

VACANT LAND FOR SALE

Development Opportunity

39072 Magnolia Avenue, Slidell, Louisiana 70461

Presented By:

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PROPERTY OVERVIEW

Excellent land acquisition opportunity along I-10 at the bustling Highway 190 interchange near the Fremaux Town Center in Slidell, Louisiana. This prime/high visibility ±1.4 acre development parcel offers frontage on Highway 190, the I-10 Service Road with current ingress/egress at the East I-10 Service Road. The entire site is zoned HC-2 "Highway Commercial" allowing for a multitude of uses. All measurements are approximate/not guaranteed and are to be verified by the purchaser. Zoning, overlays, servitudes, and intended use are to be verified by the purchaser.

OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	1.4 Acres
Zoning:	HC-2 Highway Commercial

PROPERTY HIGHLIGHTS

- ±1.4 Acres Available For Sale
- Excellent Location and Visibility along I-10
- Located near Fremaux Town Center
- HC-2 "Highway Commercial" Zoning
- Site is Improved, Marketed on Land Value Only

DEMOGRAPHICS

	0.5 MILES	1 MILE	1.5 MILES
Total Households	463	2,309	5,946
Total Population	1,230	5,691	14,341
Average HH Income	\$54,078	\$63,434	\$70,809

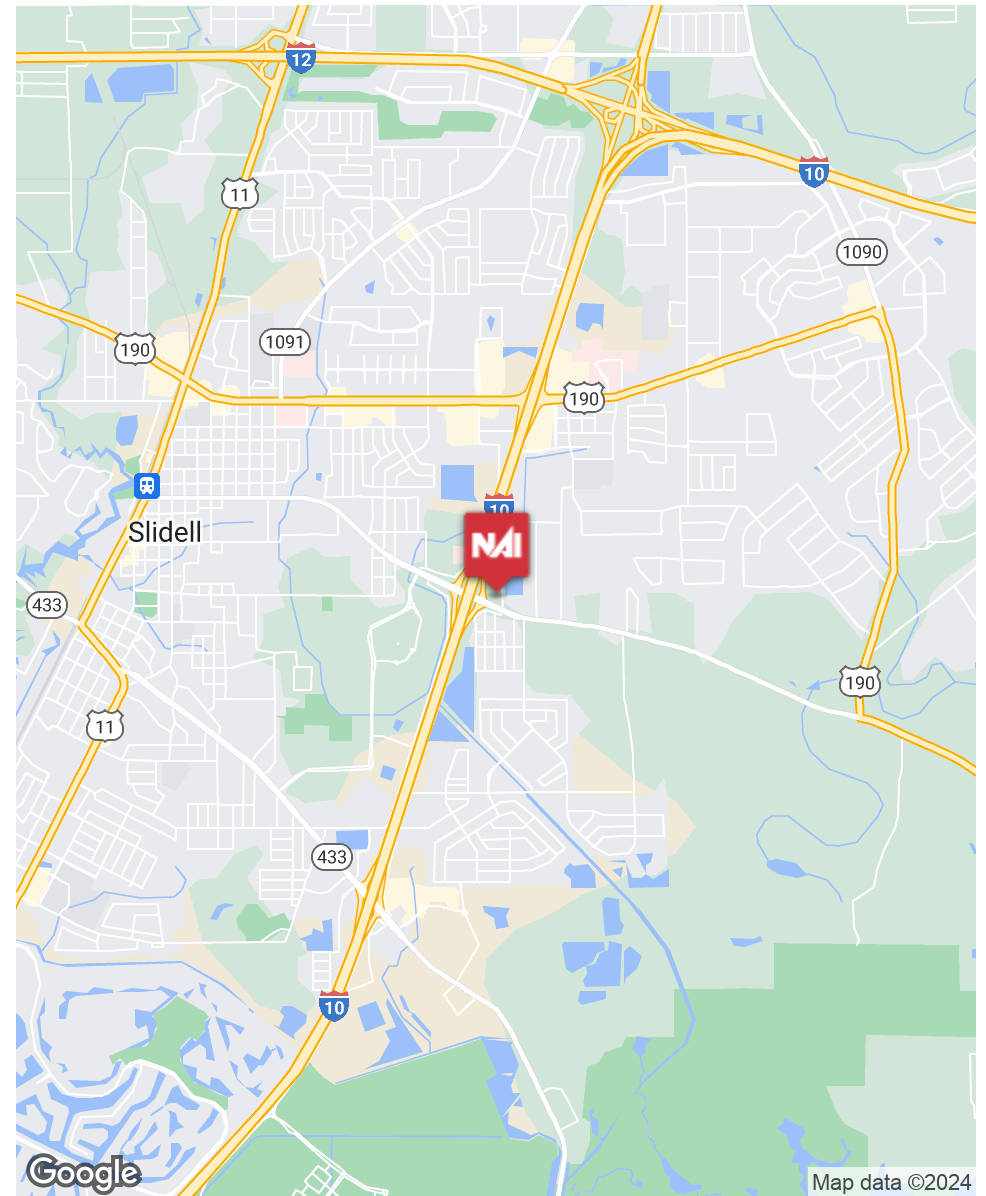
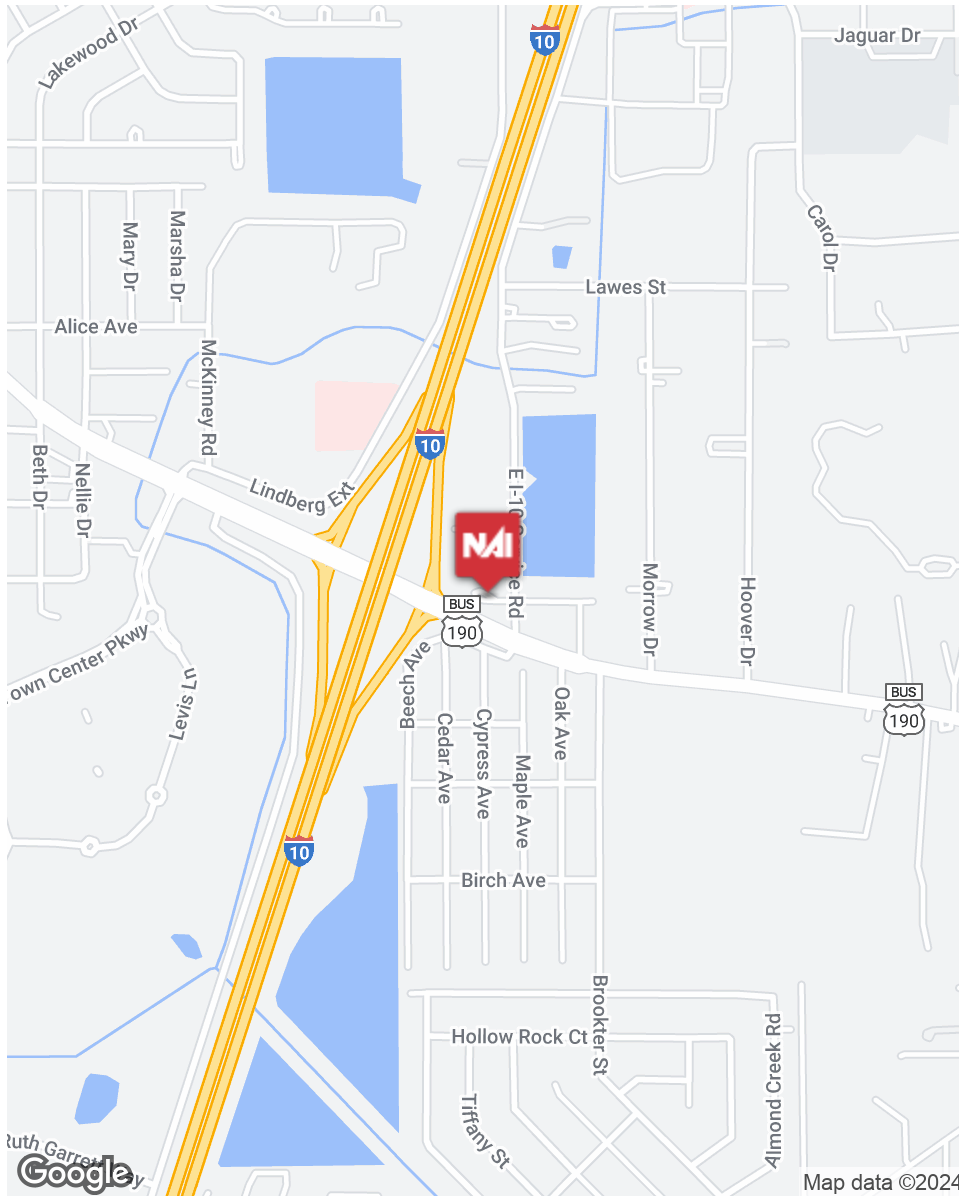
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