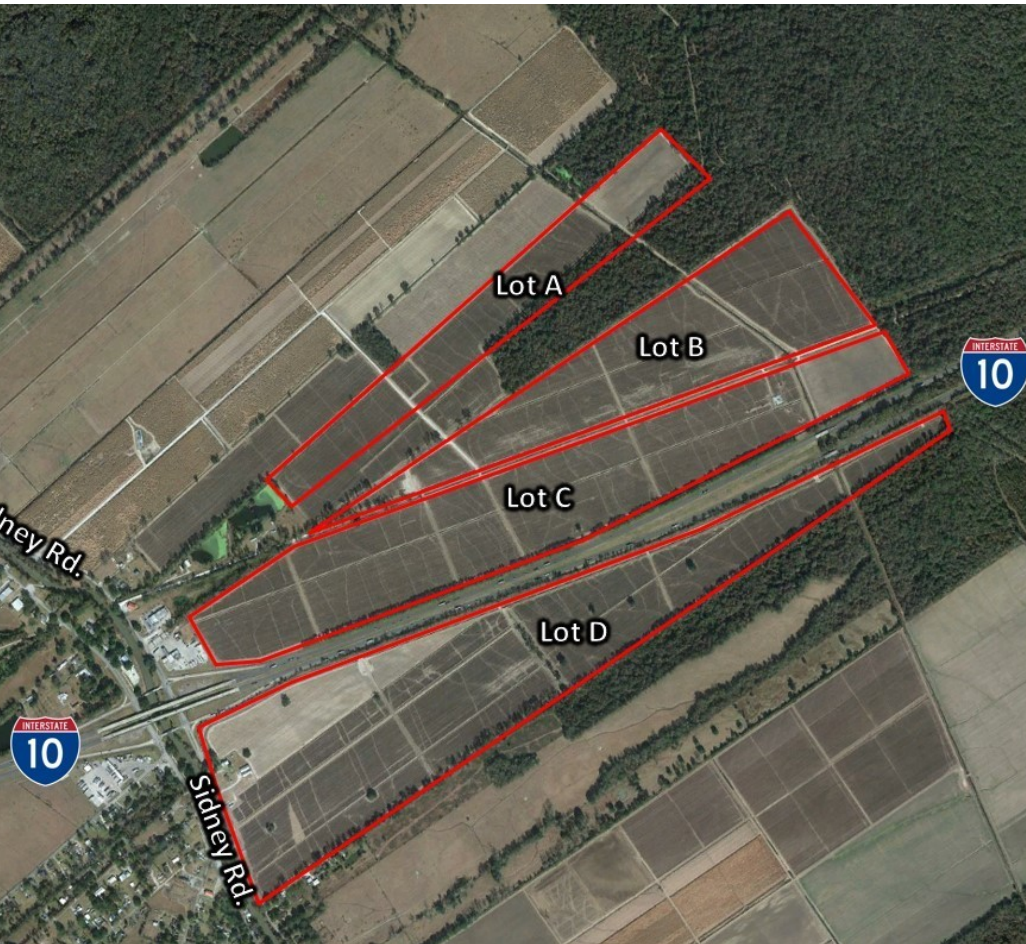


PROPERTY DESCRIPTION



Property Highlights:

- +/- 500 Acres for sale on Sidney Rd. in Grosse Tete.
- I-10 frontage
- Flood Zone X & A
- Lot A: +/- 70 Acres
- Lot B: +/- 100 Acres
- Lot C: +/- 150 Acres
- Lot D: +/- 190 Acres
- Sale price: \$2 -\$10 PSF
- Contact agent for more information

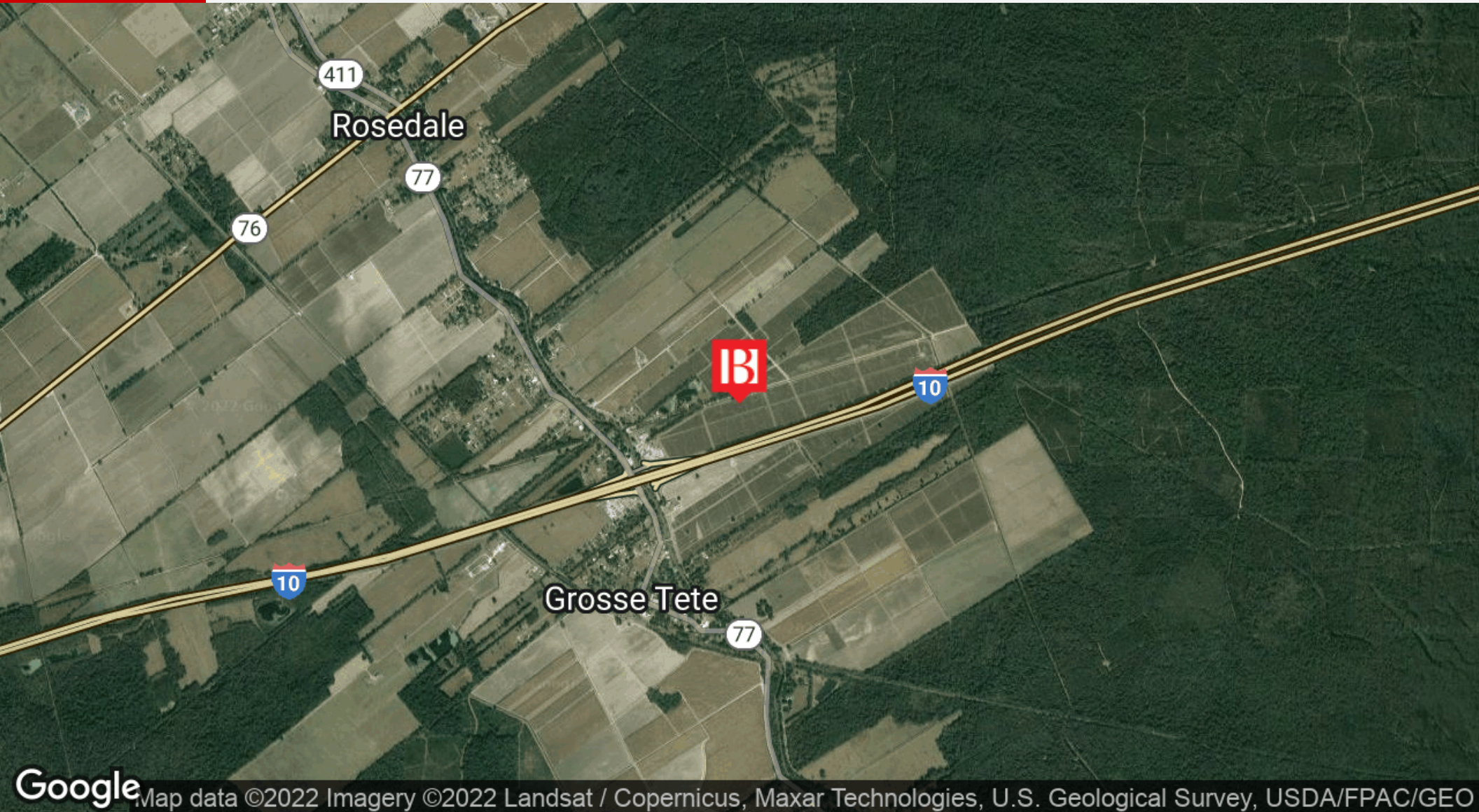
Beau Box
225.931.3200
bbox@beaubox.com

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Sidney Rd.
Grosse Tete, LA 70740

LOCATION MAP



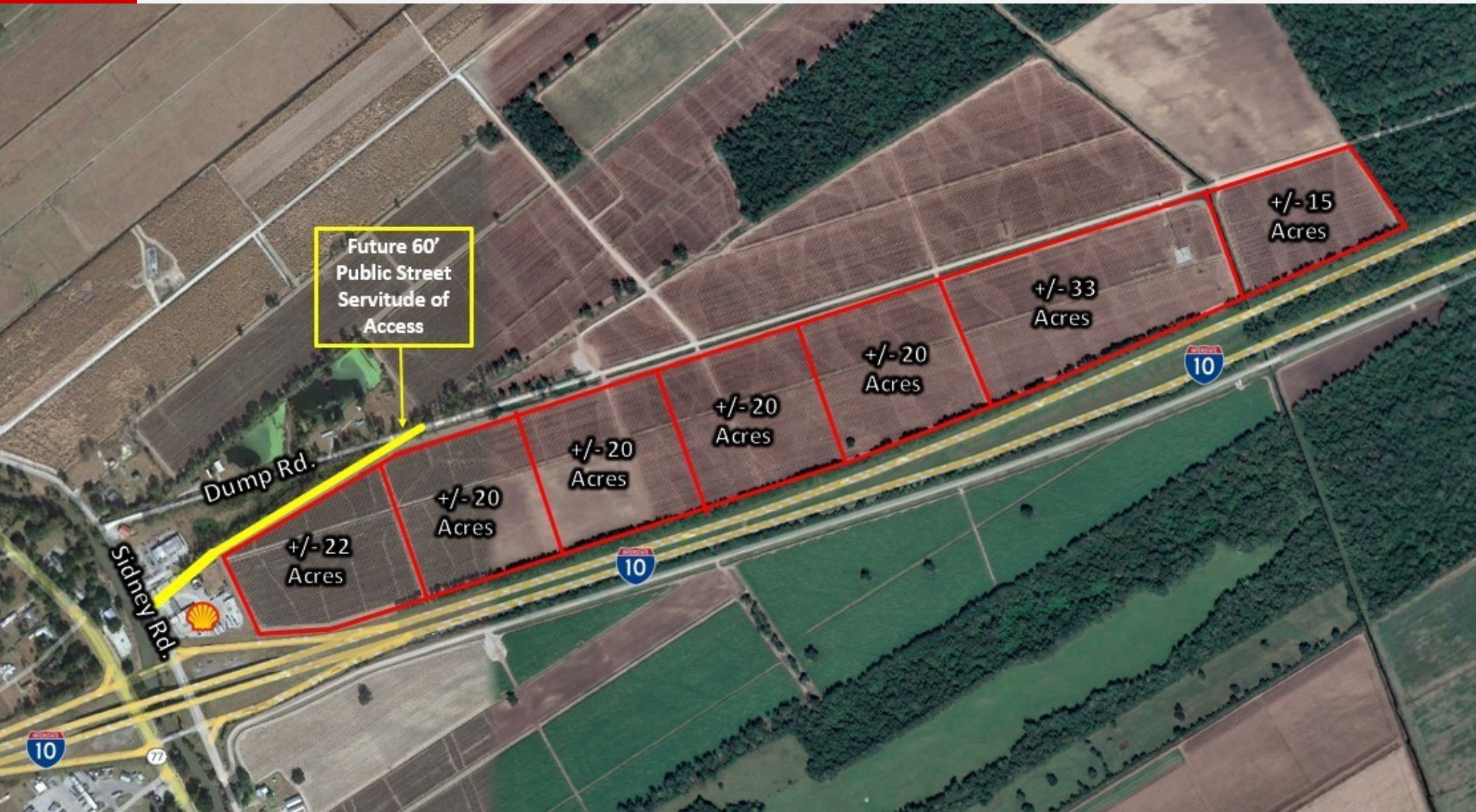
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AERIAL



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FLOOD MAP



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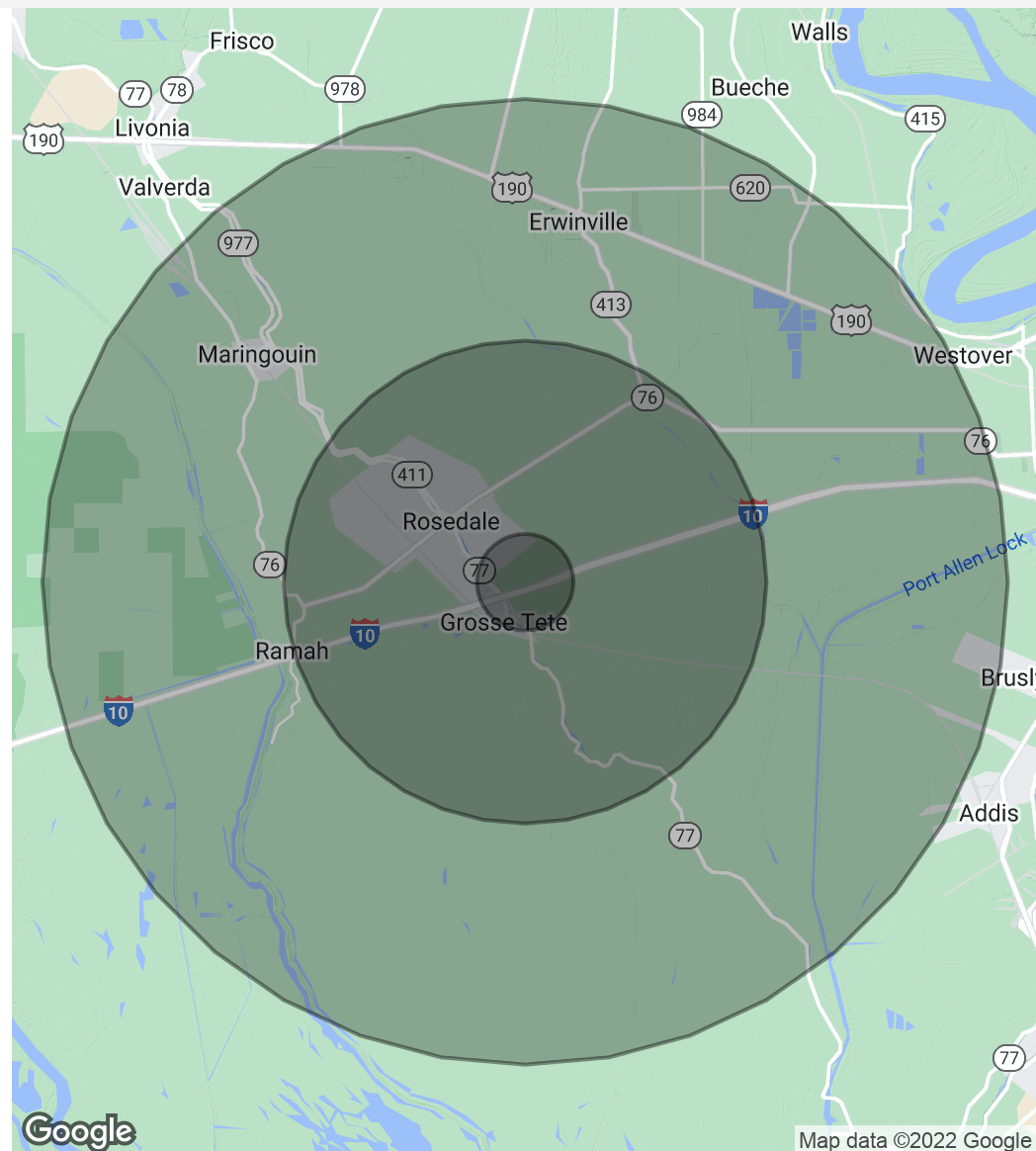
Sidney Rd. Grosse Tete, LA 70740

DEMOGRAPHICS MAP & REPORT

Population	1 Mile	5 Miles	10 Miles
Total Population	42	1,682	13,334
Average Age	47.2	41.6	37.0
Average Age (Male)	39.2	38.2	35.5
Average Age (Female)	55.7	47.7	39.0

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	25	933	5,903
# Of Persons Per HH	1.7	1.8	2.3
Average HH Income	\$52,282	\$56,789	\$64,376
Average House Value	\$132,462	\$181,924	\$181,730

* Demographic data derived from 2020 ACS - US Census



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