

### PROPERTY DESCRIPTION

With over 20 acres located on Hwy 171 in Moss Bluff, LA this site offers ample space for development and promises excellent potential for a range of ventures. Located at the southwest corner of Victoria Drive at Hwy 171, with over 700' of frontage on Hwy 171, this property provides a great prospect for developers seeking to capitalize on the region's growth and development. The property may be subdivided.

### OFFERING SUMMARY

Sale Price Rear Acreage:	\$2,141,000
Sale Price Frontage:	\$1,715,000
Total Land Size (can subdivide):	+/- 21.87 Acres
Corner Lot:	+/- 1.05 Acres
Frontage Lot:	+/- 2.12 Acres
Large Acreage:	+/- 18.70 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	681	5,821	9,284
Total Population	1,858	16,017	25,389
Average HH Income	\$104,322	\$118,313	\$116,706





**NVST Real Estate Solutions, LLC**  
500 Kirby Street, Lake Charles, LA 70601  
337.433.0511 | [NVSTrealestate.com](https://www.NVSTrealestate.com)

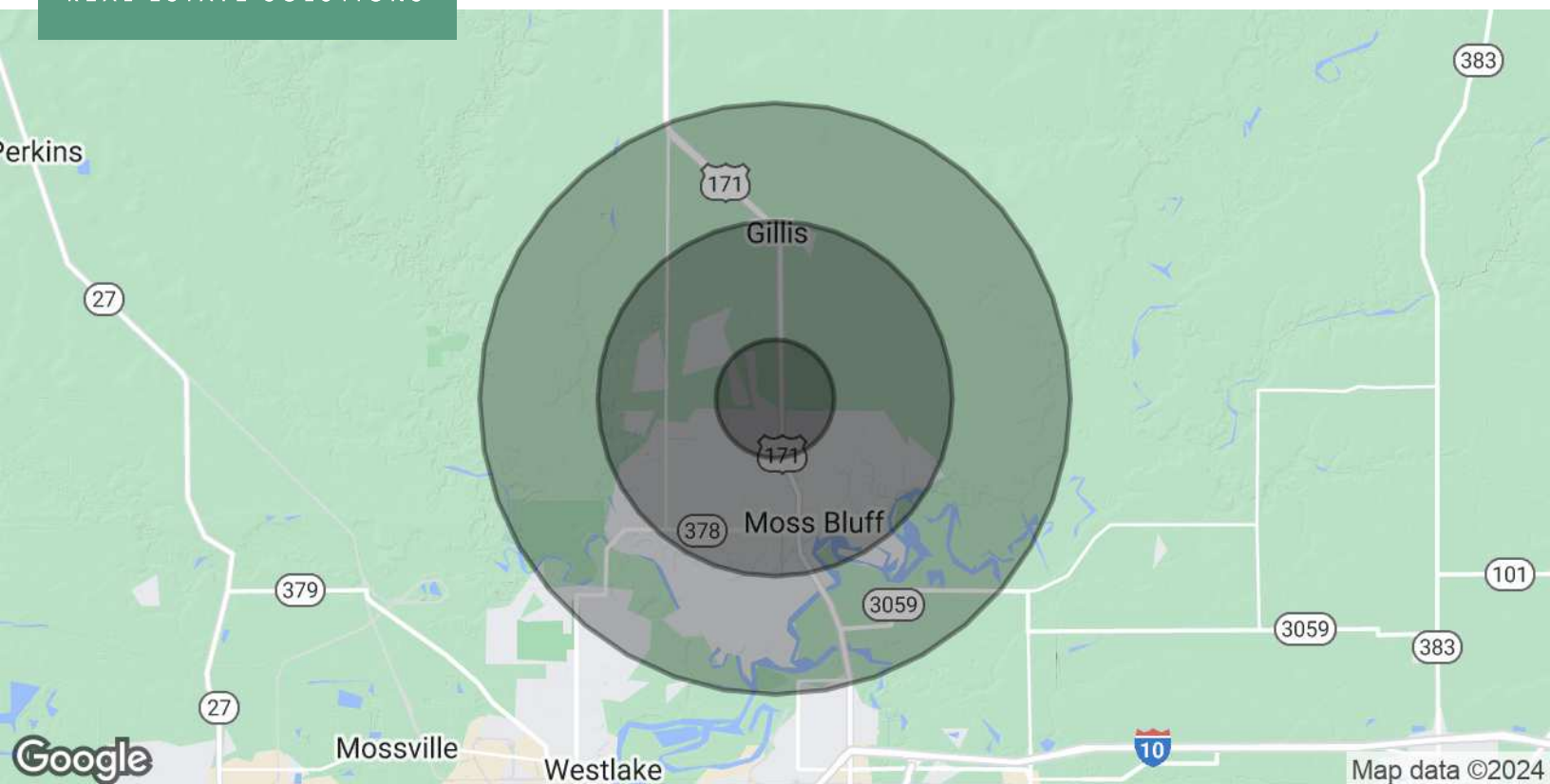
**Blake Soto, CCIM**  
337.764.6556  
[bsoto@nvstrealestate.com](mailto:bsoto@nvstrealestate.com)

*All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.*









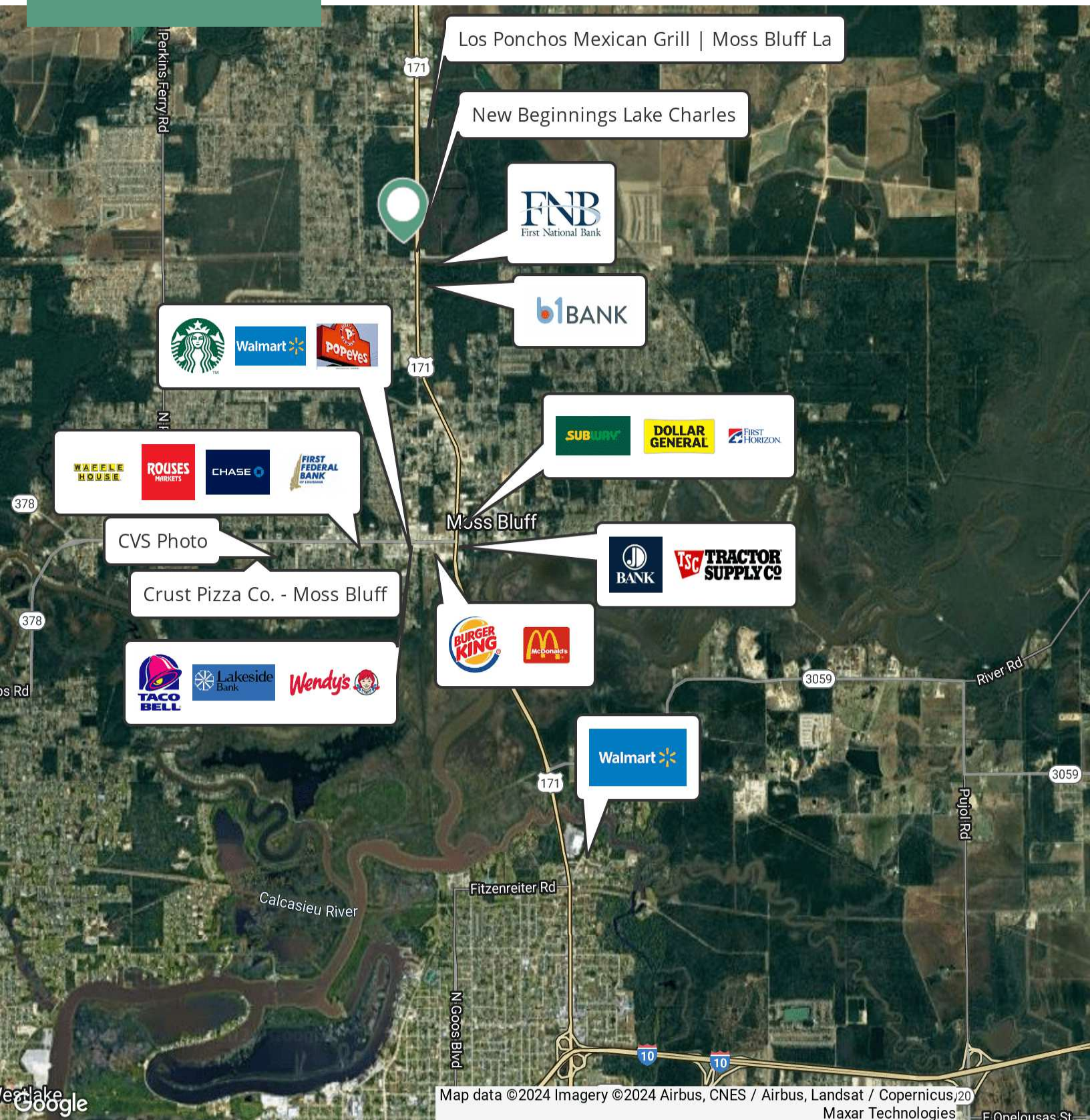
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,858	16,017	25,389
Average Age	39	39	39
Average Age (Male)	38	37	38
Average Age (Female)	40	40	40

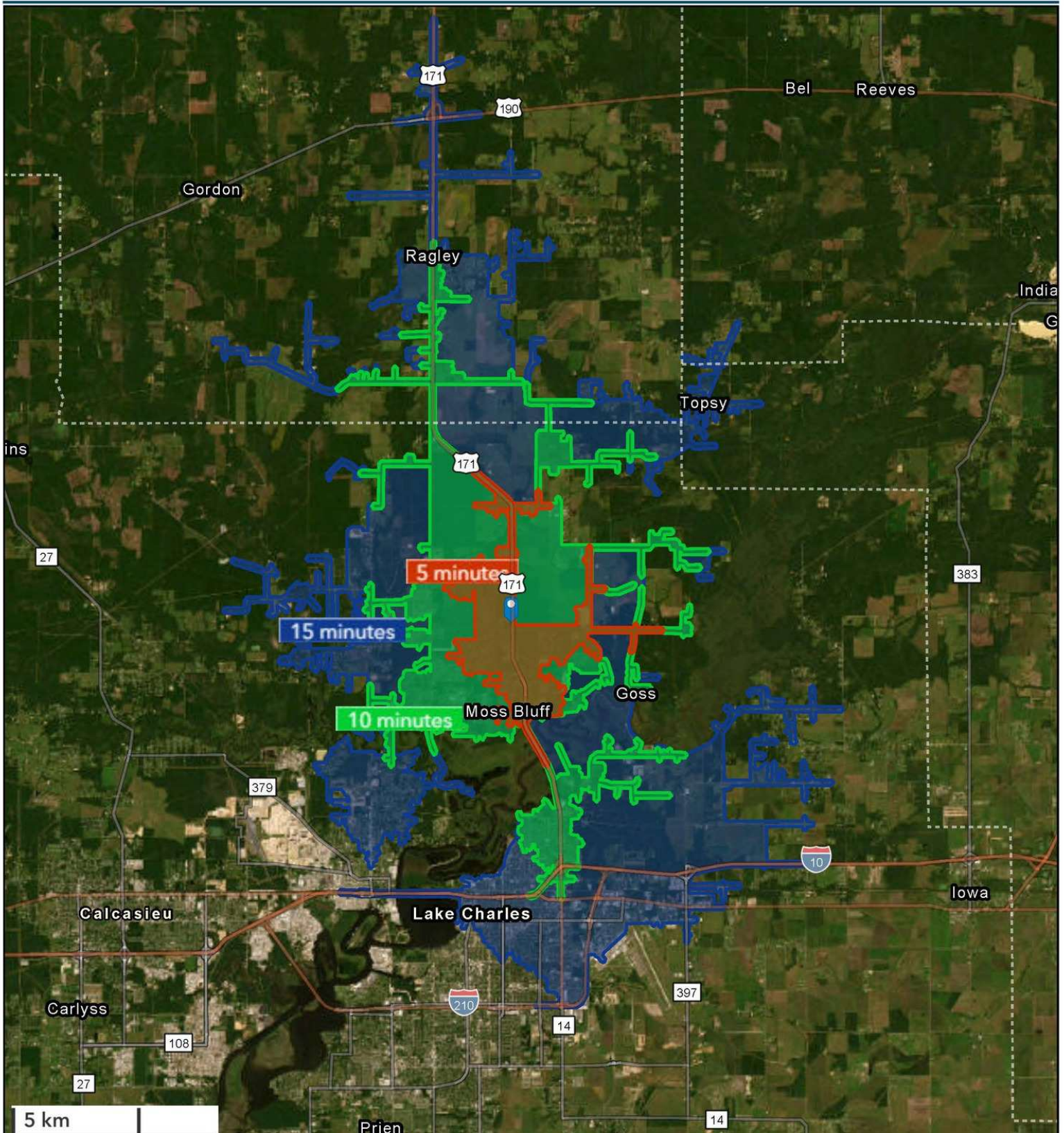
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	681	5,821	9,284
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$104,322	\$118,313	\$116,706
Average House Value	\$250,815	\$277,043	\$303,166

Demographics data derived from AlphaMap









**NVST Real Estate Solutions, LLC**  
 500 Kirby Street, Lake Charles, LA 70601  
 337.433.0511 | [NVSTrealestate.com](http://NVSTrealestate.com)

**Blake Soto, CCIM**  
 337.764.6556  
[bsoto@nvstrealestate.com](mailto:bsoto@nvstrealestate.com)

*All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.*



