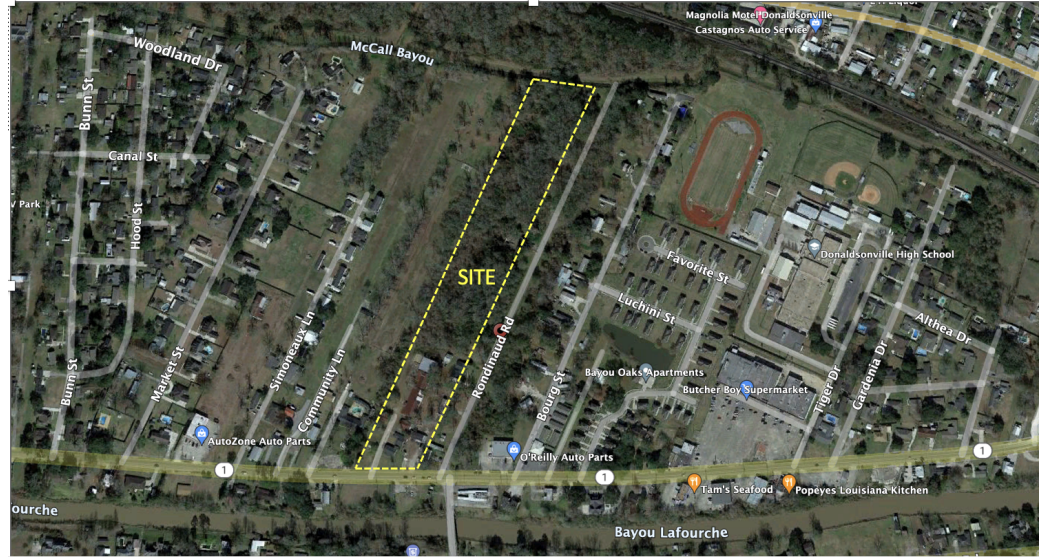


PROPERTY SUMMARY



Property Description

8.542 Acres located in the heart of Donaldsonville. Many different development opportunities, multi-family, distribution, or a single homestead.

Please contact brokers for more information.

Property Highlights

- Front portion fronting Hwy 1 zoned C-1, rear portion of property zoned R-1
- C-1 : Limited Commercial District
- R-1 : Single Family residential District

Offering Summary

Sale Price:	\$520,000
Lot Size:	8.542 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,261	4,240	5,544
Total Population	4,063	10,994	14,149
Average HH Income	\$43,979	\$48,916	\$50,119

Austin Lolan

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# 1040 Louisiana Highway 1

## Donaldsonville, LA 70346

### ADDITIONAL PHOTOS



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# 1040 Louisiana Highway 1

## Donaldsonville, LA 70346

### LOCATION MAP



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**1040 Louisiana Highway 1**  
**Donaldsonville, LA 70346**

LOCATION MAP



Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

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# 1040 Louisiana Highway 1

## Donaldsonville, LA 70346

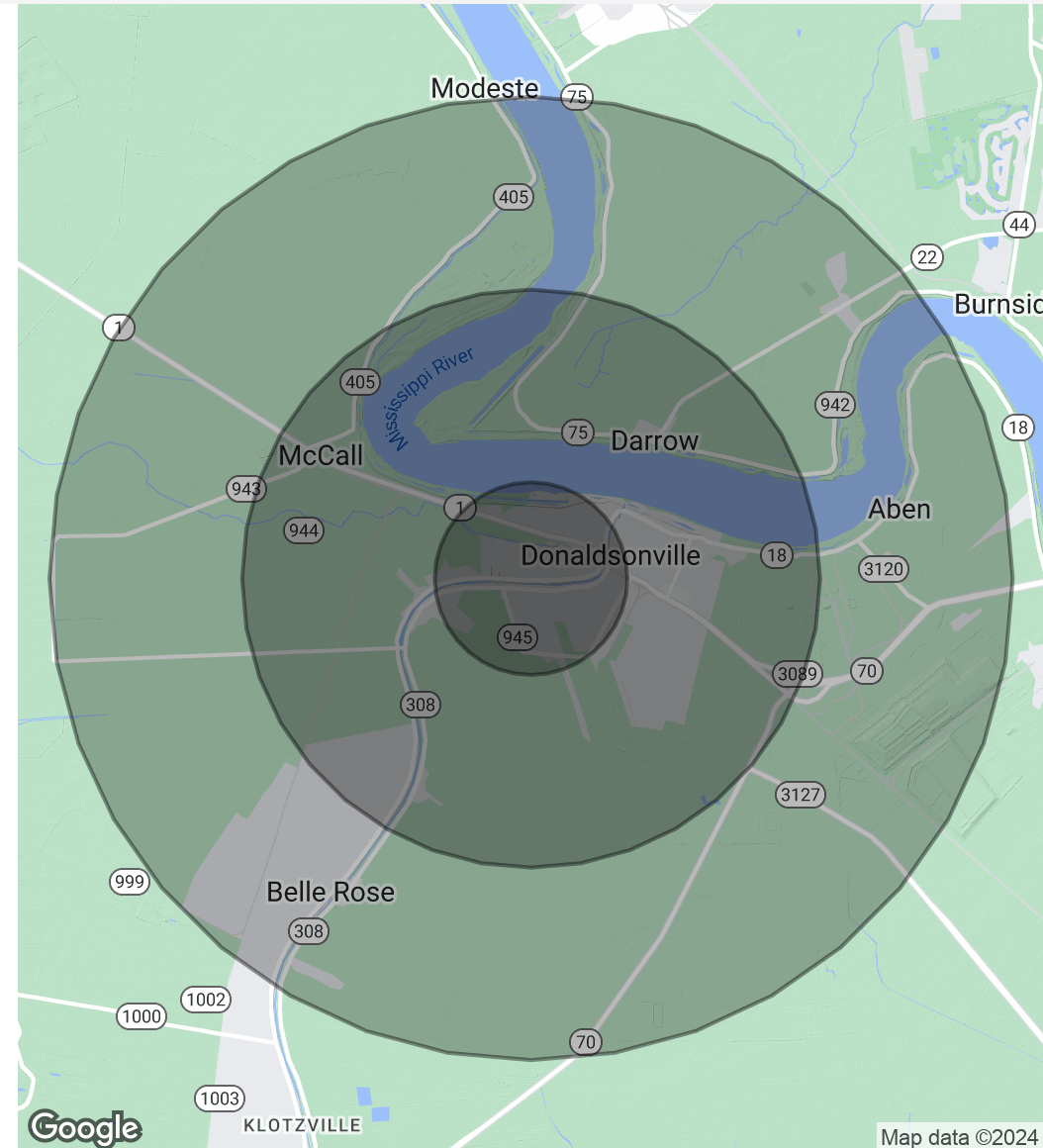
### DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	4,063	10,994	14,149
Average Age	27.4	34.2	35.4
Average Age (Male)	29.8	35.8	36.4
Average Age (Female)	25.4	32.6	34.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,261	4,240	5,544
# Of Persons Per HH	3.2	2.6	2.6
Average HH Income	\$43,979	\$48,916	\$50,119
Average House Value	\$123,911	\$137,598	\$139,422

2020 American Community Survey (ACS)



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