



PROPERTY DESCRIPTION

Approximately 3.91 acres of land for sale on Highway 931, this property boasts 300 ft of highway frontage. Strategically positioned near the signalized intersection of Highway 44 and Highway 931, this parcel is surrounded by a bustling commercial landscape. Among its neighbors are retailers such as Ralph's Market, Pit Stop Exxon, Family Dollar, Subway and host of other well established businesses.

This area has witnessed a significant surge in residential development. Surrounded by an array of single-family residential developments, the subject property benefits from the synergy of a growing community. Notably, this parcel holds the added advantage of its proximity to the new Prairieville High School, scheduled to open its doors in the fall of 2024. Located 2.7 miles away, this upcoming educational institution represents a significant draw for families and reinforces the area's desirability for both residential and commercial purposes. As families flock to the area in pursuit of quality education, businesses will have an unrivaled opportunity to cater to the needs of a burgeoning population.

PROPERTY HIGHLIGHTS

- +/- 3.91 acres
- Zoned Crossroad Commercial (CC)
- Flood Zone X

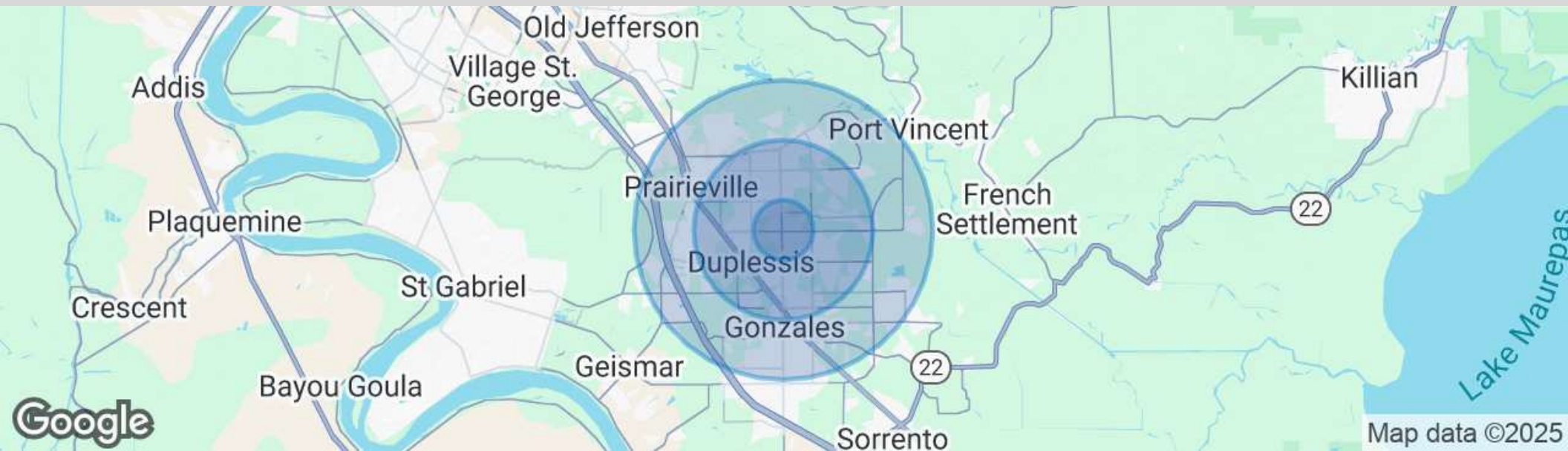
OFFERING SUMMARY

Sale Price:	\$500,000
Lot Size:	3.91 Acres





Map
data
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Google



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,290	36,464	83,559
Average Age	34.3	35.6	36.2
Average Age (Male)	28.8	34.6	35.9
Average Age (Female)	35.8	36.4	36.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,108	14,873	32,983
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$95,428	\$91,298	\$93,722
Average House Value	\$216,310	\$225,534	\$240,832

2020 American Community Survey (ACS)