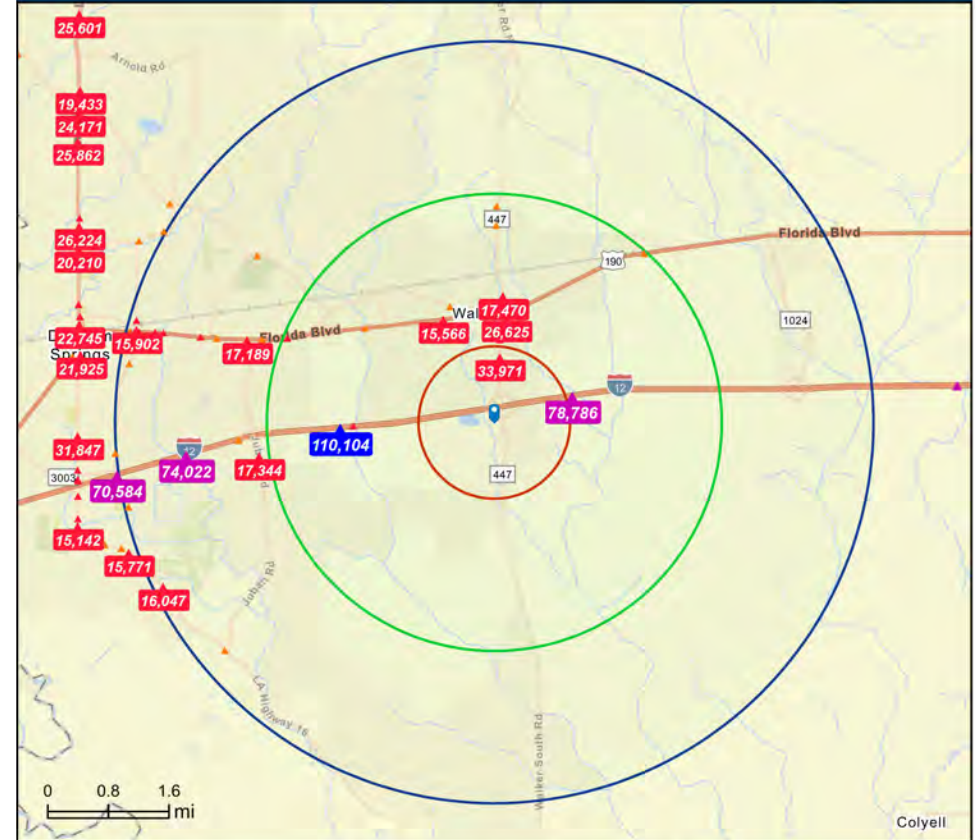
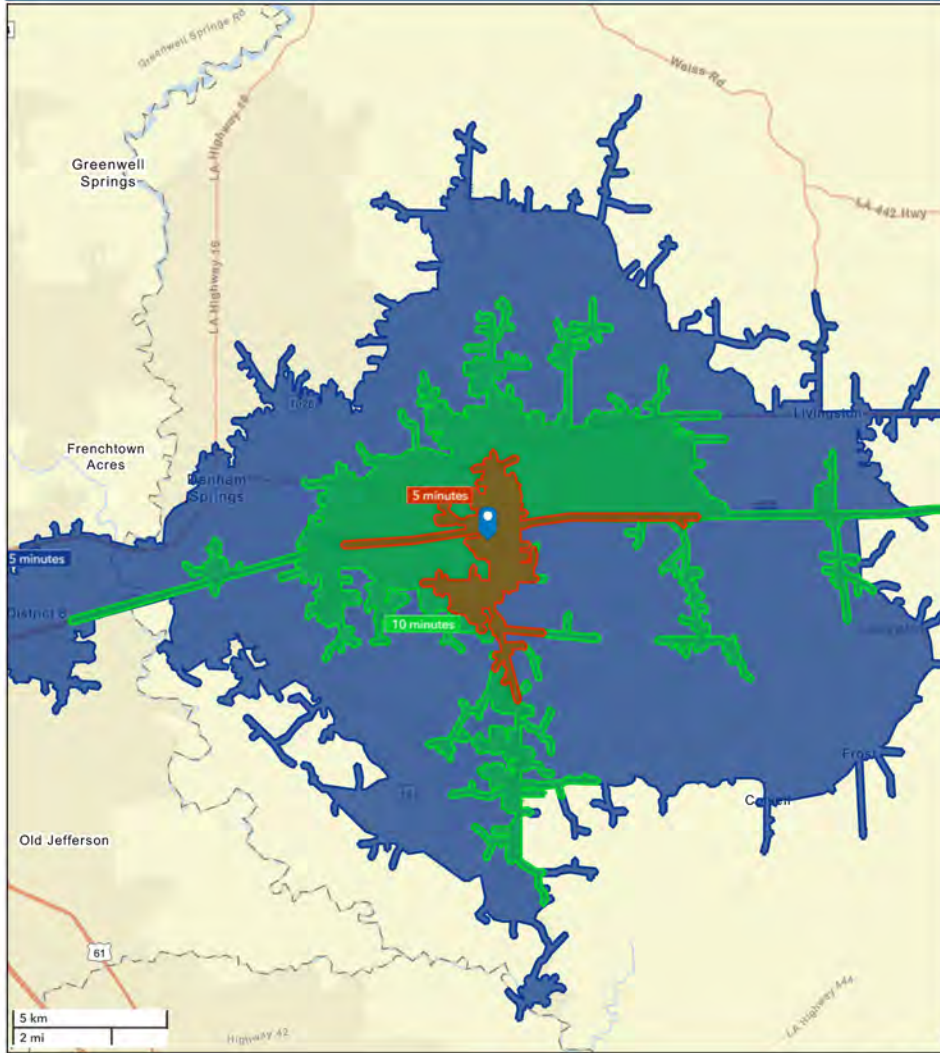
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DRIVE TIME MAP: 5, 10, 15 MINUTES (LEFT) | TRAFFIC COUNT MAP: 1, 3, 5 MILE RADII (RIGHT)

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+/- 8.65 ACRES



Source: ©2024 Kalibrate Technologies (Q4 2024).

Average Daily Traffic Volume
▲ Up to 6,000 vehicles per day
▲ 6,001 - 15,000
▲ 15,001 - 30,000
▲ 30,001 - 50,000
▲ 50,001 - 100,000
▲ More than 100,000 per day



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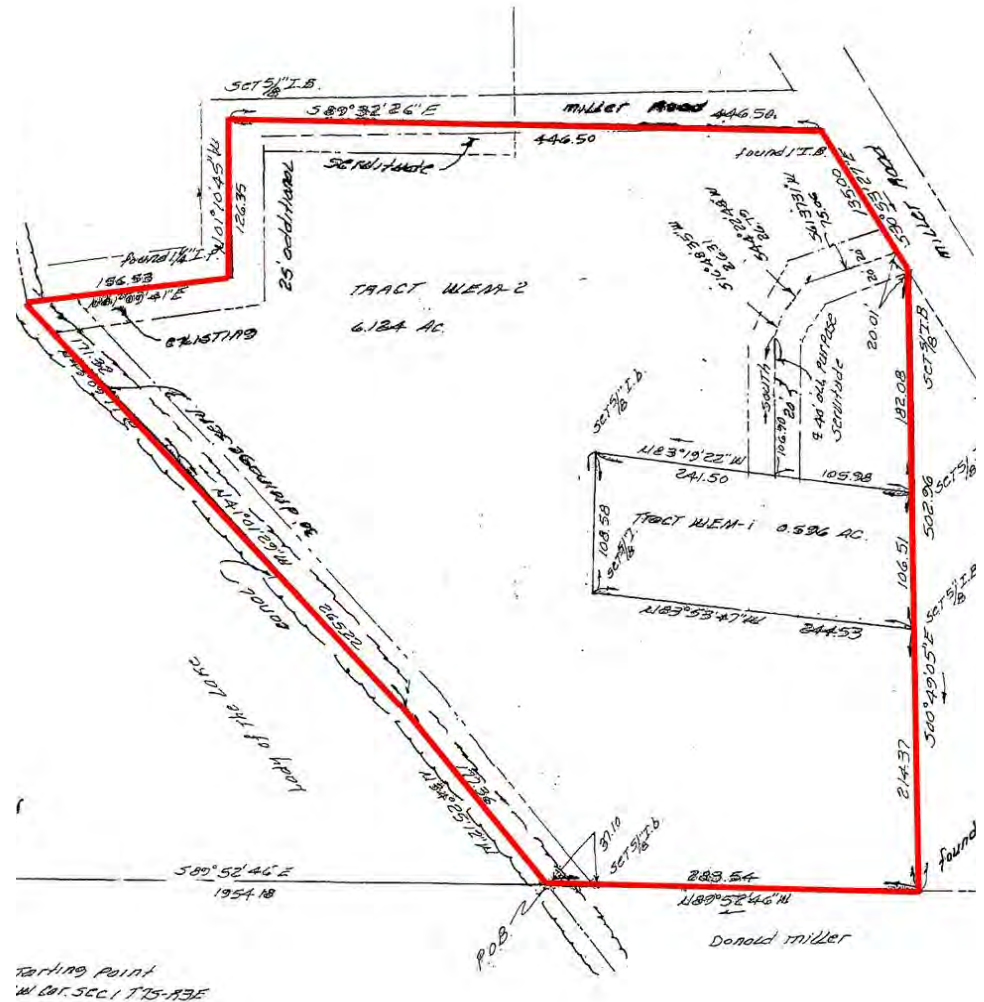


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+/-8.65 ACRES VACANT COMMERCIAL DEVELOPMENT LAND

PLAT MAP 1: SUBJECT PROPERTY
13356 MILLER RD, WALKER, LA 70785

+/- 8.65 ACRES



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AERIAL OF SUBJECT PROPERTY AND ADDITIONAL LAND AVAILABLE +/-8.65 ACRES VACANT COMMERCIAL DEVELOPMENT LAND

13356 MILLER RD, WALKER, LA 70785

+/- 8.65 ACRES



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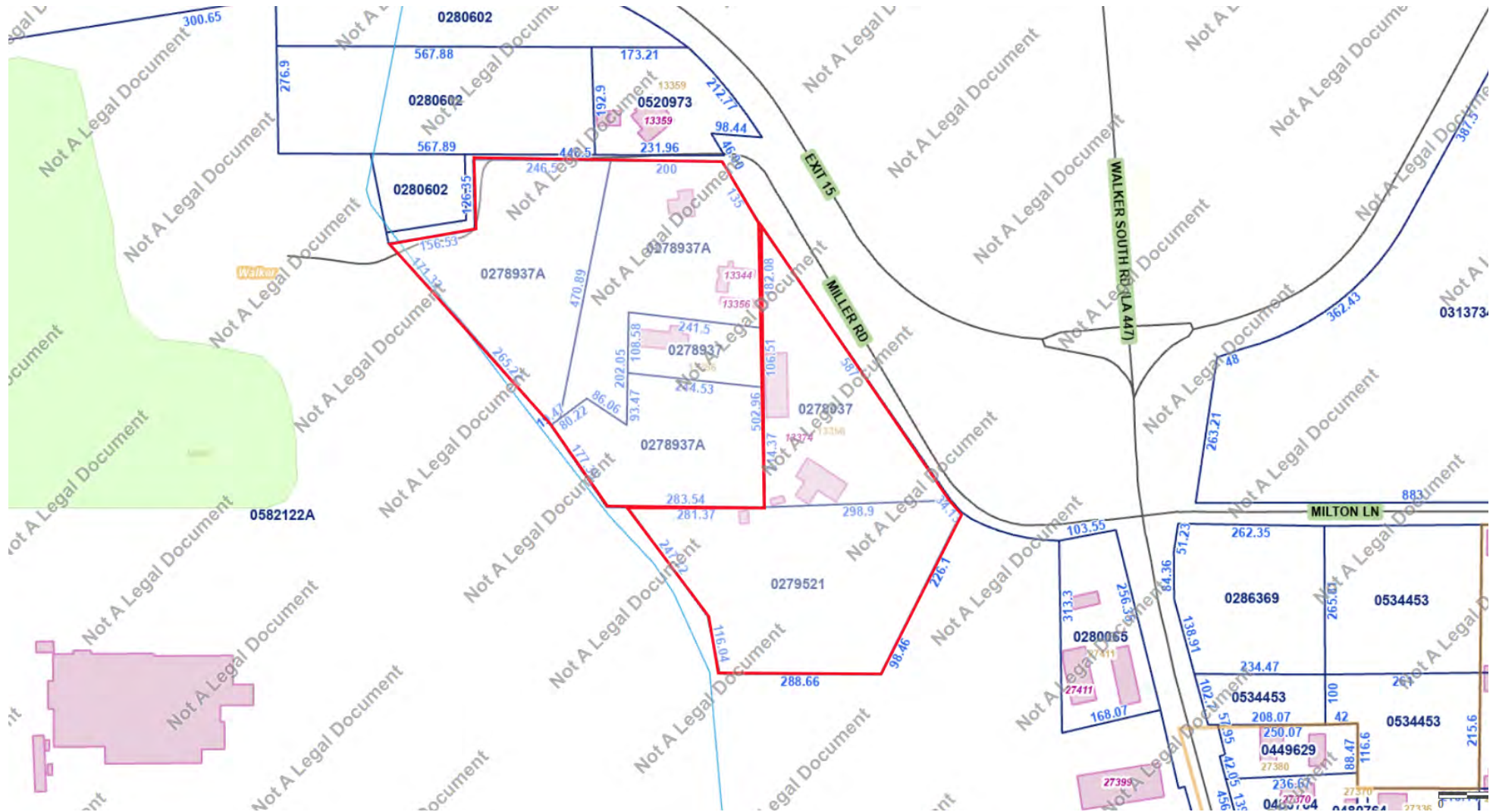


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ASSESSOR AERIAL OF SUBJECT PROPERTY AND ADDITIONAL LAND +/-8.65 ACRES VACANT COMMERCIAL DEVELOPMENT LAND

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retailstrategies.com



retail strategies

WALKER, LOUISIANA

Market Guide

Contact Information



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Focus Properties

Retail Strategies has a catalogue of retail commercial real estate properties in this market.

For more information, please contact the Portfolio Director and/or Retail Development Director listed on the front of this guide.



Demographics

(10 Minute Drive Time)



Population
39,536



Average Age
37.9



Growth Rate
8.86%



Household Income (Median)
\$59,974



Number of Households
14,339



Household Income (Average)
\$76,844

Peer Analysis

The Peer Analysis, built by Retail Strategies along with our analytics partner (Tetrad), identifies analogous retail nodes within a similar demographic and retail makeup. The Peer Analysis is derived from a 5 or 10 minute drive time from major comparable retail corridors throughout the country. The variables used are population, income, daytime population, market supply and gross leasable area. The following are retail areas that most resemble this core city.

Peer Trade Areas

Byram, MS	131 Handley Boulevard
Pinetree, LA	3636 Monroe Hwy
Thibodaux, LA	224 W Main St
Covington, GA	10300 Industrial Blvd NE
Rock Hill, SC	4875 Old York Rd
Barlow, FL	1050 E Van Fleet Dr
Lovings, GA	11460 Tara Blvd
Spring Hill, TN	4959 Main St
Republic, MO	1150 W Highway 60 E

Daytime Population **34,784** (10 Minute Drive Time)



Focus Categories

The top categories for focused growth in the municipality are pulled from a combination of leakage reports, peer analysis, retail trends and real estate intuition. Although these are the top categories, Retail Strategies' efforts are inclusive beyond the defined list. Let us know how we can help you find a site!



Quick Service
Restaurants



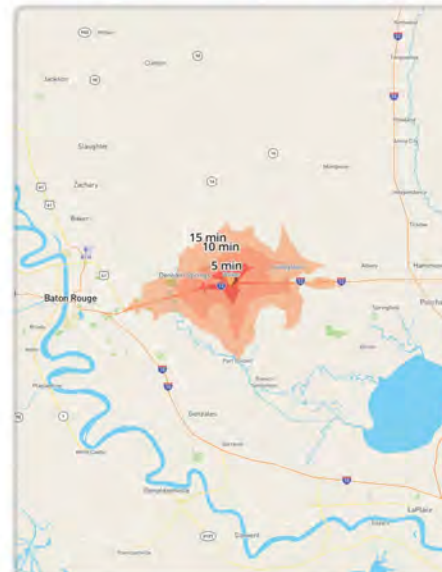
Home &
Garden



Shoes



General
Merchandise &



DEMOGRAPHIC PROFILE	3 Mile Radius	5 Mile Radius	10 Mile Radius
2020 Estimated Population	17,227	45,665	144,956
Daytime Population	16,971	34,688	111,474
Median HH Income	\$62,621	\$64,895	\$66,261
Number of Households	6,149	16,200	51,966

	5 Minute DT	10 Minute DT	15 Minute DT
2020 Estimated Population	5,242	39,536	103,068
Daytime Population	8,750	34,784	85,828
Median HH Income	\$57,939	\$59,974	\$62,451
Number of Households	2,014	14,339	37,829



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DEMOGRAPHICS

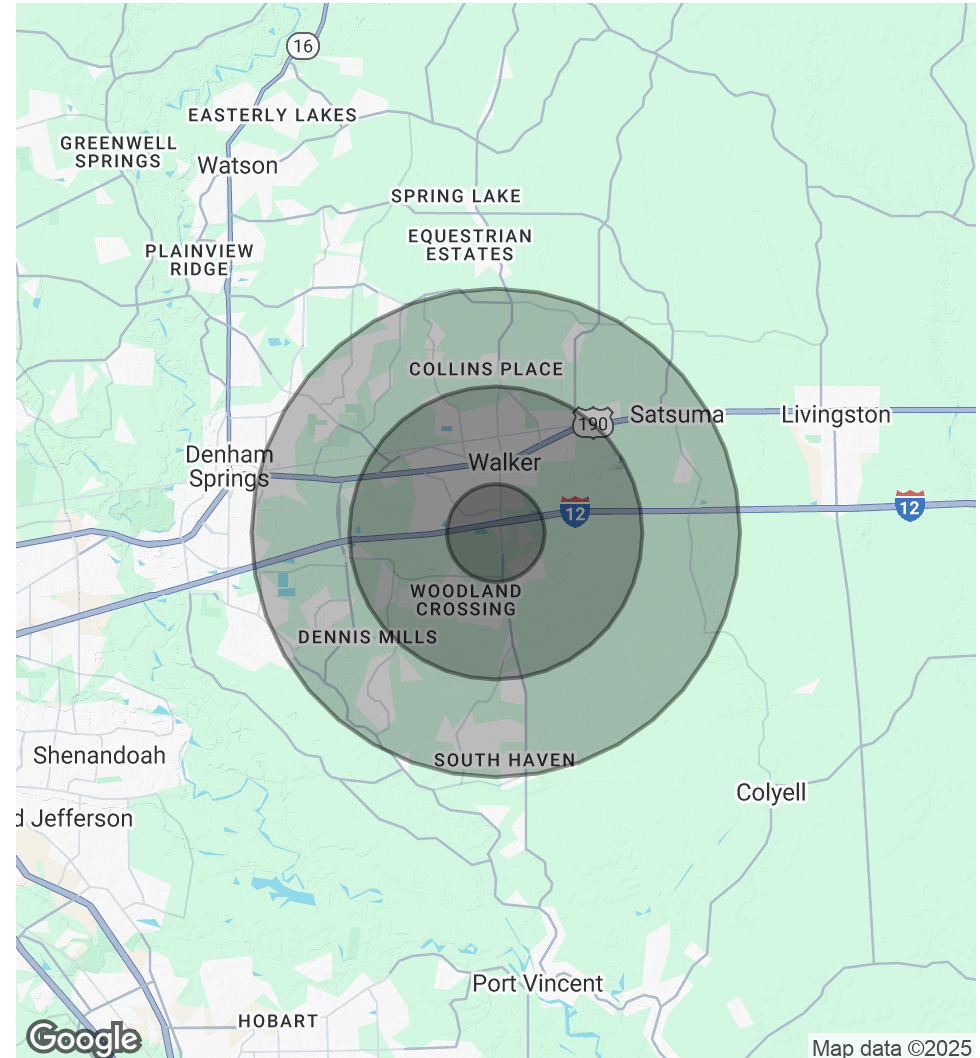
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,976	19,923	51,517
Average Age	39	37	37
Average Age (Male)	38	36	36
Average Age (Female)	40	38	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	735	7,355	18,838
# Of Persons Per HH	2.7	2.7	2.7
Average HH Income	\$117,712	\$107,323	\$107,170
Average House Value	\$279,389	\$254,345	\$271,067

Demographics data derived from AlphaMap



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