



CORPORATE REALTY

1706 Cannes Dr., LaPlace, LA 70068
985.653.7368 | corp-realty.com

VACANT LAND | FOR SALE

Commercial Land on W Airline Highway

Tracts 21 & 22, W Airline Highway

RESERVE, LOUISIANA 70084

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COMMERCIAL LAND ALONG W AIRLINE HIGHWAY

Tracts 21 & 22, W Airline Highway, Reserve, Louisiana 70084

DESCRIPTION

This property is a mostly level, roughly rectangular parcel featuring 192' of frontage along W Airline Highway (US Highway 61). The area closest to the highway has been cleared, while the rear portion remains wooded. The front 600' of the property is zoned C-3 (Commercial District), permitting businesses and services that benefit from highway access. The remaining rear section is zoned R (Rural District), suitable for a variety of residential, recreational, or agricultural uses.

DESCRIPTION

SIZE	1,174,192 sf (26.96 acres)
PRICE	\$168,500
ZONING	C-3 and R (see page 3)



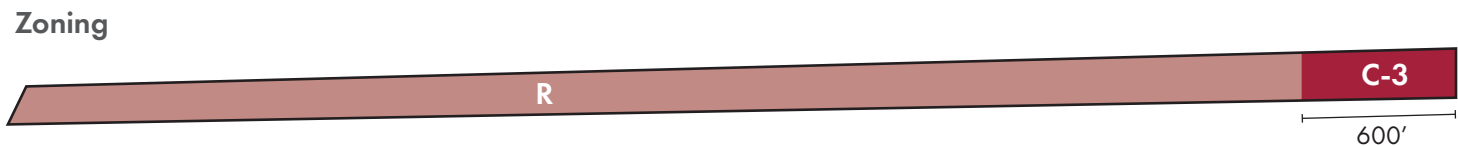
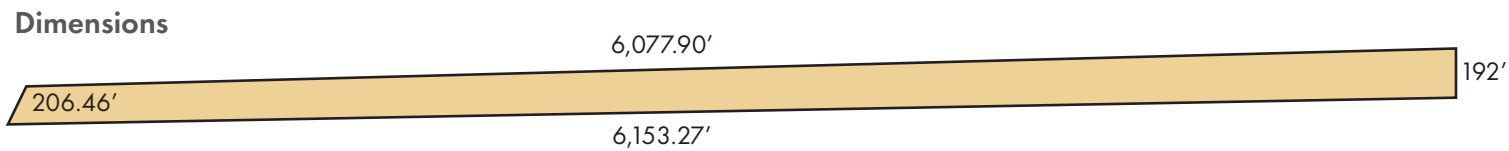
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W AIRLINE HIGHWAY LAND

LOT DETAILS



W AIRLINE HWY



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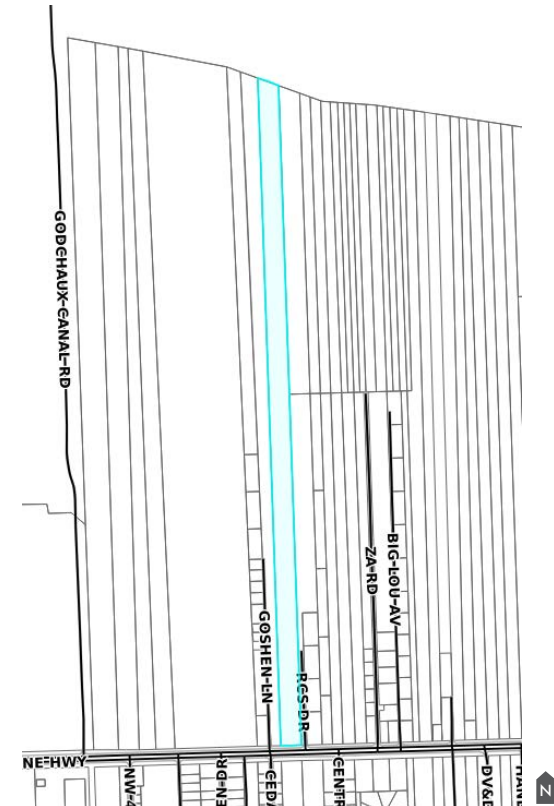
W AIRLINE HIGHWAY LAND

DEMOGRAPHICS AND PARCEL MAP



DEMOGRAPHICS (EST. 2025)

Drivetime:	<u>3 min.</u>	<u>5 min.</u>	<u>7 min.</u>	<u>10 min.</u>
Population:	4,143	9,493	13,397	21,940
Average HH Income:	\$78,532	\$71,310	\$70,814	\$75,431
Median HH Income:	\$65,927	\$59,722	\$54,083	\$58,826
Daytime Population:	2,197	4,485	6,595	9,281



Parcel map from St. John the Baptist
Parish Assessor's Office



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