

An aerial photograph of a town in Louisiana. In the foreground, a drawbridge crosses a wide river. The bridge has two large white towers and a central control house. To the left of the bridge is a grassy field and a small industrial area with a silo. To the right is a road and more green space. The background shows a dense residential area with many houses and trees. A water tower is visible in the distance. The sky is blue with some clouds.

NARRampart

218 North Richard St

Delcambre, LA 70528

LAND FOR SALE

Prepared By:

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PROPERTY HIGHLIGHTS

- ****Waterfront Property Available on the Delcambre Canal (Bayou Carlin)****
- This 0.6-acre lot, previously an ice house, presents a unique opportunity for prospective buyers.
- The property boasts approximately 375 feet of bulkheading, a beautifully crafted wood-decked wharf, a limestone yard, and a private boat slip.
- Conveniently situated just off Highway 14 near the Delcambre Bridge, the existing structure may be older, but the land has potential for various developments.
- Notably, you can take advantage of millions in USDOT grants aimed at port revitalization. Additionally, the upcoming opening of Dwight's restaurant in Delcambre adds to the vibrant atmosphere of the area.

OFFERING SUMMARY

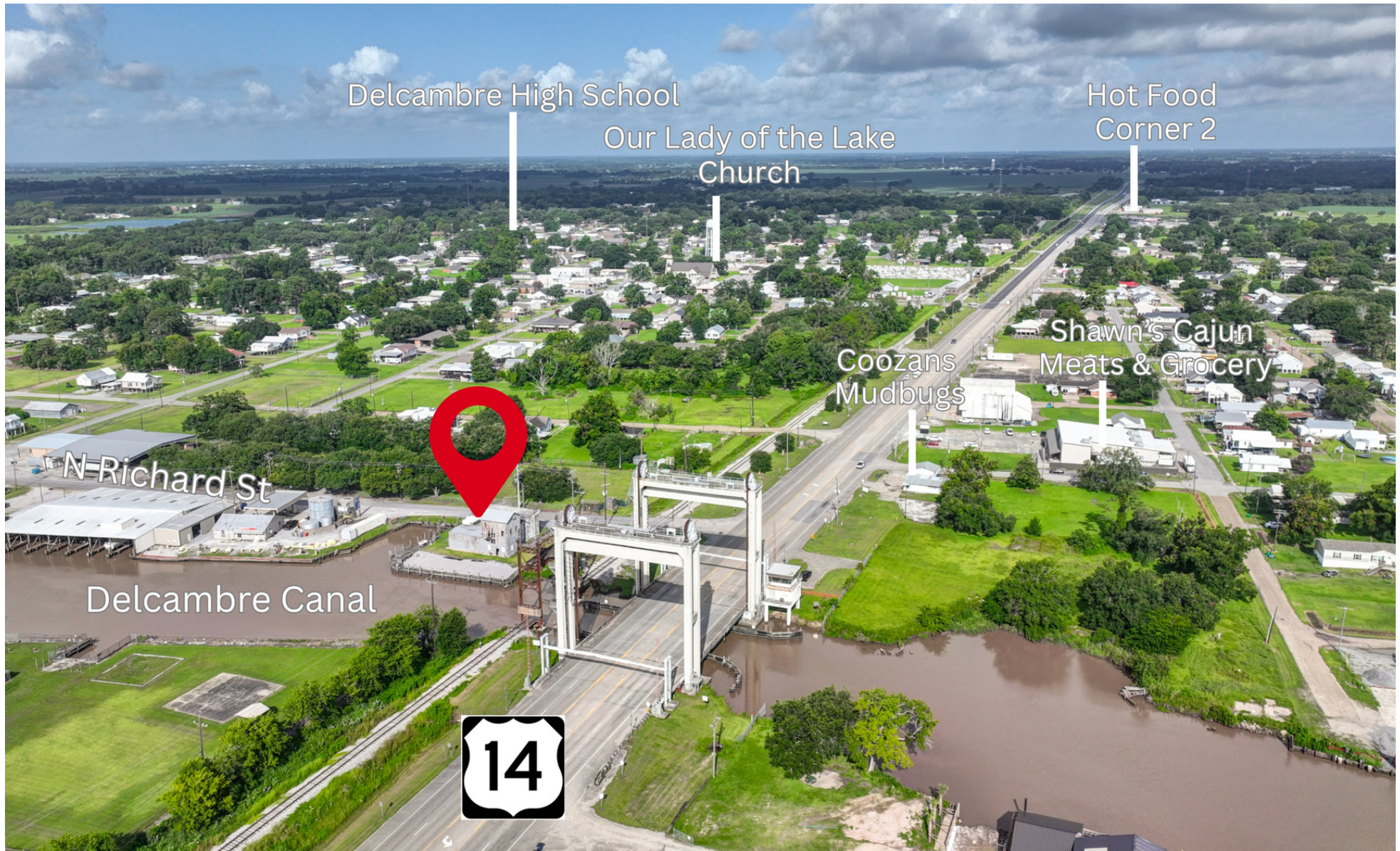
Sale Price:	\$250,000
Lot Size:	0.6 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	67	343	720
Total Population	203	933	1,876
Average HH Income	\$87,765	\$83,075	\$79,073

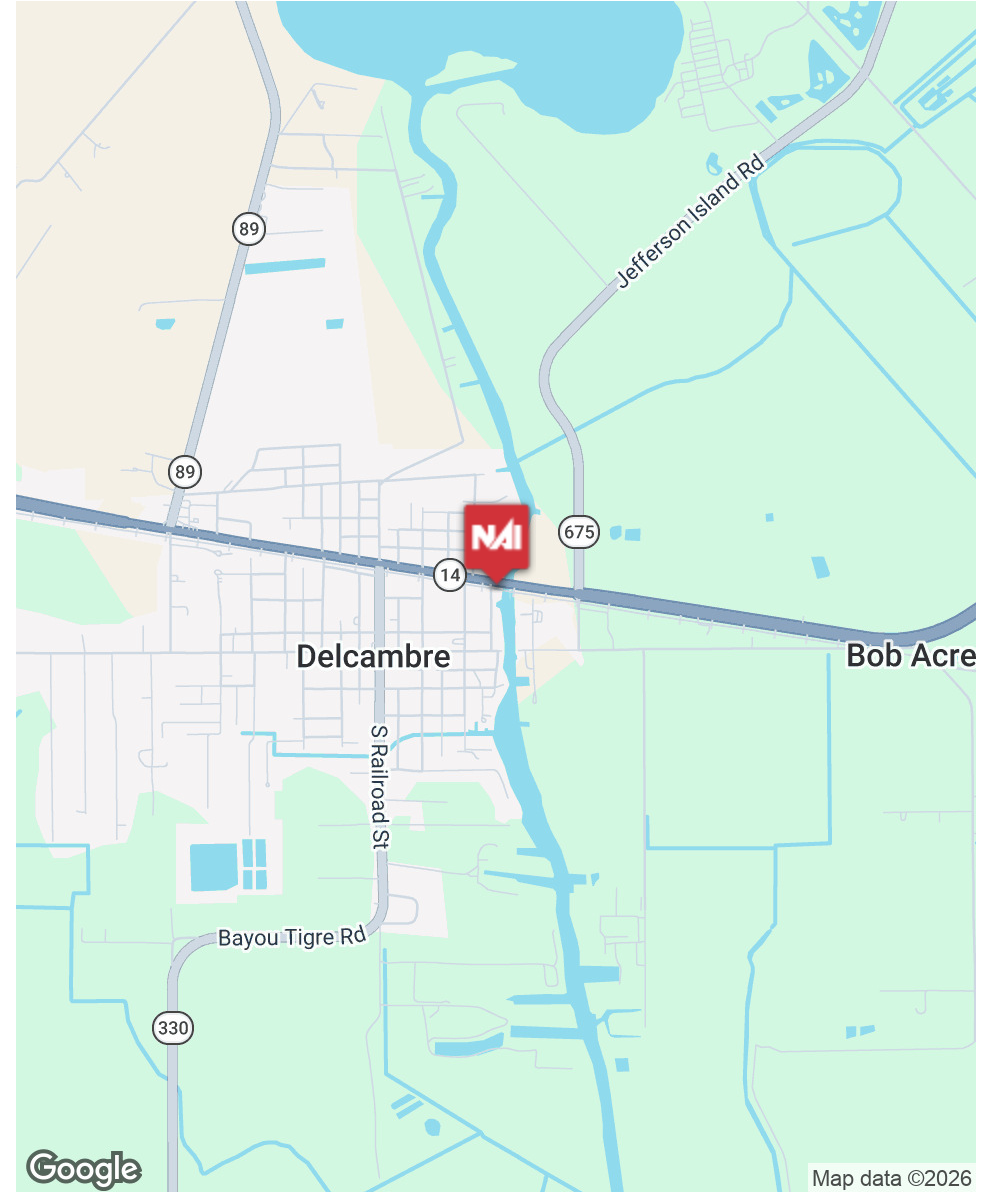
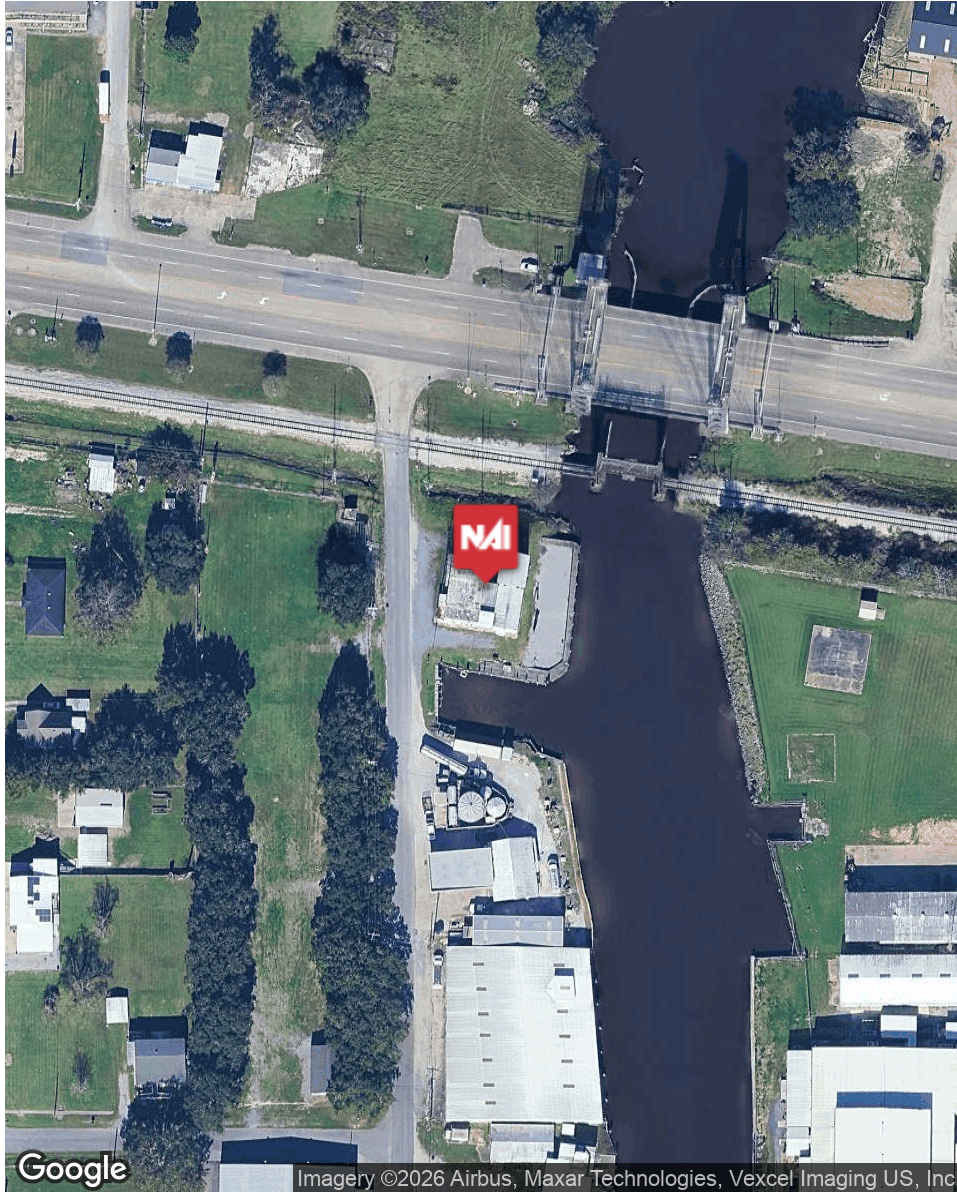
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