INDUSTRIAL LAND FOR SALE

M1 LIGHT INDUSTRIAL ZONED LAND (OPPORTUNITY ZONE)

Carroll Street, Kenner, LA 70062

Michael Plauché
(504) 323-5993

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PROPERTY DESCRIPTION

Prime investment opportunity offered by this industrial property located in the Bainbridge Business Park of Kenner area. Boasting M1 Light Industrial zoning, this versatile property is perfectly situated to accommodate a range of industrial ventures. Its strategic location within Kenner provides exceptional access to key transportation routes, offering logistical advantages for businesses. Whether you're seeking an ideal site for manufacturing, warehousing, or distribution, this property is primed for success. With its advantageous zoning and desirable location, this industrial property presents an enticing opportunity for investors looking to capitalize on the potential of the Kenner market.

PROPERTY HIGHLIGHTS

- Zoned M1 Light Industrial
- Strategic location in Kenner
- Ideal for Industrial Businesses
- Versatile for vehicle storage yard space
- Access to key transportation routes
- Logistical advantages for businesses
- Potential for industrial ventures
- Perfect site for industrial development
- Prime Oppportunity Zone for capitalizing on Kenner market

OFFERING SUMMARY

Sale Price:	$125,000
Lot Size:	7,200 SF

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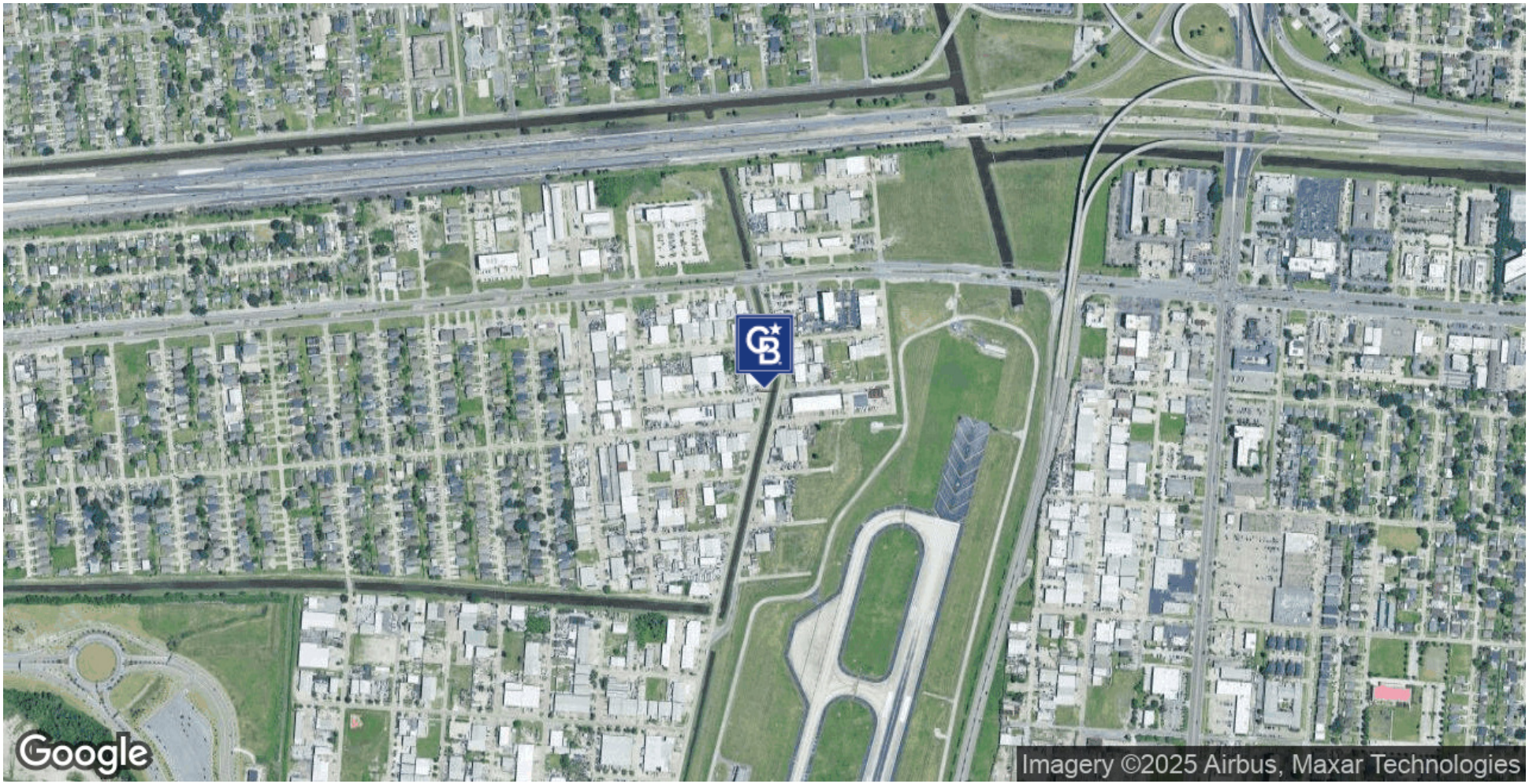

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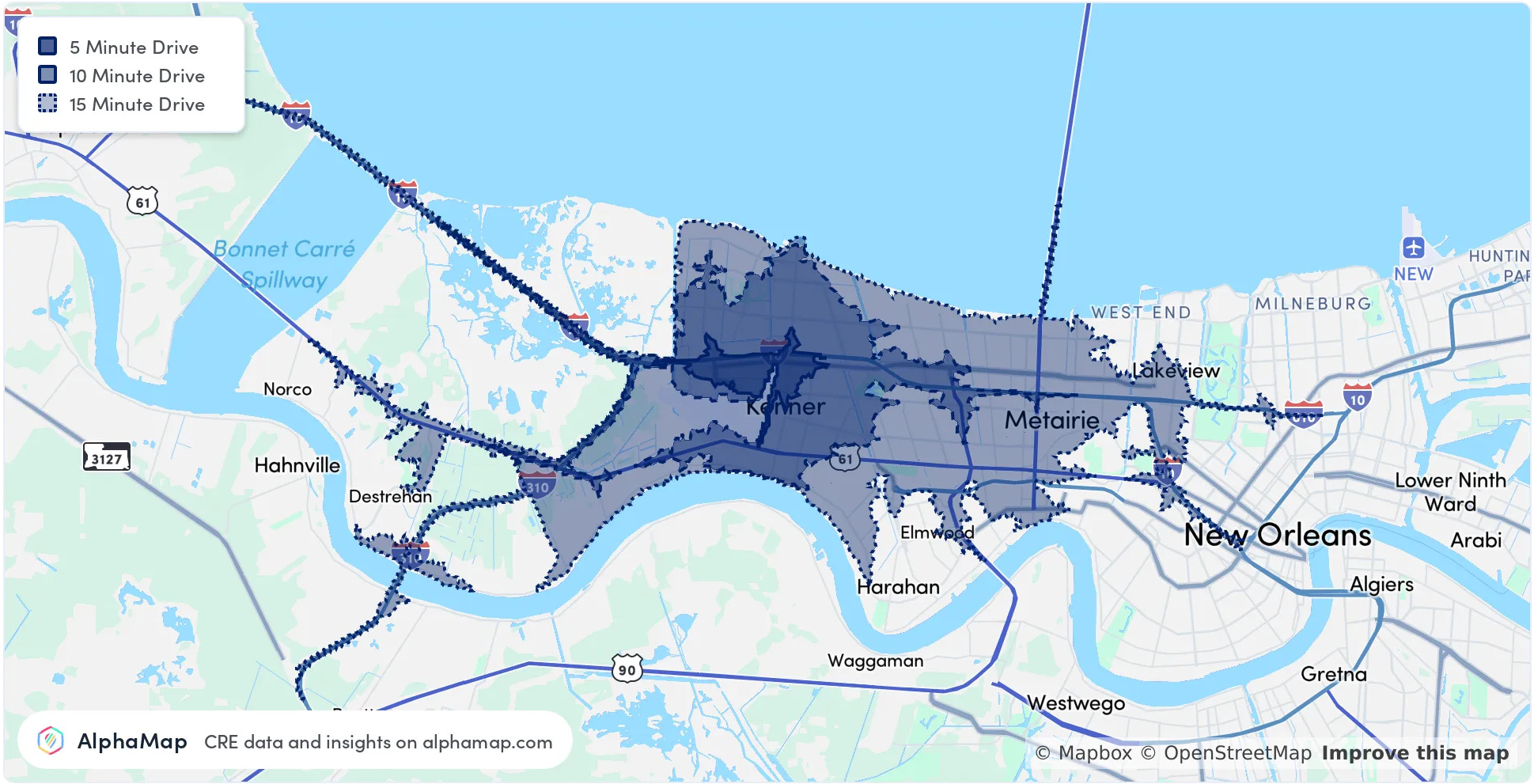

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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	7,903	71,654	195,087
Average Age	37	41	41
Average Age (Male)	36	39	40
Average Age (Female)	38	42	43

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	2,865	27,975	81,602
Persons per HH	2.8	2.6	2.4
Average HH Income	$69,796	$80,568	$96,052
Average House Value	$181,347	$238,059	$322,117
Per Capita Income	$24,927	$30,987	$40,021

Map and demographics data derived from AlphaMap

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