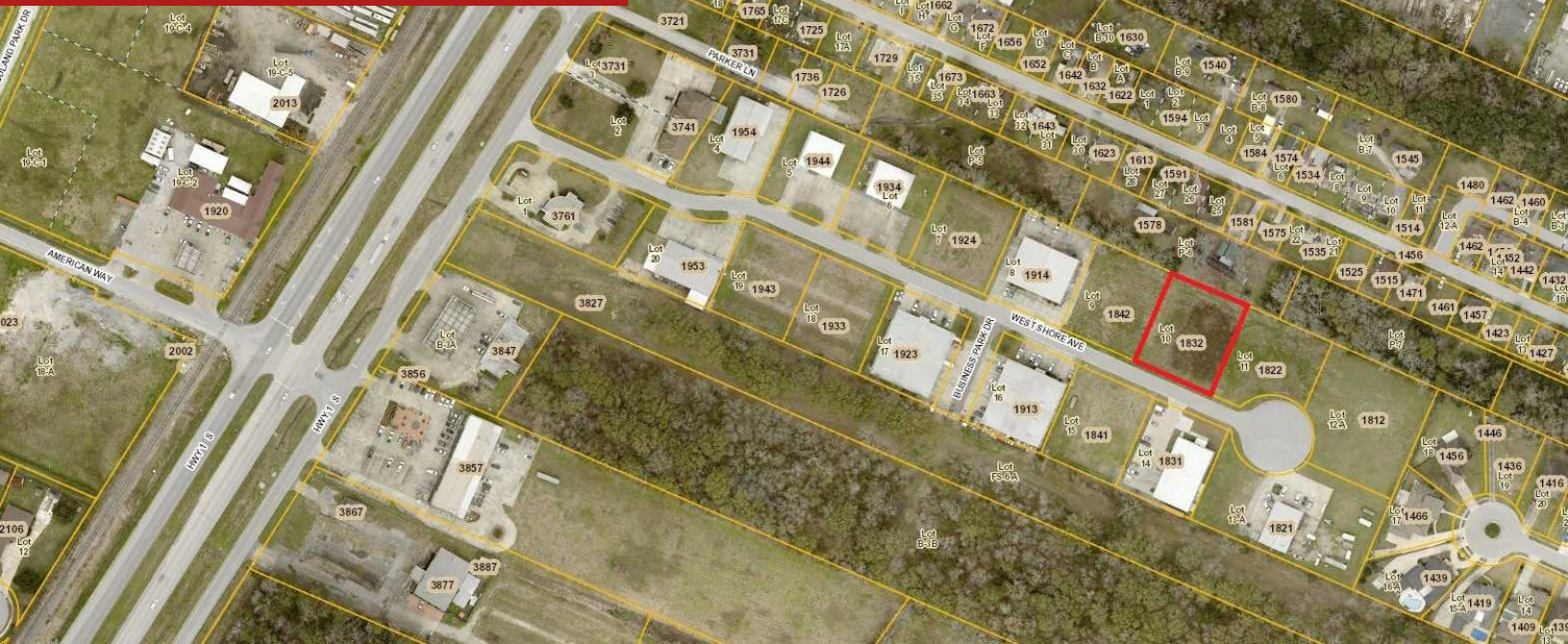


FOR SALE

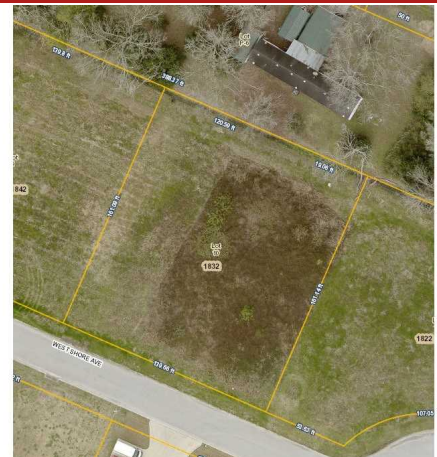


\$95,000 | 0.51± ACRE COMMERCIAL LOT |
WEST SHORE BUSINESS PARK

1832 WEST SHORE AVENUE · PORT ALLEN, LA 70767

SUMMARY

Price:	\$95,000
Lot Size:	0.51 Acres
Zoning:	Commercial Vacant Land, Unimproved



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Director
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Property Description

Excellent commercial development opportunity located at 1832 West Shore Drive, Port Allen, LA 70767, in West Shore Business Park, directly off LA Highway 1 South.

This 0.51± acre commercial lot measures approximately 140' x 160' and is zoned for commercial use. The property is suitable for a variety of potential commercial uses, including warehouse, professional office, or medical buildings.

All utilities are available at the street frontage, providing convenient access for development. With its location just off Highway 1 South and within an established business park, this site offers an attractive opportunity for an owner-user, developer, or investor seeking commercial land in the Port Allen market.

Property Highlights

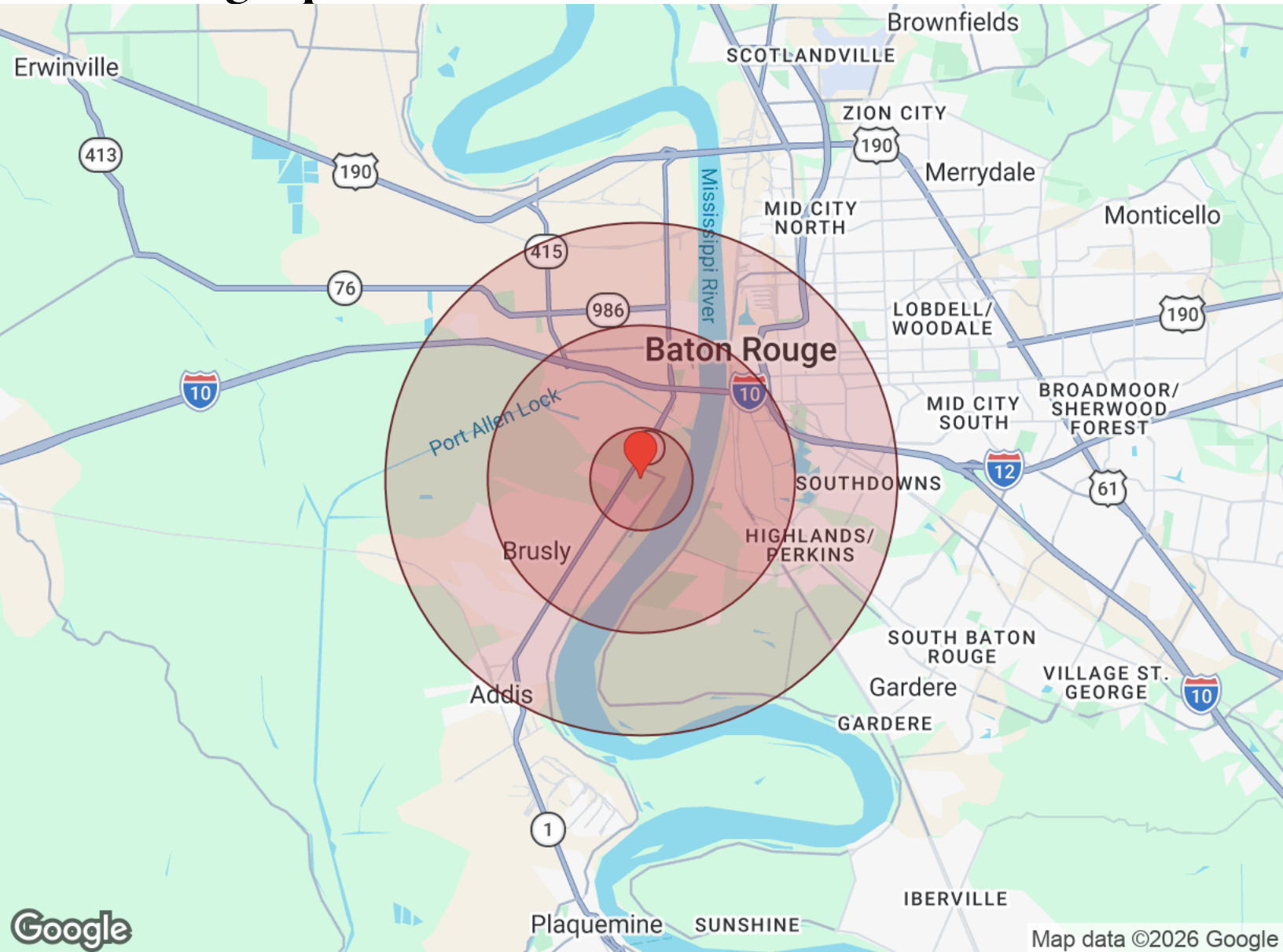
- 0.51± acre commercial lot
- Approximately 140' x 160'
- Zoned for commercial use
- Utilities available at street frontage
- Flood Zone X



Aerial Photos



Demographics



Distance: 1 Mile 3 Miles 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	774	17,646	44,079
Female	837	18,908	46,504
Total Population	1,611	36,554	90,583

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	943	18,164	46,071
Black	552	13,781	34,576
Am In/AK Nat	1	40	91
Hawaiian	N/A	7	18
Hispanic	85	2,255	5,018
Asian	13	1,707	3,333
Multiracial	17	578	1,413
Other	1	26	63

Housing	1 Mile	3 Miles	5 Miles
Total Units	713	16,304	44,142
Occupied	640	13,340	36,883
Owner Occupied	532	5,012	16,600
Renter Occupied	108	8,328	20,283
Vacant	73	2,964	7,259

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	283	4,514	13,524
Ages 15 - 24	225	15,859	27,548
Ages 25 - 54	574	10,380	30,264
Ages 55 - 64	240	2,500	7,870
Ages 65+	287	3,300	11,376

Income	1 Mile	3 Miles	5 Miles
Median	\$109,065	\$52,129	\$61,729
Under \$15k	17	2,777	5,932
\$15k - \$25k	17	1,109	2,953
\$25k - \$35k	5	1,153	2,878
\$35k - \$50k	56	1,445	3,395
\$50k - \$75k	82	2,208	6,273
\$75k - \$100k	80	1,260	3,441
\$100k - \$150k	203	1,580	5,268
\$150k - \$200k	63	704	2,479
Over \$200k	117	1,104	4,263