

## FOR SALE

### LOCATION

- Between Laplace and Norco, Louisiana
- 0.25 mile south of Airline Highway (Highway 61)

### LAND SIZE

- 35.37 Acres

### DIMENSIONS

- 5,500' x 786'

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- \$1,500,000'

### PROPERTY SUMMARY

Located 0.25 miles from Airline Highway in Montz, Louisiana. There is approximately 100 acres of land, ready for development. The property is flanked by Kansas City Southern Railway to the north and the Canadian National Railroad to the south. Site requires access easement through the U.S. Army Corps of Engineers.

### TRAFFIC COUNTS (ADT 2021)

- On CC Road, South of Airline Highway: 1,700
- On Airline Highway, southeast of CC Road: 24,375

### 2022 DEMOGRAPHICS

	3 MI	5 MI	7 MI
Population	8,206	31,496	55,480
Avg. HH Income	\$87,512	\$77,190	\$87,211





