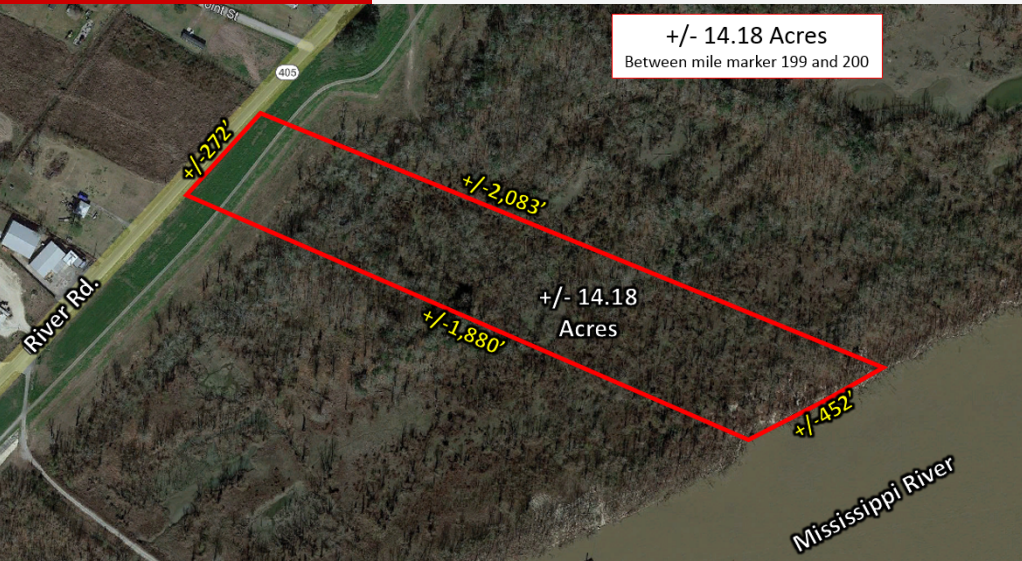


PROPERTY SUMMARY



Property Description

14.18 gross acres of Mississippi River batture land for sale in Plaquemine, LA. Tract has 452' of Mississippi River frontage. Located off of River Rd (LA Hwy 405) in Iberville Parish near Point Street. Tract measures 1,880' and 2,080' on its southern and northern edges. Listed for \$445,500 or approx. \$990 per linear foot of Mississippi River frontage. Tract is located 2.8 miles from SNF Flopan, 4.3 miles from Shintech, and 4.9 miles from Westlake Plaquemine.

Property Highlights

- 452' of Mississippi River Frontage
- Access from River Rd (LA Hwy 405)
- 14.18 Acres
- Located between Mile Marker 199 and 200

Offering Summary

Sale Price:	\$445,500
Lot Size:	14.18 Acres

Demographics	1 Mile	5 Miles	10 Miles
Total Households	111	2,014	31,722
Total Population	379	8,747	88,256
Average HH Income	\$55,852	\$59,786	\$84,562

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LA-Hwy 405

Plaquemine, LA 70764

LOCATION MAP



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LA-Hwy 405 Plaquemine, LA 70764

SURROUNDING AREA



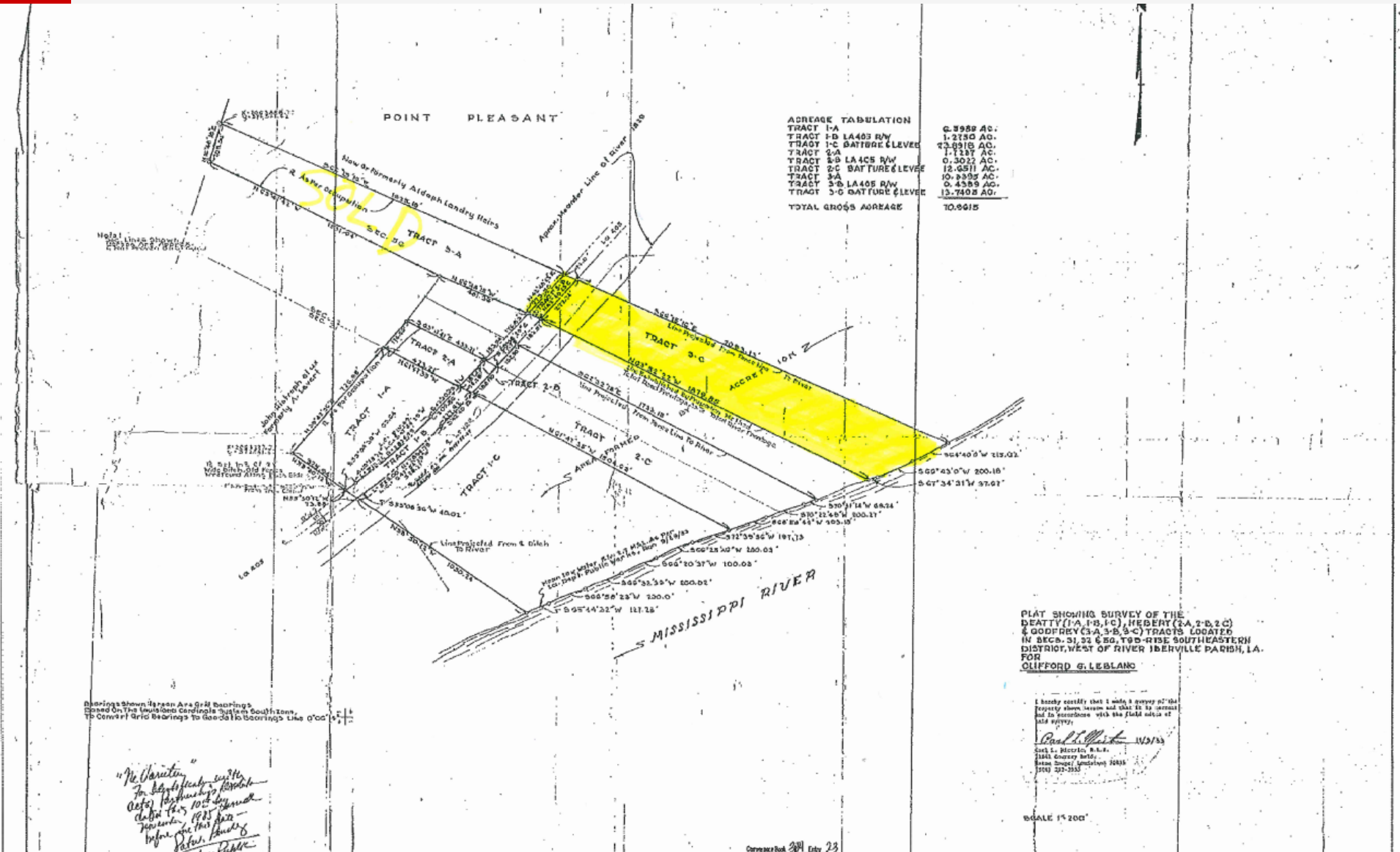
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SURVEY



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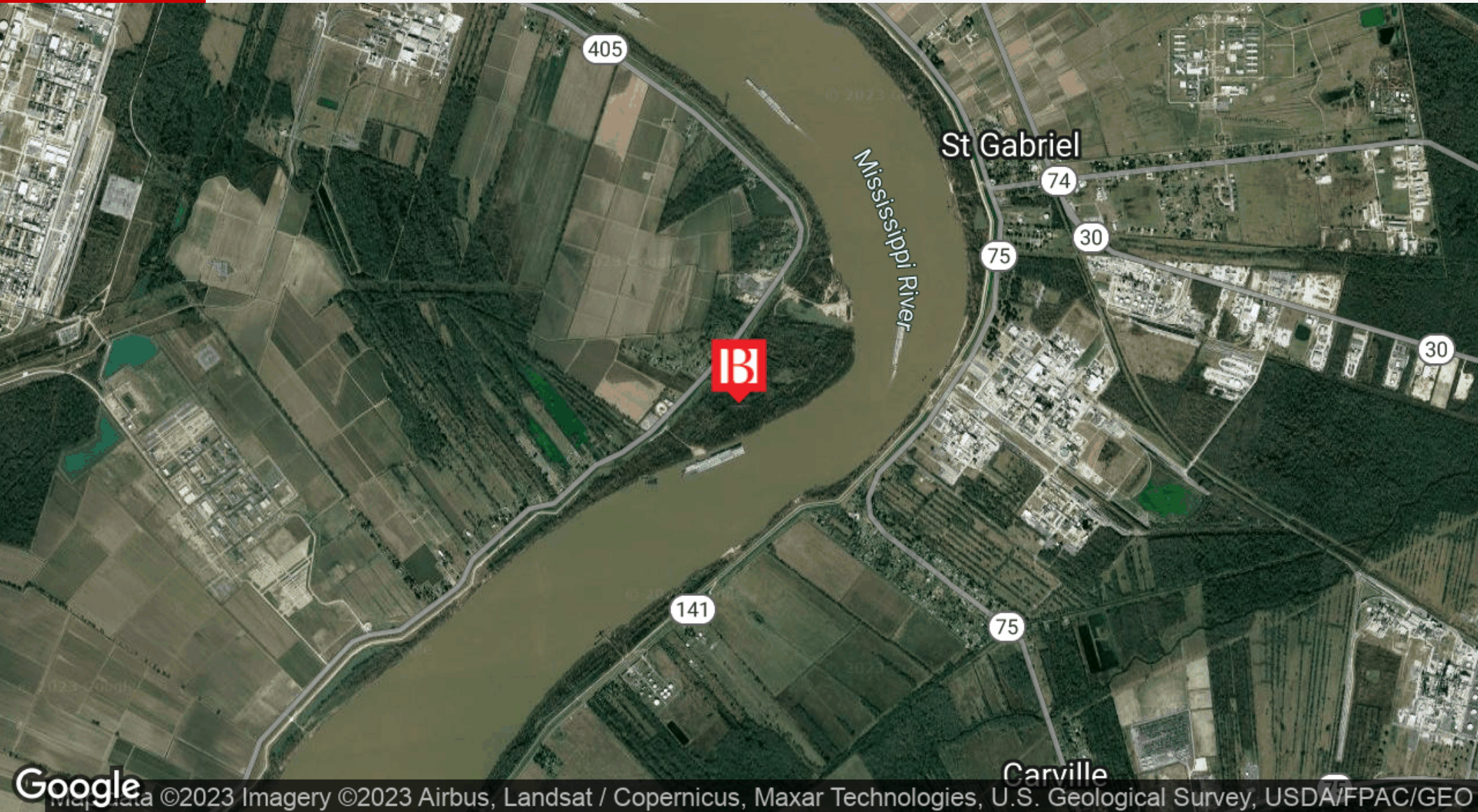
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LA-Hwy 405
Plaquemine, LA 70764

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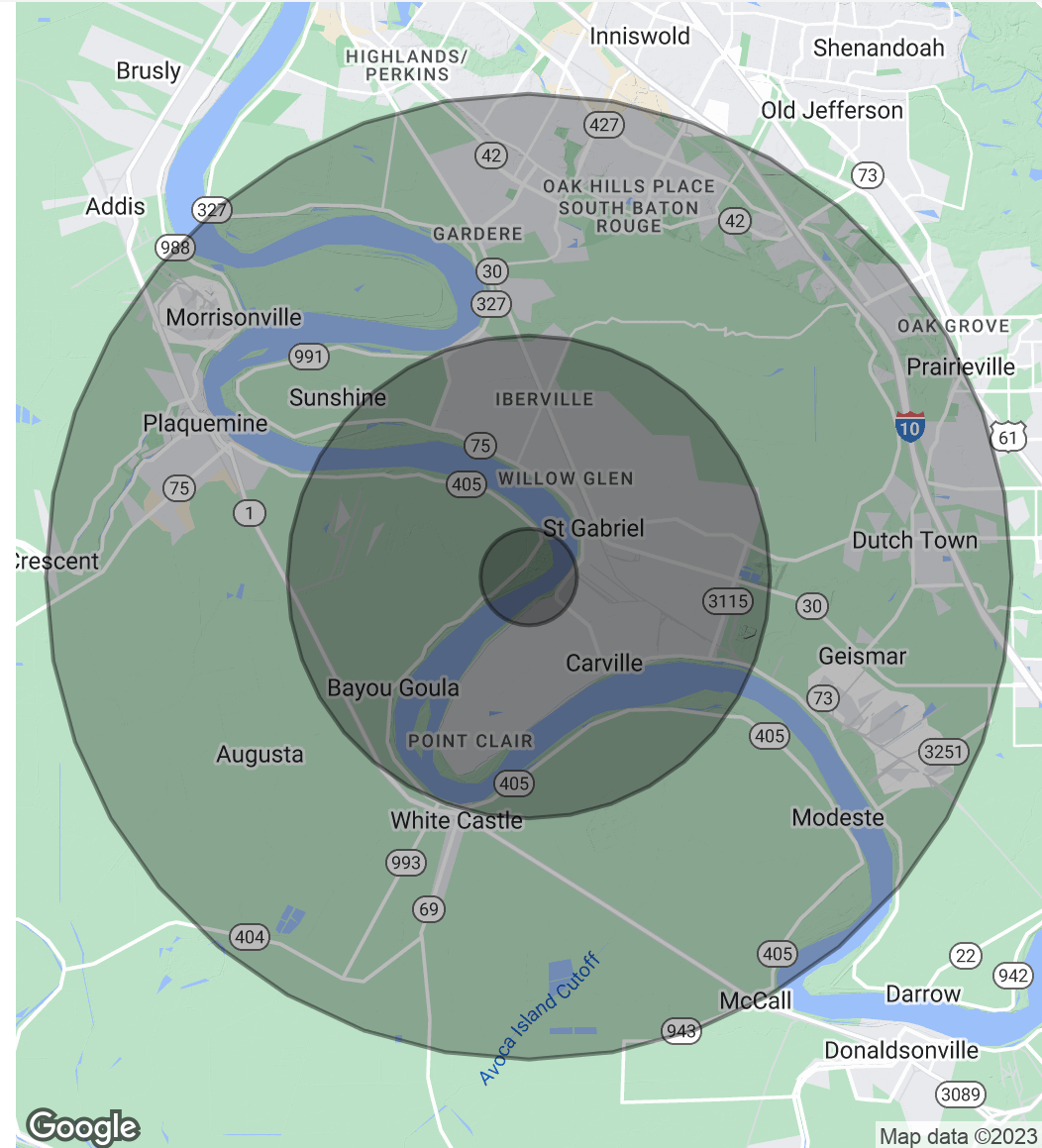
LA-Hwy 405 Plaquemine, LA 70764

DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	379	8,747	88,256
Average Age	39.1	38.1	35.0
Average Age (Male)	32.8	35.6	33.5
Average Age (Female)	42.9	39.5	36.6

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	111	2,014	31,722
# Of Persons Per HH	3.4	4.3	2.8
Average HH Income	\$55,852	\$59,786	\$84,562
Average House Value	\$149,819	\$150,007	\$257,585

* Demographic data derived from 2020 ACS - US Census



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