

An aerial photograph of a town in Louisiana. In the foreground, a multi-lane bridge with white concrete pillars spans a wide, muddy river. To the left of the bridge, there are industrial buildings and a large water tank. To the right, a multi-lane road runs parallel to the river. The background shows a dense residential area with many houses and trees. A tall water tower is visible in the distance. The sky is blue with scattered white clouds.

NARampart

218 North Richard St

Delcambre, LA 70528

LAND FOR SALE

Prepared By:

Jeremy Harson, CCIM

O: 337.233.9541 | C: 337.298.4149

jeremyharson@rampartcre.com



PROPERTY HIGHLIGHTS

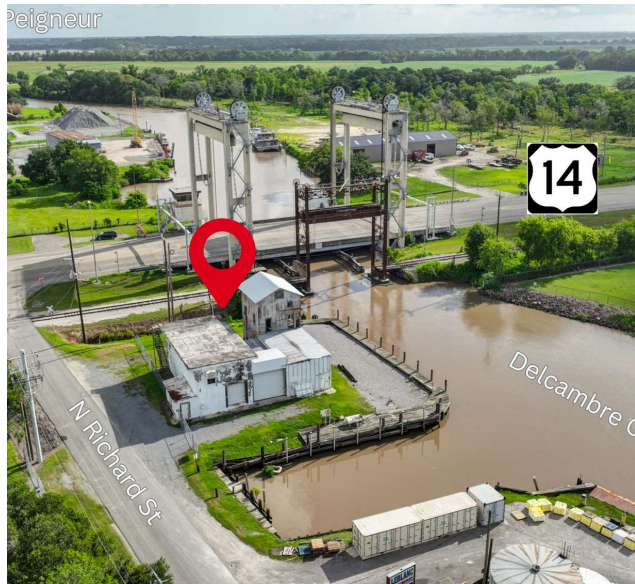
- ****Waterfront Property Available on the Delcambre Canal (Bayou Carlin)****
- This 0.6-acre lot, previously an ice house, presents a unique opportunity for prospective buyers.
- The property boasts approximately 375 feet of bulkheading, a beautifully crafted wood-decked wharf, a limestone yard, and 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

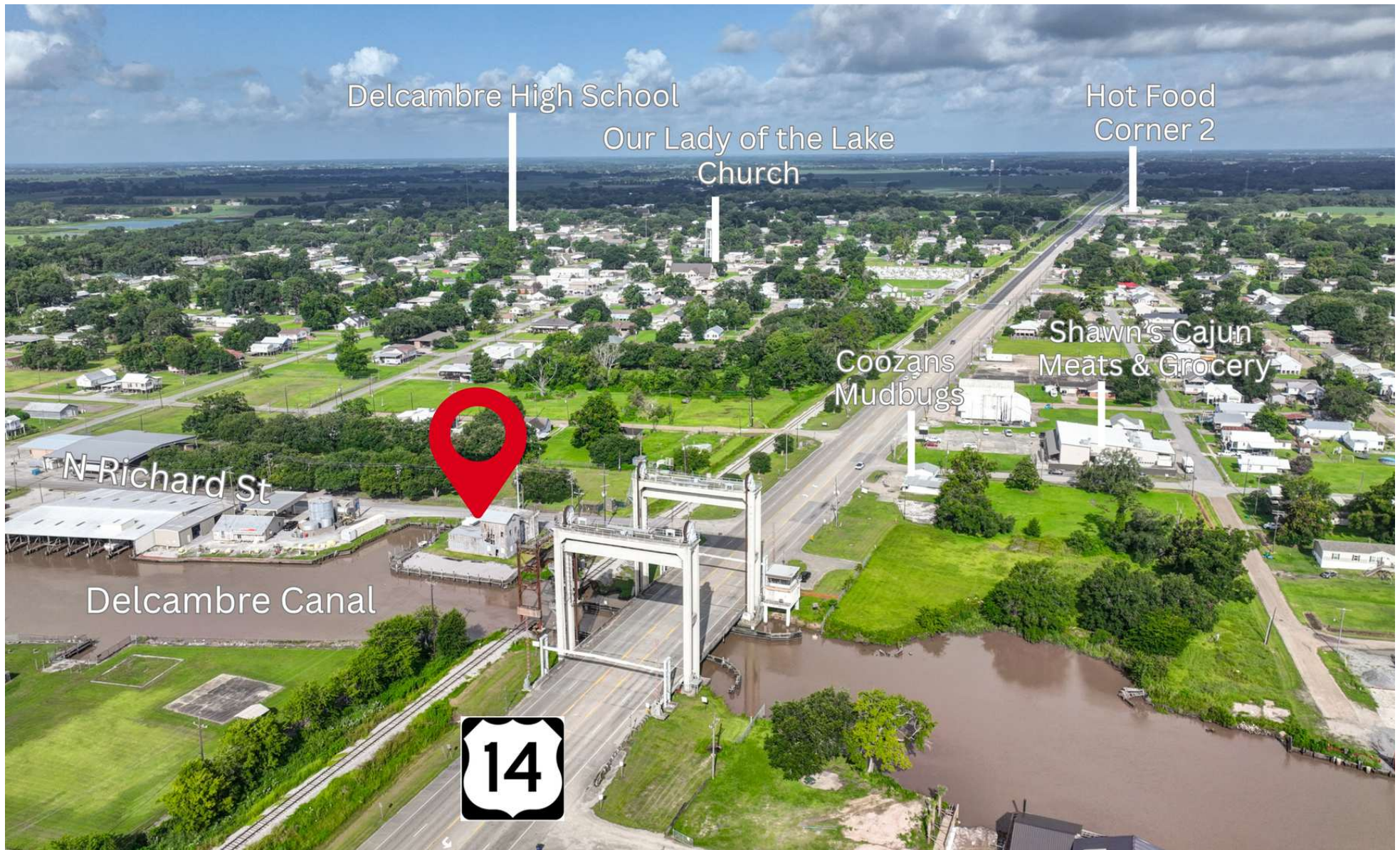
Sale Price:	\$320,000
Lot Size:	0.6 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	113	343	720
Total Population	335	933	1,876
Average HH Income	\$88,800	\$83,075	\$79,073

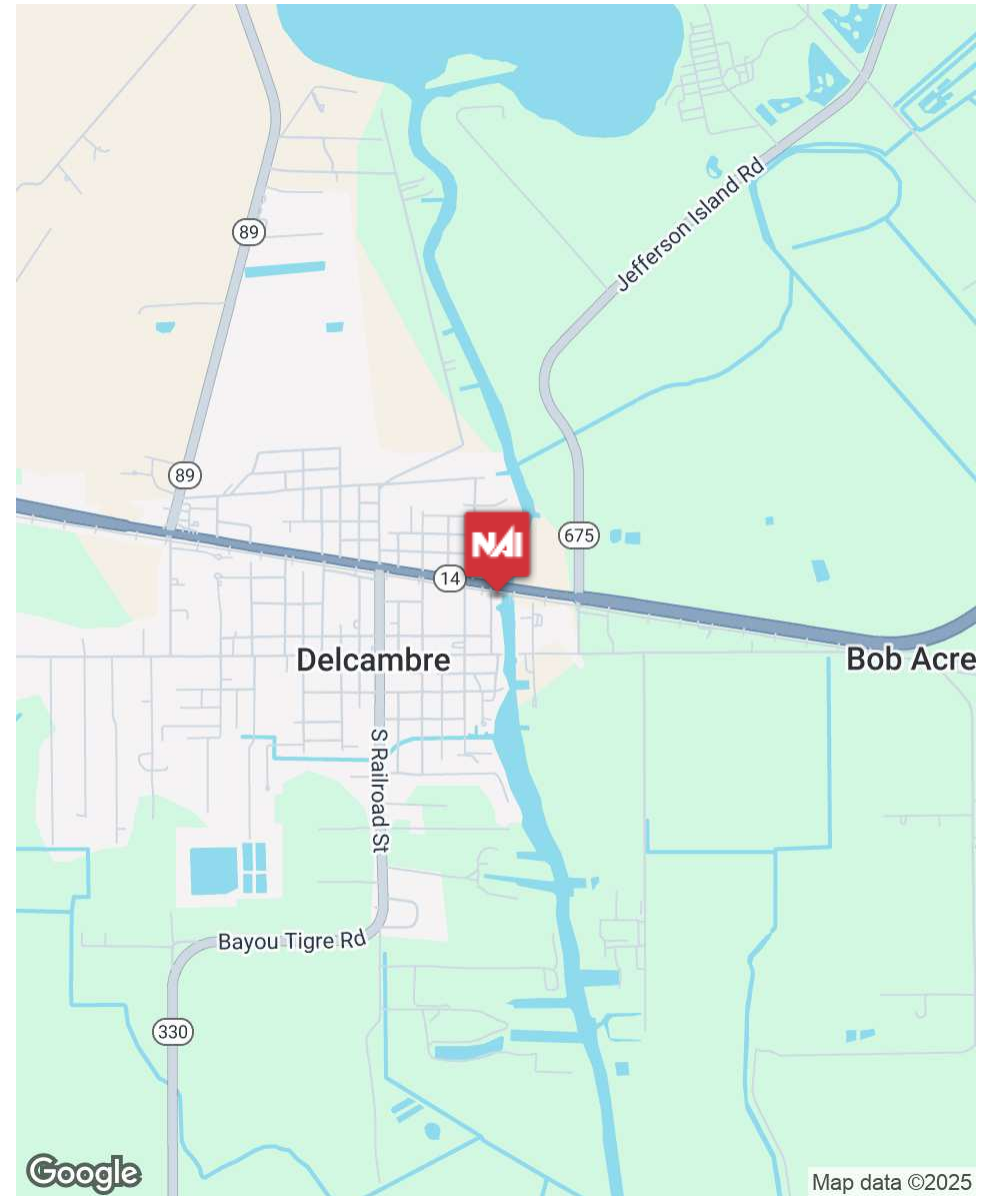
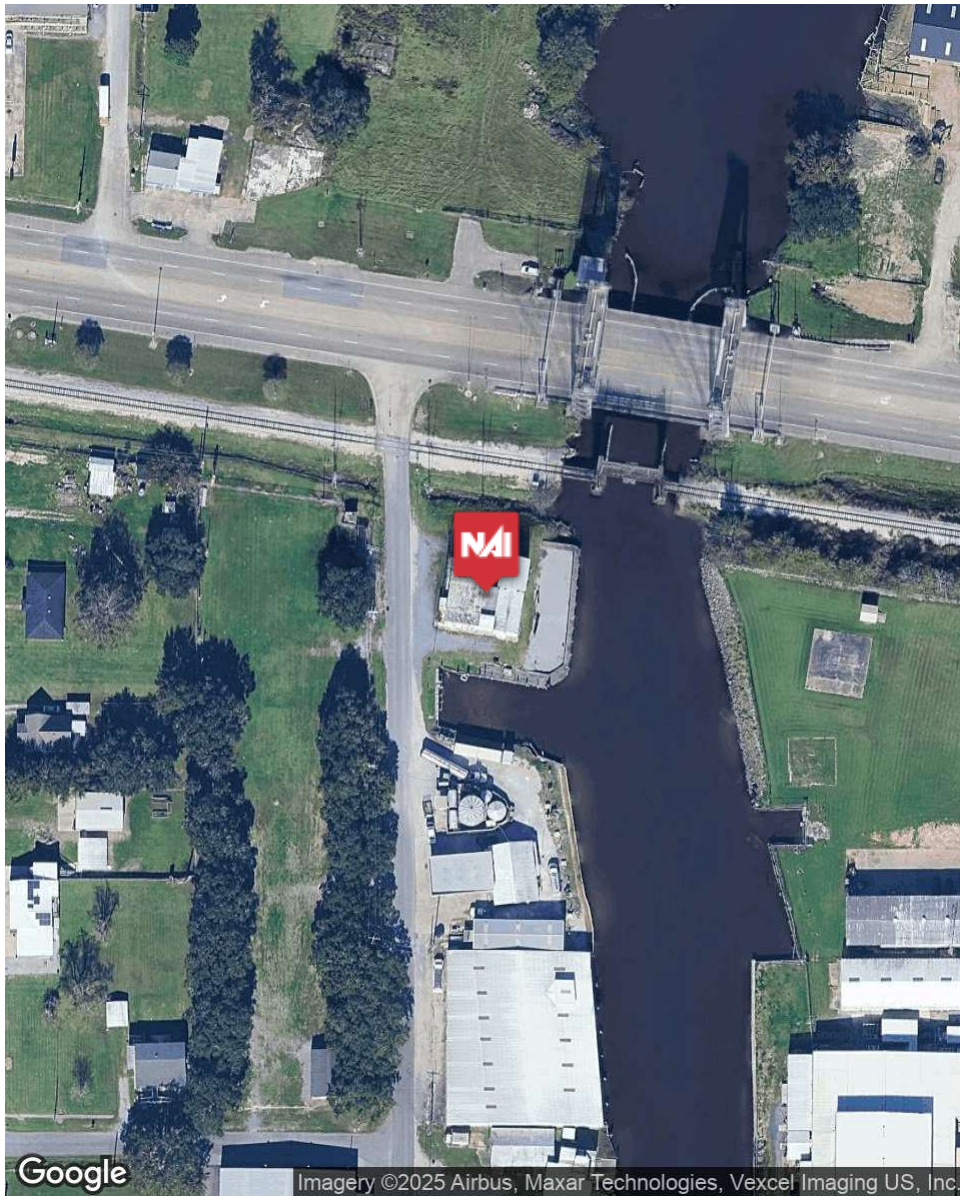
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For More Information:

Jeremy Harson, CCIM

337.298.4149

jeremyharson@rampartcre.com

NARampart

400 East Kaliste Saloom Rd., Ste 8100
Lafayette, LA 70508

www.rampartcre.com