

PROPERTY SUMMARY



Property Description

This property includes 3 industrial buildings. This includes two offices and a shed on a total of 10 acres of land. 2 of the acres are cleared and 8 are wooded.

The total sale price is \$400,000.

Location Description

Strategically located right off the Avoca Island Cutoff and just south of Hwy 90. This Property would be perfect for industrial use in St. Mary Parish.



Offering Summary

Sale Price:	\$400,000
Lot Size:	10 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	24	436	1,758
Total Population	66	1,281	4,788
Average HH Income	\$59,169	\$69,860	\$75,946

Connor Guarisco

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114 Boeuf Rd
Morgan City, LA 70380

LOCATION MAP



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ADDITIONAL PHOTOS



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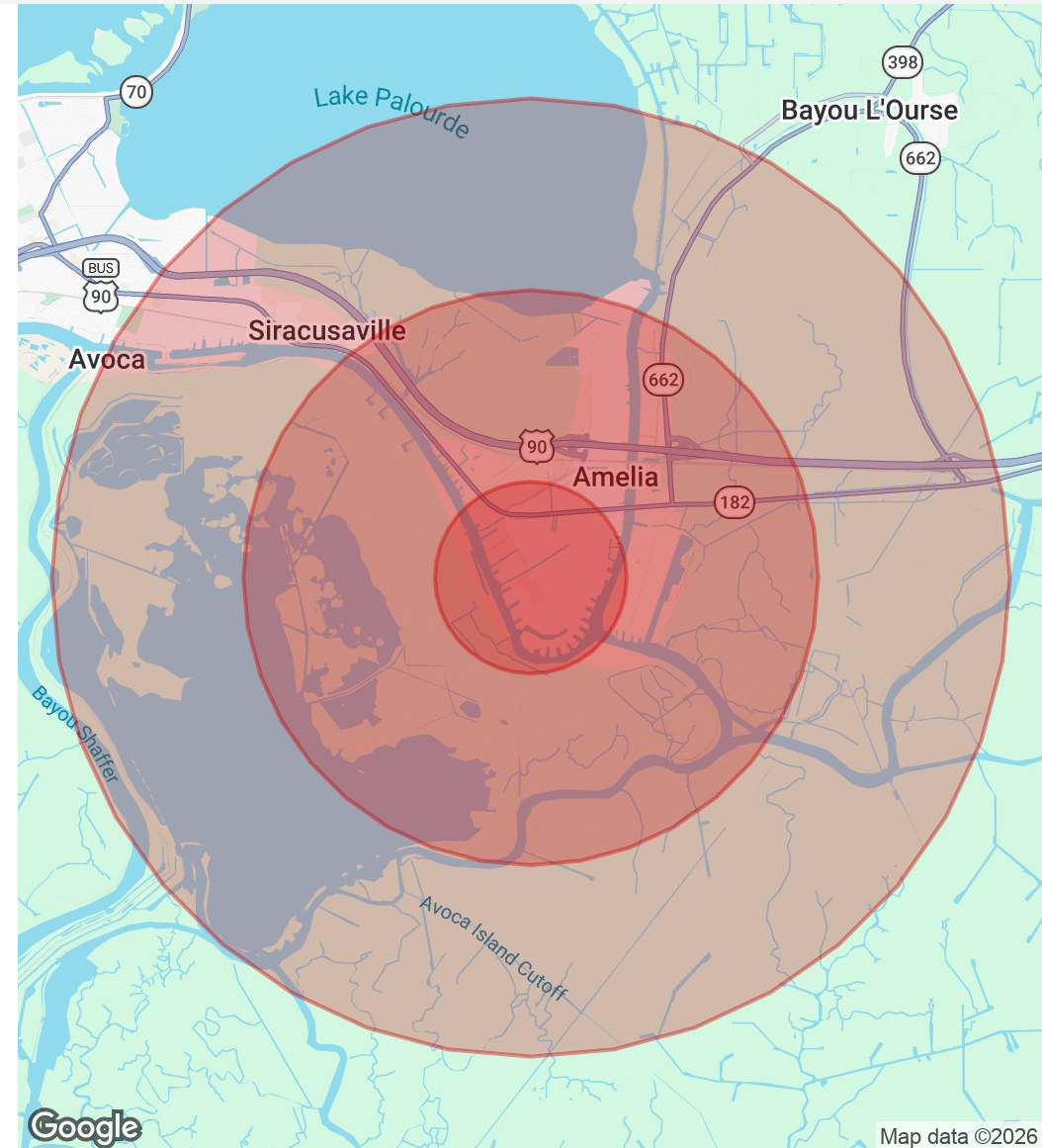


DEMOGRAPHICS MAP & REPORT

Population	1 Mile	3 Miles	5 Miles
Total Population	66	1,281	4,788
Average Age	45.6	37.9	39.9
Average Age (Male)	46.4	37.1	38.0
Average Age (Female)	46.0	38.4	40.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	24	436	1,758
# Of Persons Per HH	2.8	2.9	2.7
Average HH Income	\$59,169	\$69,860	\$75,946
Average House Value	\$122,214	\$95,843	\$112,765

2023 American Community Survey (ACS)



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CUSTOM PAGE

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