



LAND FOR SALE

# TBD Walker South Road

Walker, LA 70785

**Walker South Road**

**Milton Lane**

Presented By:

**Jake Loach, CCIM**

Commercial Sales & Leasing

**Michael Cashio, CCIM, SIOR**

Commercial Sales & Leasing

**Will Champney**

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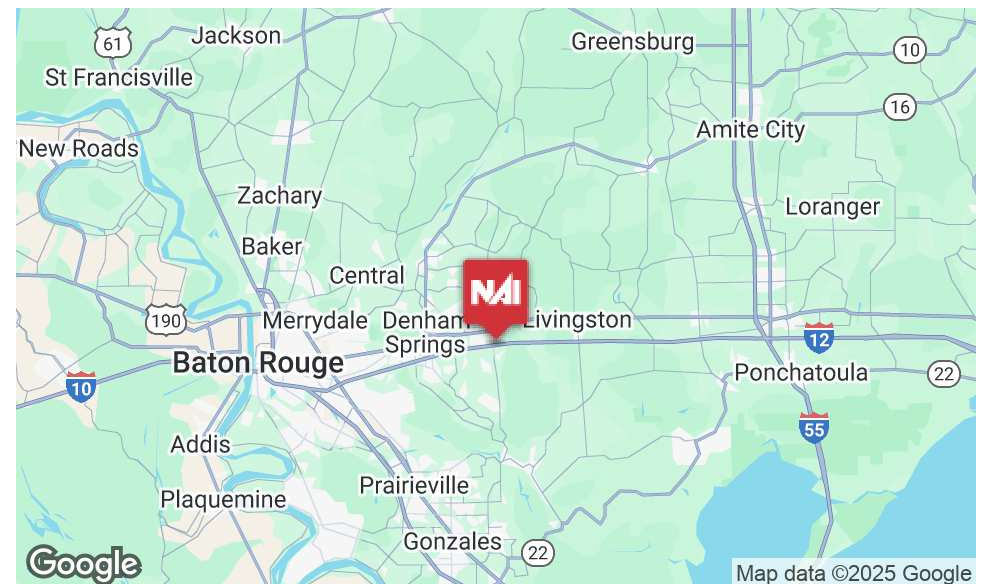


### PROPERTY HIGHLIGHTS

- ±10.5 acres of land for sale
- Site is located at SEQ of I-12 and Walker South Road, at the corner of Walker South Road and Milton Lane, with some I-12 visibility
- ±880 feet of frontage on Milton Lane
- Site offers excellent access to I-12 and frontage on the on-ramp
- Close proximity to many big box retailers and national QSRs
- Zoned: C-3 Heavy Commercial
- Does not appear to be located in a flood zone, nor contain wetlands

### OFFERING SUMMARY

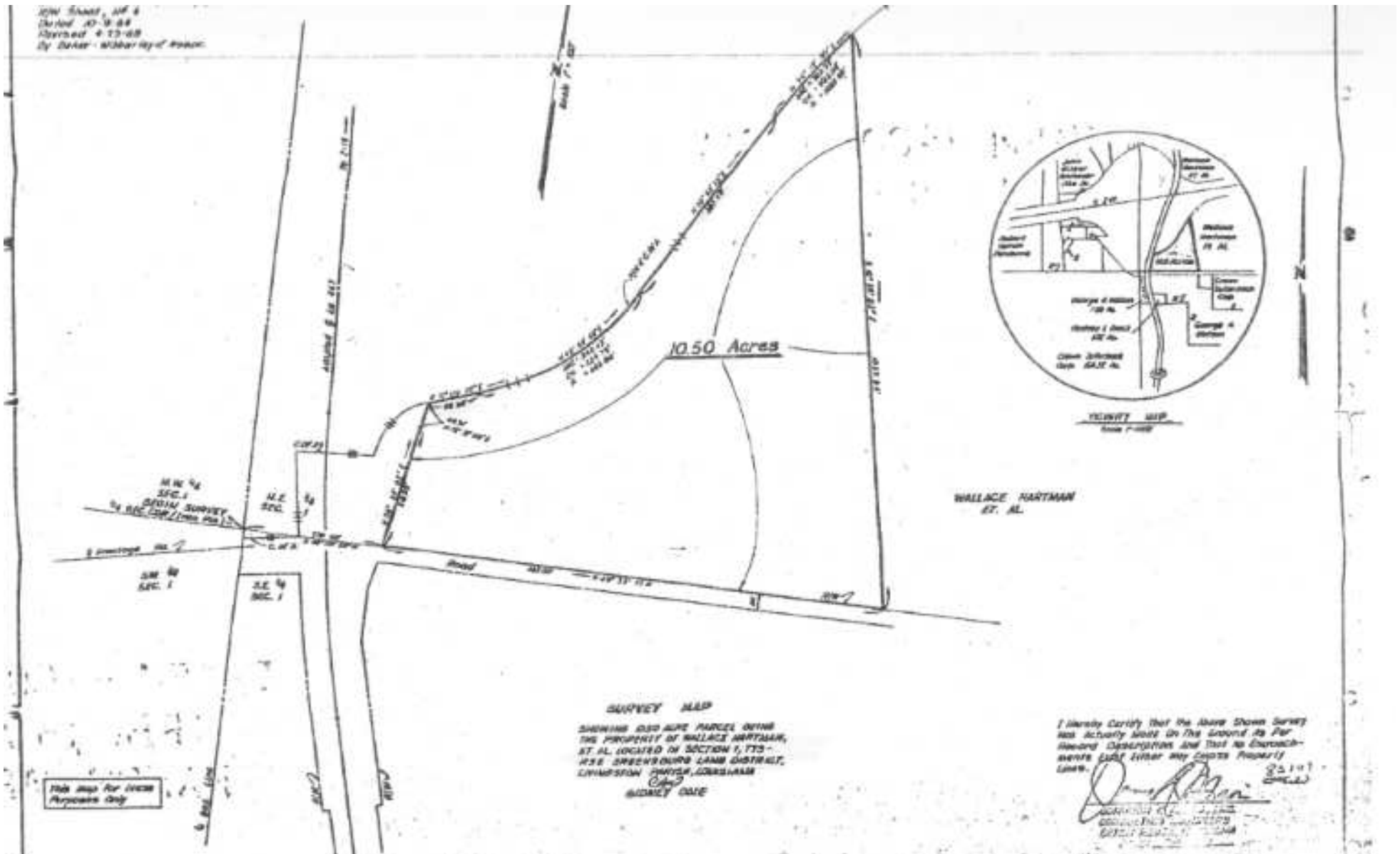
Sale Price:	Contact Agent(s)
Lot Size:	10.5 Acres
I-12 Traffic Count:	±80,000 VPD



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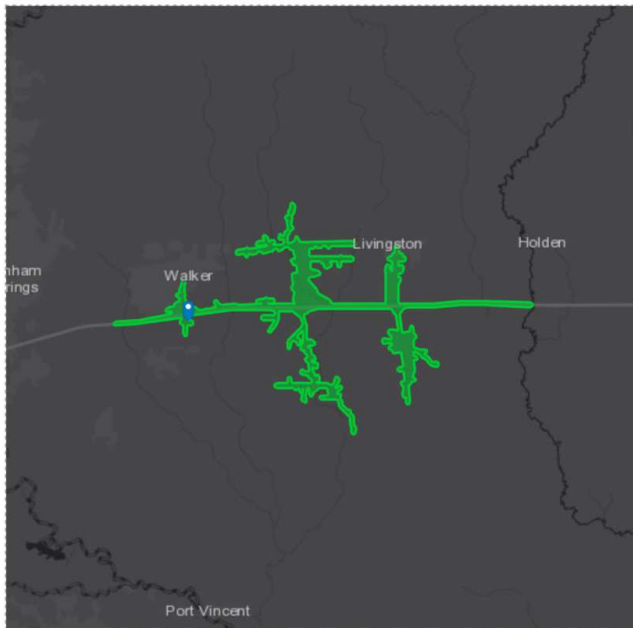
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### KEY FACTS

**2,414**

Population

**36.0**

Median Age



**922**

Households

**\$53,127**

Median Disposable Income



**125**

Total Businesses



**1,310**

Total Employees

### EDUCATION

**11%**

No High School Diploma



**46%**

High School Graduate



**26%**

Some College



**17%**

Bachelor's/Grad/Prof Degree

### INCOME



**\$64,692**

Median Household Income



**\$29,152**

Per Capita Income



**\$159,176**

Median Net Worth

### EMPLOYMENT



**59%**

White Collar



**29%**

Blue Collar



Services

**11%**

**4.7%**

Unemployment Rate

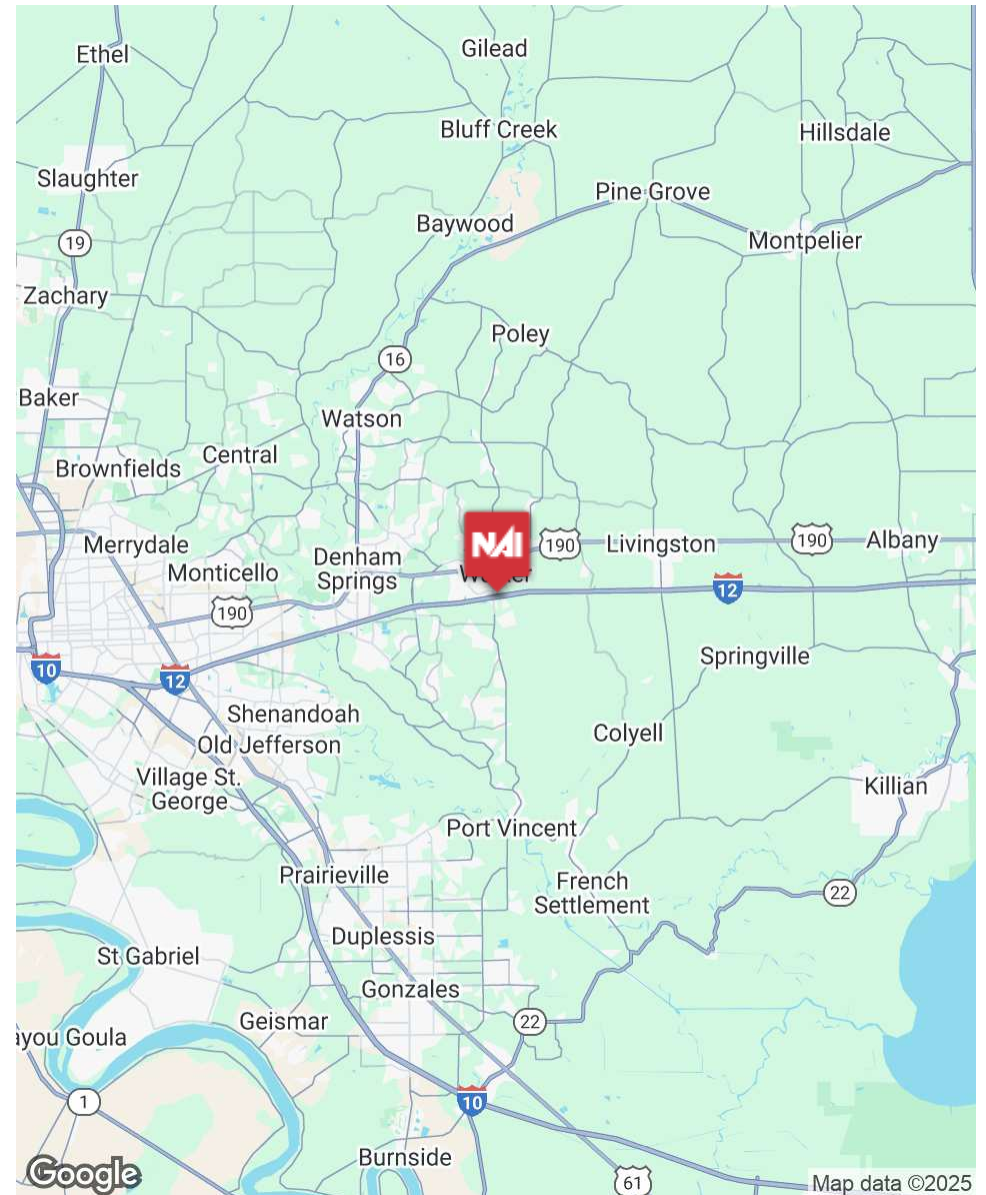
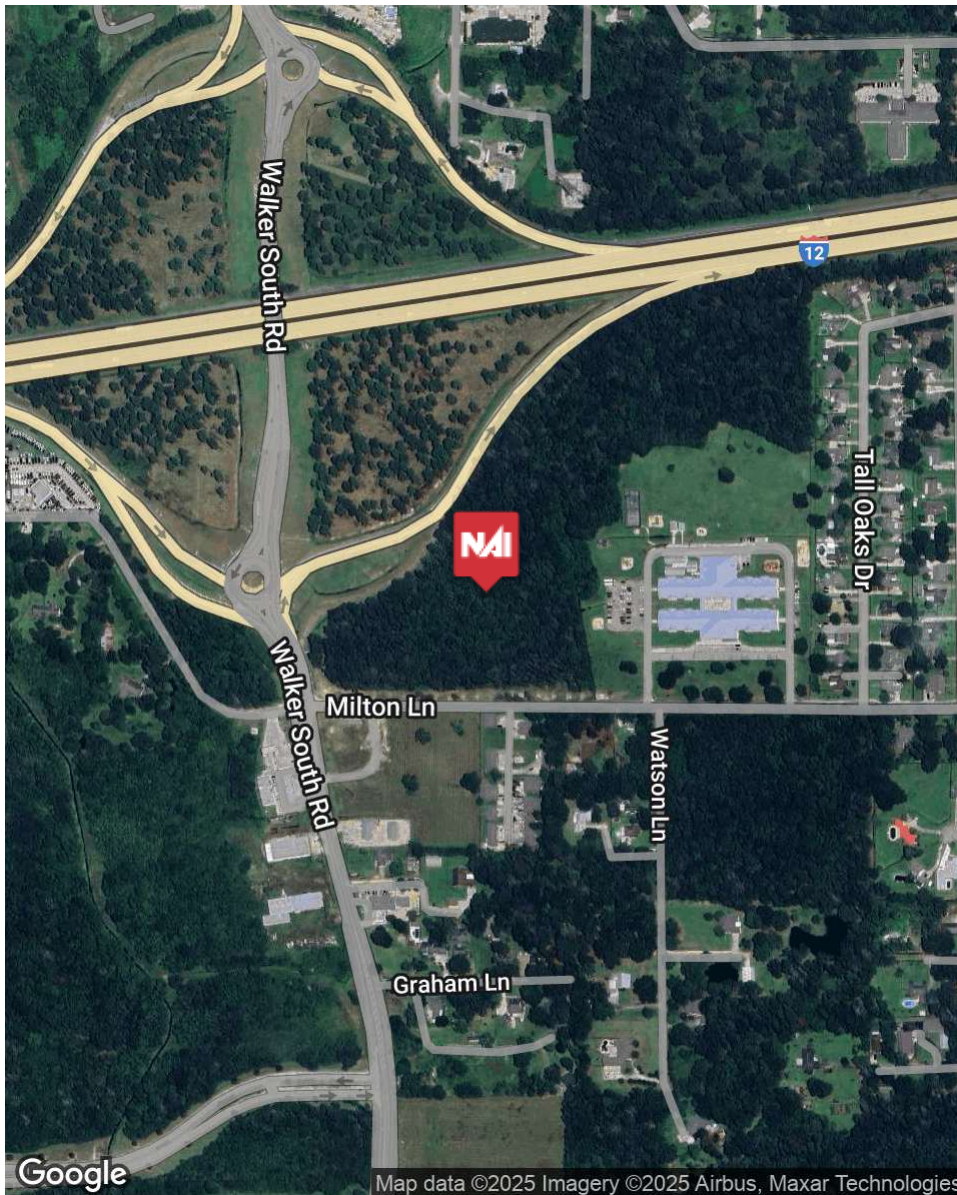
### 2024 Households By Income (Esri)

The largest group: \$100,000 - \$149,999 (21.7%)

The smallest group: \$200,000+ (3.6%)

Indicator ▲	Value	Diff	
<\$15,000	12.4%	+4.0%	
\$15,000 - \$24,999	9.2%	+2.4%	
\$25,000 - \$34,999	4.4%	-1.2%	
\$35,000 - \$49,999	17.5%	+4.7%	
\$50,000 - \$74,999	10.0%	-4.6%	
\$75,000 - \$99,999	14.6%	-1.0%	
\$100,000 - \$149,999	21.7%	-0.8%	
\$150,000 - \$199,999	6.7%	-0.6%	
\$200,000+	3.6%	-2.8%	

Bars show deviation from Livingston Parish



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