

Vacant Land For Sale

1.135 ACRES

3250 Rue Parc Fontaine, New Orleans, LA 70131

Cade Bogan | 225.333.9807 | cbogan@beaubox.com



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PROPERTY SUMMARY



Property Description

The subject property consists of 1.135 acres with approximately 111.88' of frontage on Rue Parc Fontaine.

Property Highlights

- Land Size: 49,419 Sq. Ft.
- Zoned: C-3 Heavy Commercial District
- Lot 2-B4-A1

Offering Summary

Sale Price:	\$295,000 (\$5.97/SF)
Lot Size:	49,419 SF

Demographics	1 Mile	2 Miles	3 Miles
Total Households	5,176	19,522	34,185
Total Population	15,042	56,445	97,310
Average HH Income	\$61,927	\$58,232	\$55,488

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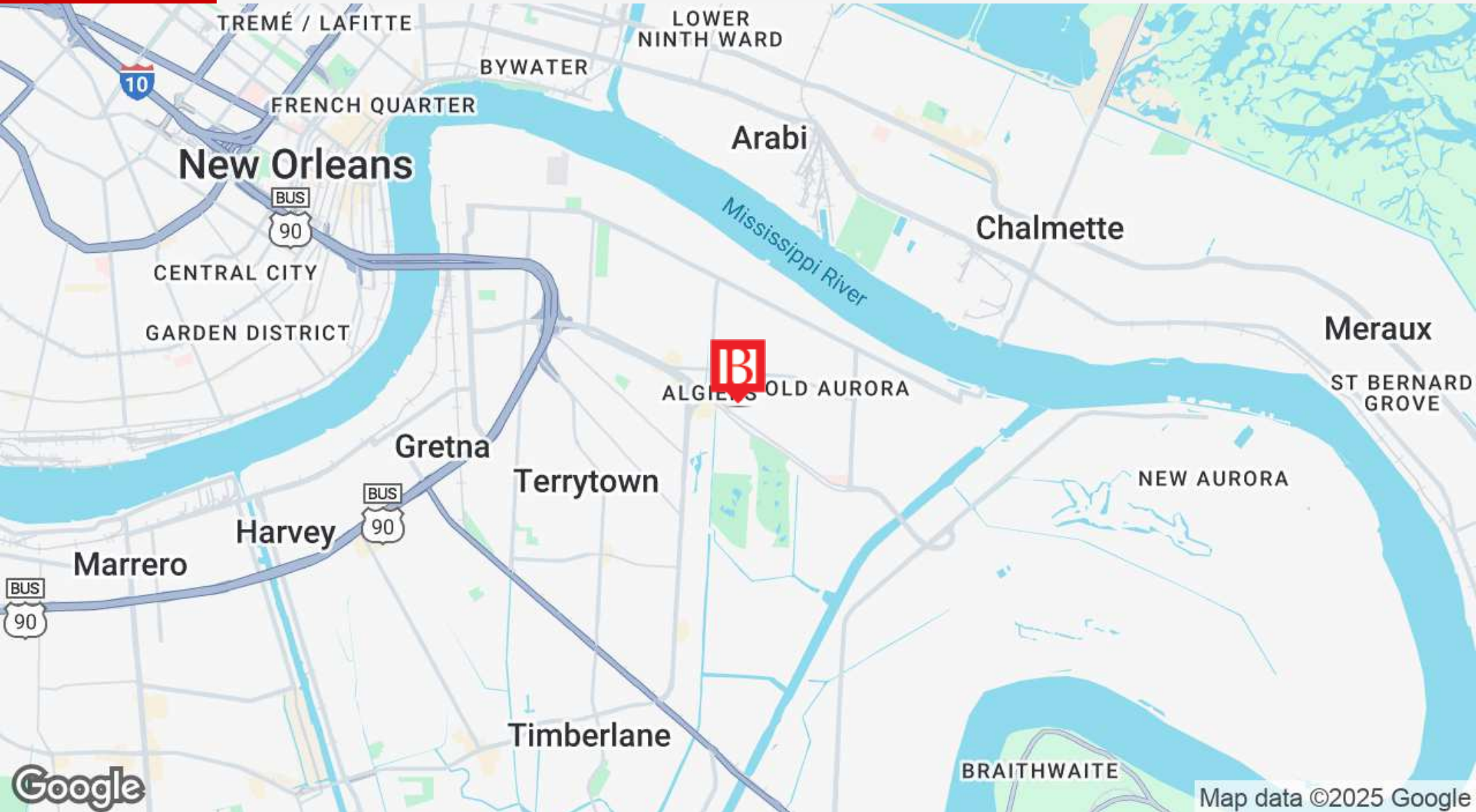
SURVEY - LOT 2-B4-A1



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LOCATION MAPS



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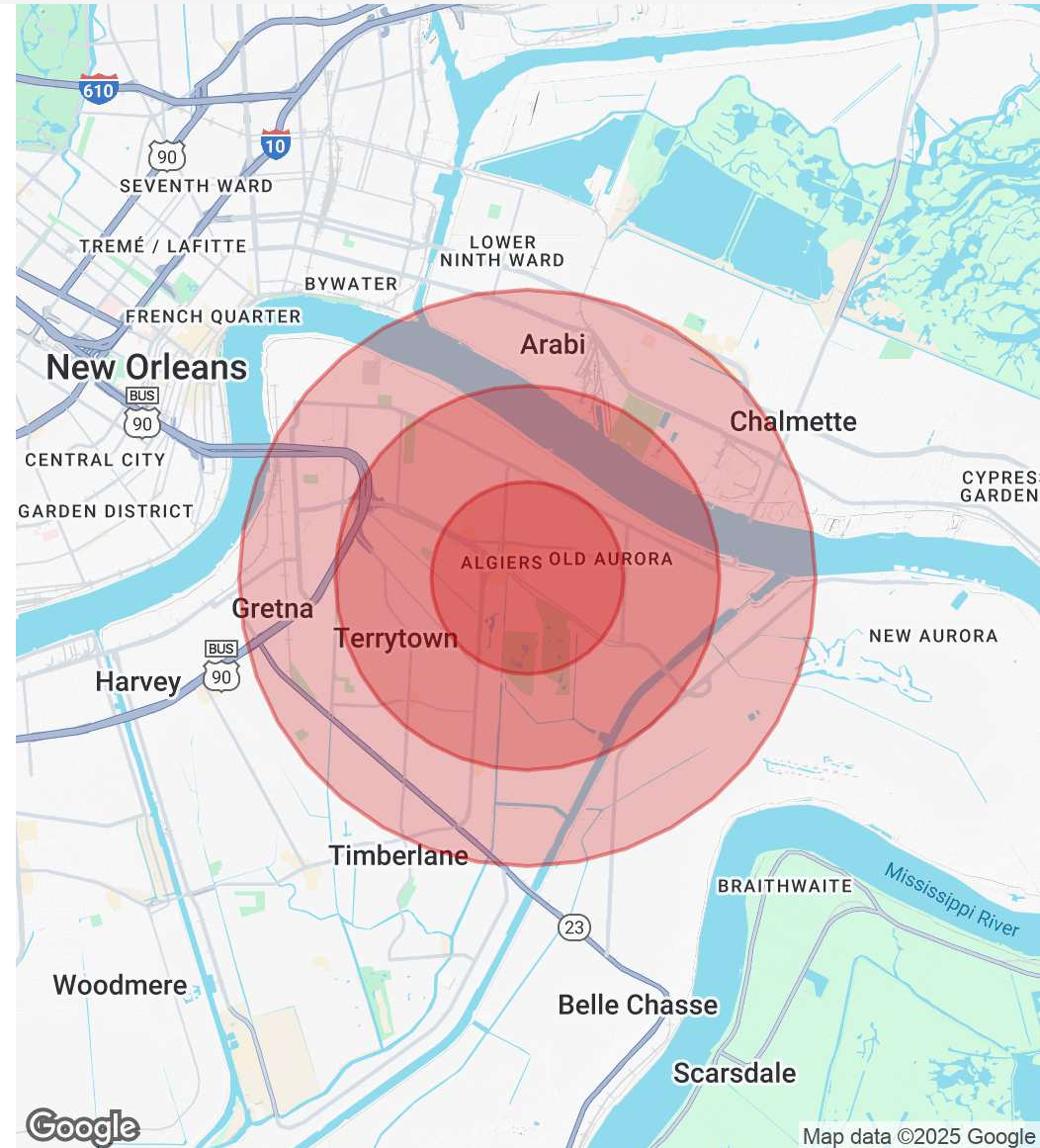
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DEMOGRAPHICS MAP & REPORT

Population	1 Mile	2 Miles	3 Miles
Total Population	15,042	56,445	97,310
Average Age	32.7	34.2	34.5
Average Age (Male)	31.4	32.6	33.1
Average Age (Female)	33.8	35.3	35.8

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	5,176	19,522	34,185
# Of Persons Per HH	2.9	2.9	2.8
Average HH Income	\$61,927	\$58,232	\$55,488
Average House Value	\$191,959	\$188,029	\$181,008

* Demographic data derived from 2020 ACS - US Census



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